



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

Dennis Slavin
Chief Deputy Director

March 26, 2019

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:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

4 March 26, 2019

CELIA ZAVALA
ACTING EXECUTIVE OFFICER

**PROJECT NO. 2016-001192-(5)
GENERAL PLAN AMENDMENT NO. RPPL2016003145
ZONE CHANGE NO. RPPL2016003143
VESTING TENTATIVE TRACT MAP NO. 74433 RPPL2017008860
CONDITIONAL USE PERMIT NO. RPPL2018000937
ENVIRONMENTAL ASSESSMENT NO. RPPL2018008862
APPLICANT: JOHN BEGIN, JB CONTRACTORS, INC.
21017 and 21027 E CIENEGA AVENUE CHARTER OAK ZONED DISTRICT
(FIFTH SUPERVISORIAL DISTRICT) (3- VOTES)**

SUBJECT

The Project is a proposed Los Angeles County General Plan (General Plan) Amendment and Zone Change to create one multi-family residence lot developed with 19 residential condominium units and private recreation on 1.07 acres, and to authorize a development program associated with a Zone Change.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Indicate its intent to adopt the Mitigated Negative Declaration (MND) associated with Environmental Assessment No. RPPL2018008862, finding that the MND is the appropriate environmental document for the Project.
2. Indicate its intent to adopt the attached resolutions to approve General Plan Amendment No. 2016003145.

3. Instruct County Counsel to prepare the necessary findings to affirm the Regional Planning Commission's (Commission) approval of Vesting Tentative Tract Map No. 74433 RPPL2017008860, Zone Change No. RPPL2016003143 and Conditional Use Permit No. RPPL2018000937, subject to the attached conditions.

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 19 attached residential condominium units within four detached buildings with private recreation that will enhance and be compatible with the surrounding community.
3. Assist Los Angeles County (County) in meeting its housing needs by providing 19 new residential units.

Implementation of Strategic Plan Goals

The Project promotes the County's vision for improving the quality of life in unincorporated areas. The Project will result in a high-quality residential development that will improve the overall value and quality of life of the surrounding community.

The Project implements the following Goals and Strategies of the 2016-2021 County Strategic Plan:

GOAL II: FOSTER VIBRANT AND RESILIENT COMMUNITIES

- **(II.2.4) Promote Active and Healthy Lifestyles**, by developing a walkable built environment that encourages physical activity and links housing to recreational destinations via a comprehensive and integrated walkway and trail network;
- **(II.3.1) Improve Water Quality, Reduce Water Consumption, and Increase Water Supplies**, by implementing conservation measures that will help reduce water usage in comparison to an agricultural use permitted in Zone A-1 (Light Agricultural);
- **(II.3.2) Foster a Cleaner, More Efficient, and More Resilient Energy System**, by ensuring electricity demand will be met by onsite renewable energy sources; and

- **(II.3.3) Address the Serious Threat of Global Climate Change**, through onsite renewable energy generation and reduced vehicle miles traveled and through provision of on-site private recreation.

GOAL III: REALIZE TOMORROW'S GOVERNMENT TODAY

- **(III.3.9) Enhance County's Fiscal Strength Through Long Term Planning and (III.4) Engage and Share Information with Our Customers, Communities and Partners**, by incorporating a set aside affordable housing unit to be owned and maintained by the ministry operating on the adjoining lot or by a non-profit organization for a minimum of 55 years, and establishing a Homeowner's Association (HOA) for the Project with Covenants, Conditions and Restrictions (CC&Rs) for the continuous maintenance of common areas, including but not limited to the Project open space, the private driveway and fire lane, walkways, the lighting system along all walkways, landscaping (including all front yard trees and public street trees), irrigation systems, walls and fences, to the satisfaction of the Director of Regional Planning.

FISCAL IMPACT/FINANCING

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.

Approval of the Project would result in no new significant costs to the County or to the Department of Regional Planning, as the proposed Project is a private development. All construction and operating costs will be borne by the Project developer. Existing and proposed infrastructure and public services are adequate to accommodate the proposed Project, as confirmed by the Fire Department, Public Works Department, Parks and Recreation Department, and Public Health Department.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A duly noticed and publicized public hearing for the Project was held before the Commission on December 12, 2018. The Commission heard a staff presentation and testimony from the applicant in support of the Project. The Commission heard public testimony and discussed the Project.

The Commission voted to recommend approval to the Board of Supervisors with three Commissioners concurring and two abstaining.

ENVIRONMENTAL DOCUMENTATION

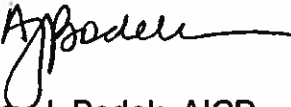
An Initial Study was prepared for this Project in compliance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et. seq.), the State CEQA Guidelines, and the County's environmental document reporting procedures and guidelines. The Initial Study identified potentially significant effects of the Project on biological resources, cultural resources, and tribal cultural resources. Prior to the release of the proposed MND and Initial Study for public review, the applicant agreed to mitigation measures in the Project that would avoid the effects or reduce the effects to less than significant with the implementation of the proposed mitigation measures.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the Project entitlements is anticipated to have no negative impact on current services.

For further information, please contact Mr. Steven Jones at (213) 974-6433 or sdjones@planning.lacounty.gov.

Respectfully submitted,



Amy J. Bodek, AICP
Director

AJB:MG:SDJ:lm

Attachments:

- Resolution
- Findings and Conditions
- Commission Staff Reports and Correspondence
- Environmental Determination
- Vesting Tentative Tract Map

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

**A RESOLUTION OF THE
REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES
RELATING TO GENERAL PLAN AMENDMENT NO. RPPL2016003145**

WHEREAS, Article 6 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65350) provides for adoption of amendments to county General Plans; and

WHEREAS, the Regional Planning Commission of the County of Los Angeles conducted a public hearing regarding General Plan Amendment No. RPPL2016003145, Zone Change No. RPPL2016003143, Vesting Tentative Tract Map No. TR74433 RPPL2017008860 and Conditional Use Permit No. RPPL2018000937 on November 7, 2007; and

WHEREAS, the Regional Planning Commission ("Commission") finds as follows:

1. The applicant proposes to create a gated multi-family residential development of 19 attached condominium units within four buildings, with an open space/recreational area on 1.07 gross acres.
2. The subject site is located at the intersection at 21017 and 21027 E. Cienega Avenue, within the Charter Oak Zoned District and unincorporated community of Covina.
3. The shaped subject property is rectangular shaped with level topography. The subject property is currently separate parcels with Assessor Parcel Numbers 8401019040, 8401019041 8401019054 and occupied by two single-family residences.
4. The Project will take access from Cienega Avenue (a Secondary Highway) to the south.
5. General Plan Amendment No. RPPL2016003145 is a request to amend the Los Angeles Countywide General Plan ("General Plan") by amending the project site's land use designation from H9 (Residential: 0-9 du/net ac) to H18 (Residential: 0-18 du/net ac).
6. General Plan Amendment No. RPPL2016003145 was heard concurrently with Zone Change No. RPPL2016003143, Vesting Tentative Tract Map No. TR74433 RPPL2017008860 and Conditional Use Permit No. RPPL2018000937.
7. Zone Change Case No. RPPL2016003143 is a related request to amend the Project site's zoning from Zone A-1-7,500 (Light Agricultural 7,500 Square Feet Minimum Required Area) to Zone R-3-18U-DP (Limited Density Multiple Residence, 18 Dwelling Units per Acre, Development Program).
8. Vesting Tentative Tract Map No. TR74433 RPPL2017008860 is a related request to create one multi-family residence lot developed with 19 attached residential condominium units within four buildings on 1.07 gross acres.

9. The Conditional Use Permit ("CUP") is a related request to establish the Development Program Zone ("-DP"). The -DP overlay zone will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area.
10. Approval of the vesting tentative tract map and conditional use permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board of Supervisors") has approved the proposed general plan amendment, and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.
11. The vesting tentative tract map dated July 19, 2018 depicts the three existing parcels currently vacant or being used for single-family residences into one proposed multi-family residence lot.
12. The Exhibit Map/Exhibit "A" dated July 19, 2018 depicts a residential condominium development of 19 attached dwelling units within four buildings throughout the rectangular shaped site on one multi-family residence lot.
13. The Project site has been zoned A-1-7,500 since June 27, 1950 (Ordinance No. 5553).
14. The vesting tentative tract map dated July 19, 2018 depicts the three existing parcels currently vacant or being used for single-family residences into one proposed multi-family residence lot.
15. The Exhibit Map/Exhibit "A" dated July 19, 2018 depicts a residential condominium development of 19 attached dwelling units within four buildings throughout the rectangular shaped site on one multi-family residence lot.
16. The subdivider has met with area residents, and held neighborhood meetings prior to the Commission public hearing on the Project (see attached correspondence).
17. The conditions of the Los Angeles County Subdivision Committee (Departments of Public Works, Fire, Parks and Recreation, and Public Health) based on maps dated July 19, 2018 are attached.
18. 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.

19. 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 hearing by mail, newspaper, property posting, and departmental website posting. A total of 472 notices were mailed out to properties located within the 1,000 foot radius of the project site and to those on the courtesy mailing list for the Charter Oak Zoned District and to any additional interested parties.
20. A duly noticed public hearing was held on December 12, 2018 before the Commission.
21. The Commission discussed the possibility of the project requesting a density bonus in exchange for the Project providing affordable housing. The applicant responded that an agreement had been reached with the leaders of the church located on an adjoining lot to reserve a below-market-value for sale to the church at a zero percent interest rate to be an available affordable housing set-aside within the Project area.
22. The proposed use will be consistent with the adopted General Plan for the area.
23. The proposed use is consistent with the General Plan's Needs and Policies that support urban residential infill development with a high quality of design since the existing infrastructure capacity could accommodate the needs of future residents.
24. The proposed use is consistent with the General Plan's Needs and Policies to encourage development of well-designed houses and garden apartments, particularly on by-passed parcels within existing urban communities.
25. The requested proposed zone change to R-3-18U-DP will ensure that the zoning and land use designations for the Project are consistent with each other.
26. The requested proposed zone change of the Project Site is required in order to establish and implement a development program for the Project.
27. The Project is consistent with the development standards of the proposed Zone R-3 and the requirements of the –DP zone.
28. The development program provides the necessary safeguards to ensure completion of the proposed development by the subdivider and that the development program ensures that the Project will not be replaced by a lesser type of development contrary to public convenience, welfare, or development needs of the area.

29. Compatibility with the surrounding land uses will be ensured through the zone change and the CUP.
30. The proposed use is consistent with the existing neighborhood pattern because the area is a predominantly residential neighborhood.
31. The Project is consistent with the surrounding area in the unincorporated community of Charter Oak and in keeping with the character of the area.
32. The Project is in compliance with the proposed zoning designation and other applicable standards of the Zoning Code, such as those for building height, setbacks, wall/fence heights and parking.
33. The Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
34. The requested use on the Project 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 Project Site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare.
35. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures, as shown on the site plan and Vesting Tentative Tract Map No. TR74433 RPPL2017008860.
36. Compatibility with surrounding land uses will be ensured through the related zone change, subdivision, conditional use permit and environmental mitigation measures.
37. There is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.
38. The recommended Plan amendment will not place an undue burden upon the community's ability to provide necessary facilities and services, as outlined in the preceding findings of fact and environmental documentation.
39. Approval of the recommended Plan amendment is in the public interest, specifically in the interest of public health, safety, and general welfare, and is in conformity with good planning practices.

40. Approval of the recommended Plan amendment will enable implementation of the various land use objectives identified, including location of higher-density residential development near existing services and infrastructure.
41. The applicant in this case has satisfied the "Burden of Proof" for the requested General Plan Amendment which is needed and appropriate.
42. 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 Commission 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 subdivider's compliance with the attached conditions of approval and MMRP.
43. 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.
44. 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.


NOW, THEREFORE BE IT RESOLVED that the Regional Planning Commission of the County of Los Angeles recommends that the Los Angeles County Board of Supervisors:

1. Hold a public hearing to consider the above recommended General Plan amendment; and
2. Certify that the Mitigated Negative Declaration has been completed in compliance with the California Environmental Quality Act, and the State and County Guidelines related thereto and reflects the independent judgment of the Board of Supervisors; and
3. Approve the Mitigated Negative Declaration prepared for the project and certify that it has reviewed and considered the information contained therein; and
4. Approve and adopt the Mitigation Monitoring and Reporting Program for the proposed project, incorporated in the Mitigated Negative Declaration, and pursuant to Section 21081.6 of the Public Resources Code, find that the Mitigation Monitoring and

Reporting Program is adequately designed to ensure compliance with the mitigation measures during project implementation; and

5. Find that the recommended General Plan amendment is consistent with the goals, policies and programs of the General Plan; and
6. Adopt General Plan Amendment No. RPPL2016003145 amending the Land Use Policy map of the General Plan as depicted on the Exhibit attached hereto and described hereinabove.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on December 12, 2018.


Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

AMENDMENT TO COUNTYWIDE GENERAL PLAN

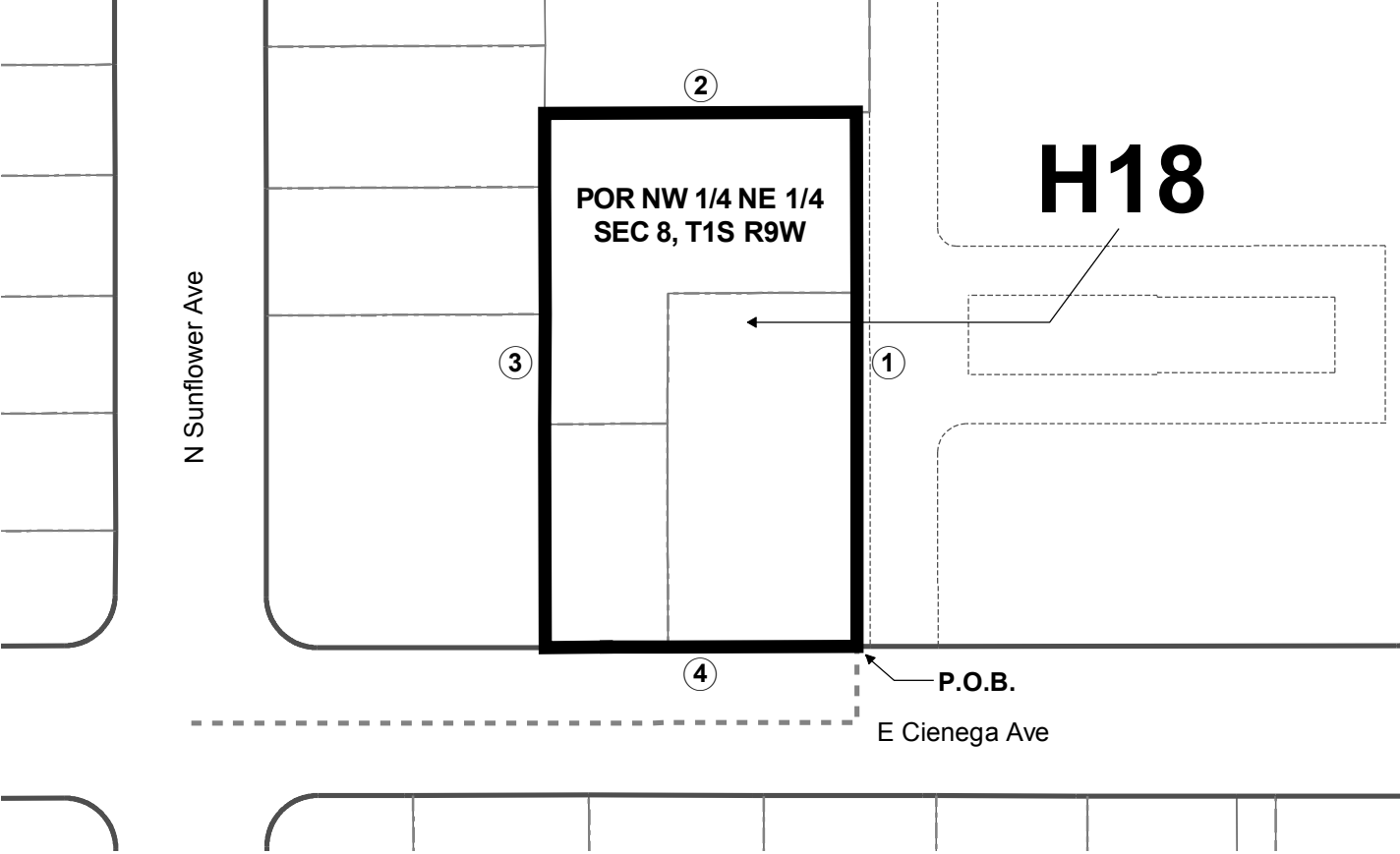
CHARTER OAK COMMUNITY

PLAN AMENDMENT: RPPL2016003145

ON: _____

CATEGORY H9 TO CATEGORY H18

(PROPOSED - RESIDENTIAL: 0-18 DU/NET AC)



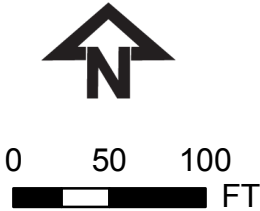
LEGAL DESCRIPTION:

THAT PORTION OF THE W HALF OF THE NW QUARTER OF THE NE QUARTER OF SECTION 8, TOWNSHIP 1S, RANGE 9W, SAN BERNARDINO MERIDIAN, IN THE RANCHO ADDITION TO SAN JOSE, AS PER MAP OF THE SUBDIVISION OF THE RANCHO ADDITION TO SAN JOSE AND A PORTION OF RANCHO SAN JOSE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 22, PAGES 21 ET SEQ OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF SUNFLOWER AVENUE AND CIENEGA AVENUE
ALONG THE CENTERLINE OF CIENEGA AVENUE N89°56'25"E 352.54'
N0°00'03"W 40.00' TO THE N'LY LINE OF CIENEGA AVENUE ALSO BEING
THE POINT OF BEGINNING
① CONTINUING N0°00'03"W 283.00' TO THE NE CORNER
② S89°56'25"W 164.94'
③ S0°00'03"E 283.00' TO THE N'LY LINE OF CIENEGA AVENUE
④ ALONG THE N'LY LINE OF CIENEGA AVENUE N89°56'25"E 164.94' TO THE
POINT OF BEGINNING.

LEGEND:

- TRAVERSE
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ASSESSOR PARCEL
- ZONE CHANGE AREA
- P.O.B. POINT OF BEGINNING



COUNTY ZONING MAP
150H333

DIGITAL DESCRIPTION: \ZCO\ZD_CHARTER_OAK\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
ELVIN W. MOON, CHAIR
AMY J. BODEK, AICP, PLANNING DIRECTOR

ZONING CASE NUMBER RPPL2016003143

ORDINANCE NUMBER _____

An ordinance amending Section 22.16.230 of Title 22 of the County Code, changing regulations for the execution of the Countywide General Plan, relating to the Charter Oak Zoned District Number 87.

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 Charter Oak Zoned District Number 87 as shown on the map attached hereto.

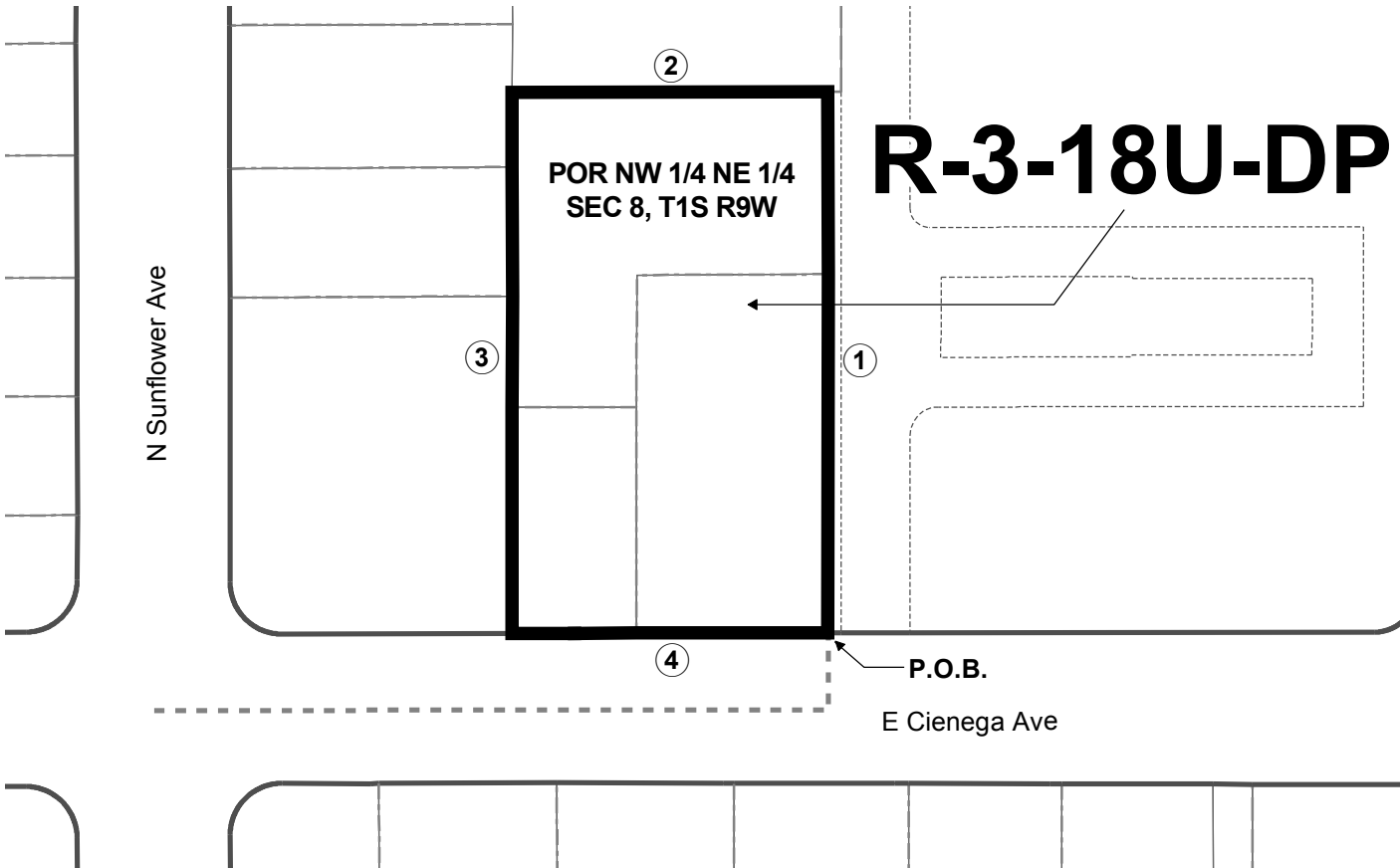
SECTION 2. The Board of Supervisors finds that this ordinance is consistent with the Countywide General Plan of the County of Los Angeles.

CHANGE OF PRECISE PLAN
CHARTER OAK ZONED DISTRICT

ADOPTED BY ORDINANCE: _____
ON: _____

ZONING CASE: ZC 2016003143

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

THAT PORTION OF THE W HALF OF THE NW QUARTER OF THE NE QUARTER OF SECTION 8, TOWNSHIP 1S, RANGE 9W, SAN BERNARDINO MERIDIAN, IN THE RANCHO ADDITION TO SAN JOSE, AS PER MAP OF THE SUBDIVISION OF THE RANCHO ADDITION TO SAN JOSE AND A PORTION OF RANCHO SAN JOSE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 22, PAGES 21 ET SEQ OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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0 50 100
FEET

COUNTY ZONING MAP
150H333

DIGITAL DESCRIPTION: \ZCO\ZD_CHARTER_OAK\
THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DAVID LOUIE, CHAIR
AMY J. BODEK, AICP, PLANNING DIRECTOR

**A RESOLUTION OF THE
REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES
RELATING TO GENERAL PLAN AMENDMENT NO. RPPL2016003145**

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11. The vesting tentative tract map dated July 19, 2018 depicts the three existing parcels currently vacant or being used for single-family residences into one proposed multi-family residence lot.
12. The Exhibit Map/Exhibit "A" dated July 19, 2018 depicts a residential condominium development of 19 attached dwelling units within four buildings throughout the rectangular shaped site on one multi-family residence lot.
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16. The subdivider has met with area residents, and held neighborhood meetings prior to the Commission public hearing on the Project (see attached correspondence).
17. The conditions of the Los Angeles County Subdivision Committee (Departments of Public Works, Fire, Parks and Recreation, and Public Health) based on maps dated July 19, 2018 are attached.
18. 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.

19. 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 hearing by mail, newspaper, property posting, and departmental website posting. A total of 472 notices were mailed out to properties located within the 1,000 foot radius of the project site and to those on the courtesy mailing list for the Charter Oak Zoned District and to any additional interested parties.
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21. The Commission discussed the possibility of the project requesting a density bonus in exchange for the Project providing affordable housing. The applicant responded that an agreement had been reached with the leaders of the church located on an adjoining lot to reserve a below-market-value for sale to the church at a zero percent interest rate to be an available affordable housing set-aside within the Project area.
22. The proposed use will be consistent with the adopted General Plan for the area.
23. The proposed use is consistent with the General Plan's Needs and Policies that support urban residential infill development with a high quality of design since the existing infrastructure capacity could accommodate the needs of future residents.
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25. The requested proposed zone change to R-3-18U-DP will ensure that the zoning and land use designations for the Project are consistent with each other.
26. The requested proposed zone change of the Project Site is required in order to establish and implement a development program for the Project.
27. The Project is consistent with the development standards of the proposed Zone R-3 and the requirements of the -DP zone.
28. The development program provides the necessary safeguards to ensure completion of the proposed development by the subdivider and that the development program ensures that the Project will not be replaced by a lesser type of development contrary to public convenience, welfare, or development needs of the area.

29. Compatibility with the surrounding land uses will be ensured through the zone change and the CUP.
30. The proposed use is consistent with the existing neighborhood pattern because the area is a predominantly residential neighborhood.
31. The Project is consistent with the surrounding area in the unincorporated community of Charter Oak and in keeping with the character of the area.
32. The Project is in compliance with the proposed zoning designation and other applicable standards of the Zoning Code, such as those for building height, setbacks, wall/fence heights and parking.
33. The Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
34. The requested use on the Project 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 Project Site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare.
35. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures, as shown on the site plan and Vesting Tentative Tract Map No. TR74433 RPPL2017008860.
36. Compatibility with surrounding land uses will be ensured through the related zone change, subdivision, conditional use permit and environmental mitigation measures.
37. There is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.
38. The recommended Plan amendment will not place an undue burden upon the community's ability to provide necessary facilities and services, as outlined in the preceding findings of fact and environmental documentation.
39. Approval of the recommended Plan amendment is in the public interest, specifically in the interest of public health, safety, and general welfare, and is in conformity with good planning practices.

40. Approval of the recommended Plan amendment will enable implementation of the various land use objectives identified, including location of higher-density residential development near existing services and infrastructure.
41. The applicant in this case has satisfied the "Burden of Proof" for the requested General Plan Amendment which is needed and appropriate.
42. 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 Commission 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 subdivider's compliance with the attached conditions of approval and MMRP.
43. 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.
44. 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.

NOW, THEREFORE BE IT RESOLVED that the Regional Planning Commission of the County of Los Angeles recommends that the Los Angeles County Board of Supervisors:

1. Hold a public hearing to consider the above recommended General Plan amendment; and
2. Certify that the Mitigated Negative Declaration has been completed in compliance with the California Environmental Quality Act, and the State and County Guidelines related thereto and reflects the independent judgment of the Board of Supervisors; and
3. Approve the Mitigated Negative Declaration prepared for the project and certify that it has reviewed and considered the information contained therein; and
4. Approve and adopt the Mitigation Monitoring and Reporting Program for the proposed project, incorporated in the Mitigated Negative Declaration, and pursuant to Section 21081.6 of the Public Resources Code, find that the Mitigation Monitoring and

Reporting Program is adequately designed to ensure compliance with the mitigation measures during project implementation; and

5. Find that the recommended General Plan amendment is consistent with the goals, policies and programs of the General Plan; and
6. Adopt General Plan Amendment No. RPPL2016003145 amending the Land Use Policy map of the General Plan as depicted on the Exhibit attached hereto and described hereinabove.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on December 12, 2018.


Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

AMENDMENT TO COUNTYWIDE GENERAL PLAN

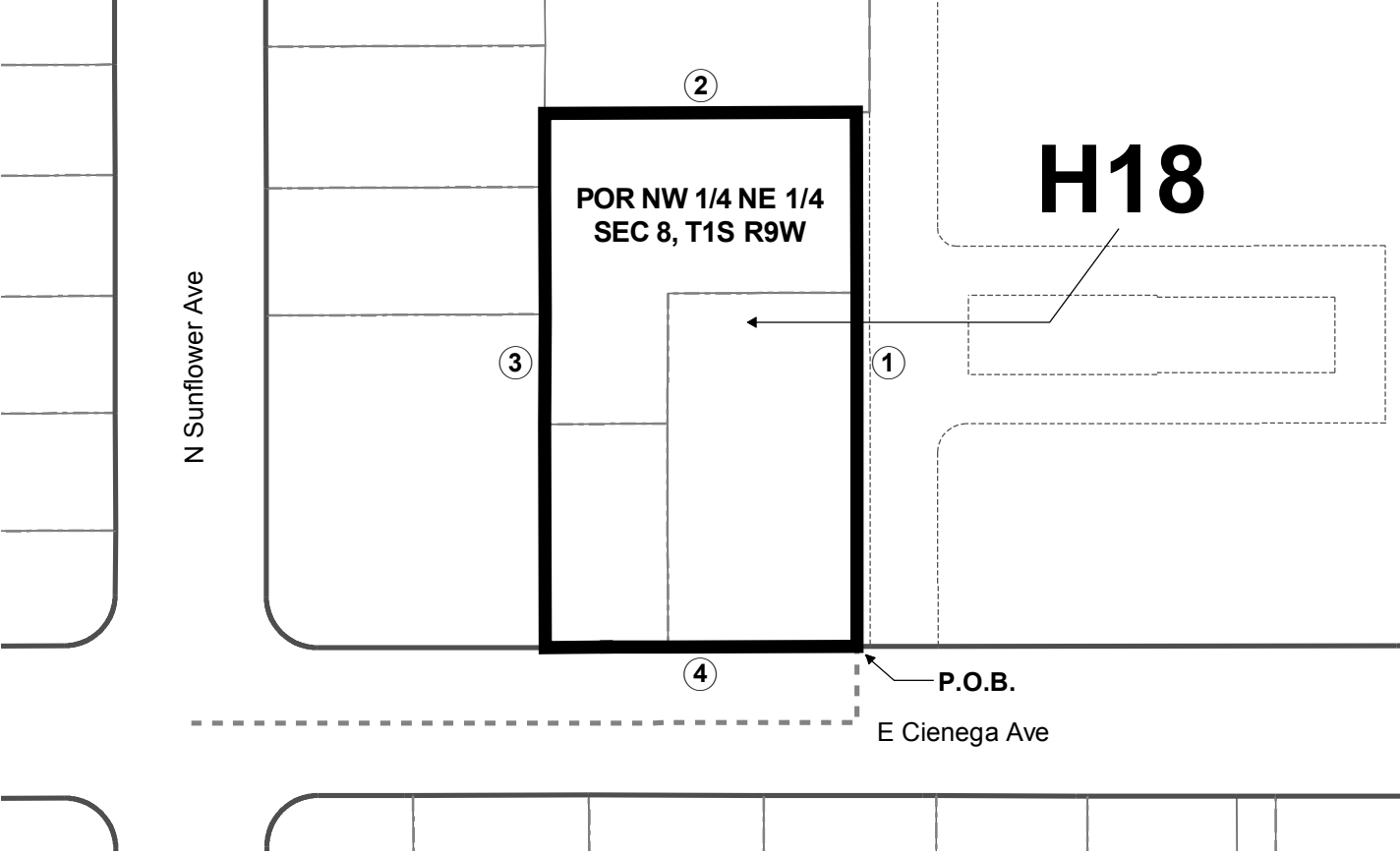
CHARTER OAK COMMUNITY

PLAN AMENDMENT: RPPL2016003145

ON: _____

CATEGORY H9 TO CATEGORY H18

(PROPOSED - RESIDENTIAL: 0-18 DU/NET AC)



LEGAL DESCRIPTION:

THAT PORTION OF THE W HALF OF THE NW QUARTER OF THE NE QUARTER OF SECTION 8, TOWNSHIP 1S, RANGE 9W, SAN BERNARDINO MERIDIAN, IN THE RANCHO ADDITION TO SAN JOSE, AS PER MAP OF THE SUBDIVISION OF THE RANCHO ADDITION TO SAN JOSE AND A PORTION OF RANCHO SAN JOSE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 22, PAGES 21 ET SEQ OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF SUNFLOWER AVENUE AND CIENEGA AVENUE
ALONG THE CENTERLINE OF CIENEGA AVENUE N89°56'25"E 352.54'
N0°00'03"W 40.00' TO THE N'LY LINE OF CIENEGA AVENUE ALSO BEING
THE POINT OF BEGINNING
① CONTINUING N0°00'03"W 283.00' TO THE NE CORNER
② S89°56'25"W 164.94'
③ S0°00'03"E 283.00' TO THE N'LY LINE OF CIENEGA AVENUE
④ ALONG THE N'LY LINE OF CIENEGA AVENUE N89°56'25"E 164.94' TO THE
POINT OF BEGINNING.

LEGEND:

- TRVERSE
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ASSESSOR PARCEL
- ZONE CHANGE AREA
- P.O.B. POINT OF BEGINNING



0 50 100
FT

COUNTY ZONING MAP
150H333

DIGITAL DESCRIPTION: \ZCO\ZD_CHARTER_OAK\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
ELVIN W. MOON, CHAIR
AMY J. BODEK, AICP, PLANNING DIRECTOR

ZONING CASE NUMBER RPPL2016003143

ORDINANCE NUMBER _____

An ordinance amending Section 22.16.230 of Title 22 of the County Code, changing regulations for the execution of the Countywide General Plan, relating to the Charter Oak Zoned District Number 87.

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 Charter Oak Zoned District Number 87 as shown on the map attached hereto.

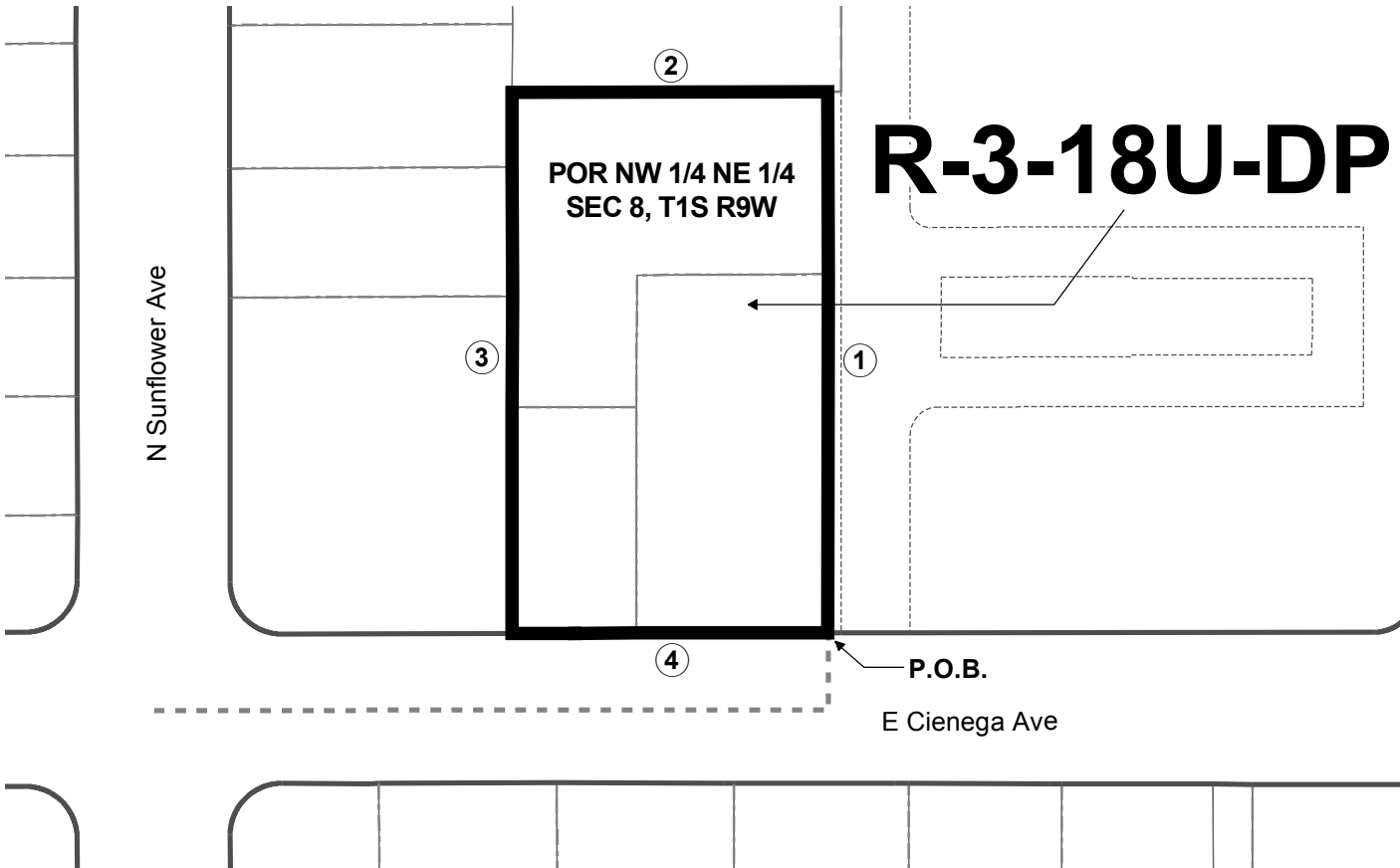
SECTION 2. The Board of Supervisors finds that this ordinance is consistent with the Countywide General Plan of the County of Los Angeles.

CHANGE OF PRECISE PLAN
CHARTER OAK ZONED DISTRICT

ADOPTED BY ORDINANCE: _____
ON: _____

ZONING CASE: ZC 2016003143

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

THAT PORTION OF THE W HALF OF THE NW QUARTER OF THE NE QUARTER OF SECTION 8, TOWNSHIP 1S, RANGE 9W, SAN BERNARDINO MERIDIAN, IN THE RANCHO ADDITION TO SAN JOSE, AS PER MAP OF THE SUBDIVISION OF THE RANCHO ADDITION TO SAN JOSE AND A PORTION OF RANCHO SAN JOSE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 22, PAGES 21 ET SEQ OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF SUNFLOWER AVENUE AND CIENEGA AVENUE
ALONG THE CENTERLINE OF CIENEGA AVENUE N89°56'25"E 352.54'
N0°00'03"W 40.00' TO THE N'LY LINE OF CIENEGA AVENUE ALSO BEING
THE POINT OF BEGINNING

- ① CONTINUING N0°00'03"W 283.00' TO THE NE CORNER
- ② S89°56'25"W 164.94'
- ③ S0°00'03"E 283.00' TO THE N'LY LINE OF CIENEGA AVENUE
- ④ ALONG THE N'LY LINE OF CIENEGA AVENUE N89°56'25"E 164.94' TO THE POINT OF BEGINNING.

LEGEND:

- PARCEL
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- TRAVERSE
- ZONE CHANGE AREA
- P.O.B. POINT OF BEGINNING



0 50 100
FEET

COUNTY ZONING MAP
150H333

DIGITAL DESCRIPTION: \ZCO\ZD_CHARTER_OAK\
THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DAVID LOUIE, CHAIR
AMY J. BODEK, AICP, PLANNING DIRECTOR

**FINDINGS OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES
PROJECT NO. 2016-001192-(5)
VESTING TENTATIVE TRACT MAP NO. 74433 (RPPL2017008860)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly noticed public hearing in the matter of Vesting Tentative Tract Map No. 74433 RPPL2017008860 on December 12, 2018.
2. Unless otherwise apparent from the context, subdivider or successor in interest ("subdivider") shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
3. The subdivider requests a vesting tentative tract map dated July 19, 2018 to create one multi-family residence lot developed with 19 attached residential condominium units in four buildings on 1.07 acres ("Project").
4. The Project site is located at 21017 and 21027 E. Cienega Avenue on a property with Assessor Parcel Numbers 8401019040, 8401019041 8401019054 and in the unincorporated community of Charter Oak.
5. The Project site is approximately 1.07 gross acres.
6. The Project site is currently with single-family residences and a vacant lot used for overflow parking for a church building on an adjoining site.
7. The Project will take access from Cienega Avenue (a Secondary Highway) to the south.
8. General Plan/Plan Amendment Case No. 2016003145 is a related request to amend the Los Angeles Countywide General Plan ("General Plan") by amending the project site's land use designation from H9 (Residential: 0-9 du/net ac) to H18 (Residential: 0-18 du/net ac).
9. Zone Change Case No. RPPL2016003143 is a related request to amend the Project site's zoning from Zone A-1-7,500 (Light Agricultural 7,500 Square Feet Minimum Required Area) to Zone R-3-18U-DP (Limited Density Multiple Residence, 18 Dwelling Units per Acre, Development Program).
10. The Conditional Use Permit ("CUP") is a related request to establish the Development Program Zone ("-DP"). The -DP overlay zone will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area.
11. The approval of the vesting tentative tract map, and conditional use permit will not become effective unless and until the Board of Supervisors has approved the Plan amendment and zone change, and both have become effective.

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

North: Multi-family residences.
South: Single-family residences.
East: Multi-family residences.
West: Church building.

13. Surrounding Zoning within a 500-foot radius includes:

North: Zone R-3-18U-DP.
South: Zone A-1-7,500.
East: Zone R-3-18U-DP.
West: Zone A-1-7,500.

14. The Project site has been zoned A-1-7,500 since June 27, 1950 (Ordinance No. 5553).

15. The vesting tentative tract map dated July 19, 2018 depicts the three existing parcels currently vacant or being used for single-family residences into one proposed multi-family residence lot.

16. The Exhibit Map/Exhibit "A" dated July 19, 2018 depicts a residential condominium development of 19 attached dwelling units within four buildings throughout the rectangular shaped site on one multi-family residence lot.

17. The subdivider has met with area residents, and held neighborhood meetings prior to the Board public hearing on the Project (see attached correspondence).

18. The conditions of the Los Angeles County Subdivision Committee (Departments of Public Works, Fire, Parks and Recreation, and Public Health) based on maps dated July 19, 2018 are attached.

19. Prior to the Board'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 hearing by mail, newspaper, property posting, and departmental website posting.
21. As of the writing of the draft findings, no public comments have been received.
22. A duly noticed public hearing was held on December 12, 2018 before the Commission. After a brief presentation by staff, the applicant spoke in favor of the project.
23. The Commission discussed the possibility of the project requesting a density bonus in exchange for the Project providing affordable housing. The applicant responded that an agreement had been reached with the leaders of the church located on an adjoining lot to reserve a below-market-value for sale to the church at a zero percent interest rate to be an available affordable housing set-aside within the Project area.
24. The Commission recommended approval of the Project.
25. A duly noticed de novo public hearing was held on March 26, 2019 before the Board of Supervisors.
26. RESERVED.
27. The Board finds that the proposed use will be consistent with the adopted General Plan for the area.
28. The Board finds that the proposed use is consistent with the General Plan's Needs and Policies that support urban residential infill development with a high quality of design since the existing infrastructure capacity could accommodate the needs of future residents.
29. The Board finds that the proposed use is consistent with the General Plan's Needs and Policies to encourage development of well-designed houses and garden apartments, particularly on by-passed parcels within existing urban communities.
30. The Board finds that a zone change to R-3-18U-DP will ensure that the zoning and land use designations for the Project are consistent with each other.
31. The Board finds that the requested zone change of the Project Site is required in order to establish and implement a development program for the Project.
32. The Board finds that the Project is consistent with the development standards of the proposed Zone R-3 and the requirements of the –DP zone.

33. The Board finds that the development program provides the necessary safeguards to ensure completion of the proposed development by the subdivider and that the development program ensures that the Project will not be replaced by a lesser type of development contrary to public convenience, welfare, or development needs of the area.
34. The Board finds that compatibility with the surrounding land uses will be ensured through the zone change and the CUP.
35. The Board finds that the proposed use is consistent with the existing neighborhood pattern because the area is a predominantly residential neighborhood.
36. The Board finds that the Project is consistent with the surrounding area in the unincorporated community of Charter Oak and in keeping with the character of the area.
37. The Board finds that the Project is in compliance with the proposed zoning designation and other applicable standards of the Zoning Code, such as those for building height, setbacks, wall/fence heights and parking.
38. The Board finds that the Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
39. The Board finds that the requested use on the Project 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 Project Site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare.
40. This map has been submitted as a vesting tentative tract map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the Los Angeles County Code ("Subdivision Ordinance").
41. 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.

42. The proposed condominiums units will be connected to public sewer and water.
43. 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.
44. The design of the subdivision and the proposed improvements will not cause substantial environmental damage with mitigation or substantial and unavoidable injury to fish or wildlife or their habitat. The subject property is not located within an adopted Significant Ecological Area ("SEA") and will not affect any stream courses or high value riparian habitat.
45. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein.
46. Pursuant to Article 3.5, Chapter 4 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
47. 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.
48. 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.
49. The Board finds that the subdivider 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.
50. 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 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 subdivider's compliance with the attached conditions of approval and MMRP.
51. The MMRP is attached to and incorporated into the conditions of approval for the project.

52. 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.
53. 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 OF SUPERVISORS CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- 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.
- 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.
- 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.

THEREFORE, THE BOARD OF SUPERVISORS:

- 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 Vesting Tentative Tract Map No. 74433 RPPL20178860, subject to the attached conditions.

ACTION DATE: March 26, 2019

VOTE: [:::]

Concurring:

Dissenting:

Abstaining:

Absent:

JH:SDJ

2/14/19

**DRAFT FINDINGS OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES
PROJECT NO. 2016-001192-(5)
PLAN AMENDMENT NO. RPPL2016003145
ZONE CHANGE NO. RPPL2016003143
CONDITIONAL USE PERMIT NO. RPPL2018000937**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly noticed public hearing in the matter of Project No. 2016-001192-(5) consisting of Plan Amendment No. RPPL2016003145 ("Plan Amendment") and Conditional Use Permit No. RPPL2018000937 ("CUP") on December 12, 2018. (The Plan Amendment and CUP are referred to collectively as the "Project Permits.") The Project Permits were heard concurrently with Vesting Tentative Tract Map No. 74433 RPPL2017008860.
2. Unless otherwise apparent from the context, permittee or successor in interest ("permittee") shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
3. The permittee requests the Project Permits to authorize amendment of the Los Angeles Countywide General Plan ("General Plan") land use designation from H9 (Residential: 0-9 du/net ac) to H18 (Residential: 0-18 du/net ac) and establish a Development Program Zone ("-DP"). The -DP overlay zone will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area for the development of a new residential condominium development consisting of 19 attached dwelling units in four detached buildings on a property in unincorporated Charter Oak ("Project").
4. The Project site is located at 21017 and 21027 E. Cienega Avenue on a property with Assessor Parcel Numbers 8401019040, 8401019041 8401019054 and in the unincorporated community of Charter Oak.
5. The Project site is approximately 1.07 gross acres.
6. The Project site is currently with single-family residences and a vacant lot used for overflow parking for a church building on an adjoining site.
7. The Project will take access from Cienega Avenue (a Secondary Highway) to the south.
8. The vesting tentative tract map, dated June 19, 2018, is a related request to create one multi-family residence lot developed with 19 attached residential condominium units in four buildings on 1.07 acres.
9. General Plan/Plan Amendment Case No. 2016003145 is a related request to amend the Los Angeles Countywide General Plan ("General Plan") by amending the project site's land use designation from H9 (Residential: 0-9 du/net ac) to H18 (Residential: 0-18 du/net ac).

10. Zone Change Case No. RPPL2016003143 is a related request to amend the Project site's zoning from Zone A-1-7,500 (Light Agricultural 7,500 Square Feet Minimum Required Area) to Zone R-3-18U-DP (Limited Density Multiple Residence, 18 Dwelling Units per Acre, Development Program).
11. The approval of the vesting tentative tract map, and conditional use permit will not become effective unless and until the Board of Supervisors has approved the Plan amendment and zone change, and both have become effective.
12. Surrounding land uses within a 500-foot radius include:
 - North: Multi-family residences.
 - South: Single-family residences.
 - East: Multi-family residences.
 - West: Church building.
13. Surrounding Zoning within a 500-foot radius includes:
 - North: Zone R-3-18U-DP.
 - South: Zone A-1-7,500.
 - East: Zone R-3-18U-DP.
 - West: Zone A-1-7,500.
14. The Project site has been zoned A-1-7,500 since June 27, 1950 (Ordinance No. 5553).
15. The vesting tentative tract map dated June 19, 2018 depicts the three existing parcels currently vacant or being used for single-family residences into one proposed multi-family residence lot.
16. The Exhibit "A" dated June 19, 2018 depicts a residential condominium development of 19 attached dwelling units within four buildings throughout the rectangular shaped site on one multi-family residence lot.
17. The permittee has met with area residents, and held neighborhood meetings prior to the Board public hearing on the Project.
18. The conditions of the Los Angeles County Subdivision Committee (Departments of Public Works, Fire, Parks and Recreation, and Public Health) based on maps dated June 19, 2018 are attached.

19. Prior to the Board'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 hearing by mail, newspaper, property posting, and departmental website posting. A total of 472 notices were mailed out to properties located within the 1,000 foot radius of the project site and to those on the courtesy mailing list for the Charter Oak Zoned District and to any additional interested parties.
21. As of the writing of the draft findings, no public comments had been received.
22. A duly noticed public hearing was held on December 12, 2018 before the Commission. After a brief presentation by staff, the applicant spoke in favor of the project.
23. The Commission discussed the possibility of the project requesting a density bonus in exchange for the Project providing affordable housing. The applicant responded that an agreement had been reached with the leaders of the church located on an adjoining lot to reserve a below-market-value for sale to the church at a zero percent interest rate to be an available affordable housing set-aside within the Project area.
24. The Commission recommended approval of the Project.
25. A duly noticed de novo public hearing was held on March 26, 2019 before the Board of Supervisors.
26. RESERVED.
27. The Board finds that the proposed use will be consistent with the adopted General Plan for the area.
28. The Board finds that the proposed use is consistent with the General Plan's Goals and Policies that support urban residential infill development with a high quality of design since the existing infrastructure capacity could accommodate the needs of future residents.

29. The Board finds that the proposed use is consistent with the General Plan's Goals and Policies to encourage development of well-designed houses and garden apartments, particularly on by-passed parcels within existing urban communities.
30. The Board finds that a zone change to R-3-18U-DP will ensure that the zoning and land use designations for the Project are consistent with each other.
31. The Board finds that the requested zone change of the Project Site is required in order to establish and implement a development program for the Project.
32. The Board finds that an approved zone change would allow greater density on the Project Site.
33. The Board finds that an affordable housing set-aside proposed to be available to particular household income limits is appropriate and consistent with the General Plan and a benefit to the community.
34. The Board finds that the Project is consistent with the development standards of the proposed Zone R-3 and the requirements of the –DP zone.
35. The Board finds that the development program provides the necessary safeguards to ensure completion of the proposed development by the permittee and that the development program ensures that the Project will not be replaced by a lesser type of development contrary to public convenience, welfare, or development needs of the area.
36. The Board finds that compatibility with the surrounding land uses will be ensured through the zone change and the CUP.
37. The Board finds that the proposed use is consistent with the existing neighborhood pattern because the area is a predominantly residential neighborhood.
38. The Board finds that the Project is consistent with the surrounding area in the unincorporated community of Charter Oak and in keeping with the character of the area.
39. The Board finds that the Project is in compliance with the proposed zoning designation and other applicable standards of the Zoning Code, such as those for building height, setbacks, wall/fence heights and parking.

40. The Board finds that the Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
41. The Board finds that the requested use on the Project 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 Project Site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare.
42. 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.
43. 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.
44. 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 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.
45. The MMRP is attached to and incorporated into the conditions of approval for the project.
46. 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.
47. 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 OF SUPERVISORS CONCLUDES THAT:

Regarding the Plan Amendment:

- A. A need for the Plan Amendment exists.
- B. The Plan Amendment is consistent with the General Plan and is necessary to implement the General Plan.
- C. Public convenience, the general welfare and good zoning practice justifies action.

Regarding the CUP:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- 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.
- 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.
- 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.

THEREFORE, THE BOARD OF SUPERVISORS:

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. Recommends approval of Plan Amendment No. RPPL2018003145 and Zone Change No. RPPL2018003143 to the Board of Supervisors, and
3. Approves Conditional Use Permit No. RPPL2018000937, subject to the attached conditions.

ACTION DATE: March 26, 2019

VOTE: [:::]

Concurring:

Dissenting:

Abstaining:

Absent:

JH:SDJ
2/14/19

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. 2016-01192-(5)
PLAN AMENDMENT NO. RPPL2016003145
ZONE CHANGE NO. RPPL2016003143
CONDITIONAL USE PERMIT NO. RPPL201800937**

PROJECT DESCRIPTION

The project is to authorize a General Plan amendment, zone change and establish a Development Program Zone for a vesting tentative tract map dated June 19, 2018 to create one multi-family residence lot developed with 19 attached residential condominium units in four buildings on 1.07 acres ("Project") subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, permittee or successor in interest ("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 this grant have been recorded as required by Condition No. 7 and until all required monies have been paid pursuant to Conditions No. 11, and 14. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 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 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.
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. 74433 RPPL2017008860. Time extensions may be requested in writing and with the payment of the applicable fee prior to such expiration date. In the event that Vesting Tentative Tract Map No. 74433 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. If 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 five (5) working days from the day after your appeal period ends [**December 31, 2018**], the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, 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 Wildlife 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 **\$2,354.75** (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 and Reporting Program ("MMRP"), 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/agreement, which attaches the Mitigation Monitoring and Reporting Program ("MMRP") and agree 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 MMRP. 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 the County Fire 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 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". If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **five (5) copies of a modified Exhibit "A"** shall be submitted to Regional Planning by **April 25, 2019**.
22. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS

23. The permittee shall conform to the requirements of Title 22 of the Los Angeles County Code.
24. The project site shall be developed and maintained in substantial compliance with the approved Exhibit "A" June 19, 2018, or Revised Exhibit "A"/Amended Exhibit Map approved by the Director.
25. No building or structure of any kind except a temporary structure used only in the developing of the property according to the program shall be built, erected, or moved onto any part of the property.
26. No existing building or structure which under the program is to be demolished shall be used.
27. 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.
28. All improvements shall be completed prior to the occupancy of any structures.
29. 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.
30. The permittee shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director.
31. Prior to issuance of the first certificate of occupancy for the first unit, the permittee or successor in interest shall provide proof of recordation of the condominium plan.
32. Concurrent with recordation of the final map, permittee shall record the condominium plan and provide proof of said recordation to the Director.
33. A Homeowner's Association ("HOA") shall be formed for the project. Prior to issuance of any building permits, the permittee shall establish the HOA.
34. 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.

35. The permittee shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, the community garden, private driveways and fire lanes, walkways, lighting system along all walkways, landscaping (including all front yard trees and street trees), irrigation systems, wall, fence and recreation area, to the satisfaction of the Director.
36. The permittee shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the private driveways and fire lanes for access into and out of the subdivision.
37. Prior to issuance of building permits, the permittee shall submit a copy of a recorded covenant to the Department of Regional Planning to provide adequate lighting system along all walk ways within the common areas.
38. Prior to issuance of building permits, the permittee shall submit a plot plan to the Department of Regional Planning for approval to ensure that the development meets all parking and development requirements.
39. Prior to issuance of building permits, the Project shall provide no less than one affordable housing dwelling unit set-aside to the satisfaction of the Director.
40. Prior to issuance of building permits, a covenant shall be recorded to evidence that at least one unit of the project shall be designated an affordable housing dwelling unit set-aside for a minimum of 55 years, or a particular duration to the satisfaction of the Director, whichever is greater to provide affordable housing held and owned by a non-profit organization to the satisfaction of the Director.
41. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (Tentative Map dated June 19, 2018), consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health.

Attachments:

- A - Mitigation Monitoring and Reporting Program
- B - Subdivision Committee Report

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. 2016-01192-(5)
VESTING TENTATIVE TRACT MAP NO. 74433 RPPL201700860**

PROJECT DESCRIPTION

The project is a vesting tentative tract map dated July 19, 2018 to create one multi-family residence lot developed with 19 attached residential condominium units in four buildings on 1.07 acres ("Project") subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, subdivider or successor in interest ("subdivider") 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 subdivider, and the owner of the subject property if other than the subdivider, 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 this grant have been recorded as required by Condition No. 7 and until all required monies have been paid pursuant to Conditions No. 11, and 14. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 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 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.
4. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this 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 subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the subdivider 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 subdivider 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 subdivider or subdivider's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of \$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 subdivider, 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 subdivider 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 subdivider, or the owner of the subject property if other than the subdivider, 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 subdivider, or the owner of the subject property if other than the subdivider, 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. 74433 RPPL2017008860. Time extensions may be requested in writing and with the payment of the applicable fee prior to such expiration date. In the event that Vesting Tentative Tract Map No. 74433 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. If 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 subdivider 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 subdivider shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The subdivider 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 subdivider shall provide proof of payment upon request from Regional Planning.

11. Within five (5) working days from the day after your appeal period ends **[December 31, 2018]**, the subdivider shall remit processing fees at the County Registrar-Recorder/County Clerk Office, 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 Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the subdivider 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 **\$2,354.75** (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 subdivider shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), 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 subdivider shall record a covenant/agreement, which attaches the Mitigation Monitoring and Reporting Program ("MMRP") and agree 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 subdivider 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 subdivider shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.
14. The subdivider 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 MMRP. The subdivider 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 the County Fire 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 subdivider shall maintain the subject property in a neat and orderly fashion. The subdivider shall maintain free of litter all areas of the premises over which the subdivider 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 subdivider shall remove or cover said markings, drawings, or signage within 24 hours 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". If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **five (5) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **April 25, 2019**.
22. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the subdivider shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

TENTATIVE TRACT MAP SPECIFIC CONDITIONS

23. The subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code.
24. The project site shall be developed and maintained in substantial compliance with the approved Exhibit "A" June 19, 2018, or Revised Exhibit "A"/Amended Exhibit Map approved by the Director.
25. Permission is granted to adjust lot lines to the satisfaction of the Department of Regional Planning.
26. The subdivider shall provide at least 50 feet of street frontage for each lot.

27. 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.
28. 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 19 attached residential units in four detached buildings 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.
29. Prior to issuance of the first certificate of occupancy for the first unit, the subdivider or successor in interest shall provide proof of recordation of the condominium plan.
30. Prior to recordation of the final map, subdivider shall provide a final draft of the condominium plan to the Director of Planning for review and approval.
31. Concurrent with recordation of the final map, subdivider shall record the condominium plan and provide proof of said recordation to the Director.
32. The private driveways shall be labeled as Private Driveway and Fire Lane on the final map.
33. Prior to final map approval, the subdivider shall construct or bond with the Los Angeles County Department of Public Works ("Public Works") for the private driveway and fire lane, complying with paving design and widths, as depicted on the approved Exhibit "A" dated June 19, 2018 or an Amended Exhibit Map approved by the Director.
34. A Homeowner's Association ("HOA") shall be formed for the project. Prior to issuance of any building permits, the subdivider shall establish the HOA.
35. 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.
36. Prior to issuance of certificates of occupancy, the subdivider shall post on private driveways: "No Parking-Fire Lane", unless designated parking otherwise permitted. The subdivider shall provide for continued enforcement in the covenants, conditions and restrictions or maintenance agreement. Submit a draft copy of the covenants, conditions, and restrictions and/or maintenance agreement to the Department of Regional Planning for approval prior to Final Map.
37. 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 garden, private

driveways and fire lanes, walkways, lighting system along all walkways, landscaping (including all front yard trees and street trees), irrigation systems, wall, fence and recreation area, to the satisfaction of the Director.

38. The subdivider shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the private driveways and fire lanes for access into and out of the subdivision.
39. Prior to obtaining final map approval, the subdivider shall submit a copy of the project's maintenance agreement for the continued maintenance of the private driveway to the Director for review and approval.
40. 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.
41. Prior to final map approval, the subdivider shall submit a draft copy of the reciprocal ingress and egress easement for the private driveway to the Director for review and approval.
42. Prior to issuance of building permits, the subdivider shall submit a copy of a recorded covenant to the Department of Regional Planning to provide adequate lighting systems along all walk ways within the common areas.
43. Prior to final map approval submit a plot plan to the Department of Regional Planning for approval to ensure that the development meets all parking and development requirements.
44. Prior to final map approval, the subdivider shall submit a copy of a recorded covenant to the Department of Regional Planning to provide no less than one affordable housing dwelling unit set-aside to be held and owned by a non-profit organization for a minimum of 55 years to the satisfaction of the Director.
45. Prior to final map approval, provide a copy of the Park Obligation Fees receipt to the Department of Regional Planning.
46. The subdivider shall comply with all traffic mitigation measures to the satisfaction of the Department of Public Works.
47. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (Tentative Map dated June 19, 2018), consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health.

Attachments:

- A - Mitigation Monitoring and Reporting Program
- B - Subdivision Committee Report

**FINDINGS OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES
PROJECT NO. 2016-001192-(5)
VESTING TENTATIVE TRACT MAP NO. 74433 (RPPL2017008860)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly noticed public hearing in the matter of Vesting Tentative Tract Map No. 74433 RPPL2017008860 on December 12, 2018.
2. Unless otherwise apparent from the context, subdivider or successor in interest ("subdivider") shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
3. The subdivider requests a vesting tentative tract map dated July 19, 2018 to create one multi-family residence lot developed with 19 attached residential condominium units in four buildings on 1.07 acres ("Project").
4. The Project site is located at 21017 and 21027 E. Cienega Avenue on a property with Assessor Parcel Numbers 8401019040, 8401019041 8401019054 and in the unincorporated community of Charter Oak.
5. The Project site is approximately 1.07 gross acres.
6. The Project site is currently with single-family residences and a vacant lot used for overflow parking for a church building on an adjoining site.
7. The Project will take access from Cienega Avenue (a Secondary Highway) to the south.
8. General Plan/Plan Amendment Case No. 2016003145 is a related request to amend the Los Angeles Countywide General Plan ("General Plan") by amending the project site's land use designation from H9 (Residential: 0-9 du/net ac) to H18 (Residential: 0-18 du/net ac).
9. Zone Change Case No. RPPL2016003143 is a related request to amend the Project site's zoning from Zone A-1-7,500 (Light Agricultural 7,500 Square Feet Minimum Required Area) to Zone R-3-18U-DP (Limited Density Multiple Residence, 18 Dwelling Units per Acre, Development Program).
10. The Conditional Use Permit ("CUP") is a related request to establish the Development Program Zone ("-DP"). The -DP overlay zone will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area.
11. The approval of the vesting tentative tract map, and conditional use permit will not become effective unless and until the Board of Supervisors has approved the Plan amendment and zone change, and both have become effective.

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

North: Multi-family residences.
South: Single-family residences.
East: Multi-family residences.
West: Church building.

13. Surrounding Zoning within a 500-foot radius includes:

North: Zone R-3-18U-DP.
South: Zone A-1-7,500.
East: Zone R-3-18U-DP.
West: Zone A-1-7,500.

14. The Project site has been zoned A-1-7,500 since June 27, 1950 (Ordinance No. 5553).

15. The vesting tentative tract map dated July 19, 2018 depicts the three existing parcels currently vacant or being used for single-family residences into one proposed multi-family residence lot.

16. The Exhibit Map/Exhibit "A" dated July 19, 2018 depicts a residential condominium development of 19 attached dwelling units within four buildings throughout the rectangular shaped site on one multi-family residence lot.

17. The subdivider has met with area residents, and held neighborhood meetings prior to the Board public hearing on the Project (see attached correspondence).

18. The conditions of the Los Angeles County Subdivision Committee (Departments of Public Works, Fire, Parks and Recreation, and Public Health) based on maps dated July 19, 2018 are attached.

19. Prior to the Board'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 hearing by mail, newspaper, property posting, and departmental website posting.
21. As of the writing of the draft findings, no public comments have been received.
22. A duly noticed public hearing was held on December 12, 2018 before the Commission. After a brief presentation by staff, the applicant spoke in favor of the project.
23. The Commission discussed the possibility of the project requesting a density bonus in exchange for the Project providing affordable housing. The applicant responded that an agreement had been reached with the leaders of the church located on an adjoining lot to reserve a below-market-value for sale to the church at a zero percent interest rate to be an available affordable housing set-aside within the Project area.
24. The Commission recommended approval of the Project.
25. A duly noticed de novo public hearing was held on March 26, 2019 before the Board of Supervisors.
26. RESERVED.
27. The Board finds that the proposed use will be consistent with the adopted General Plan for the area.
28. The Board finds that the proposed use is consistent with the General Plan's Needs and Policies that support urban residential infill development with a high quality of design since the existing infrastructure capacity could accommodate the needs of future residents.
29. The Board finds that the proposed use is consistent with the General Plan's Needs and Policies to encourage development of well-designed houses and garden apartments, particularly on by-passed parcels within existing urban communities.
30. The Board finds that a zone change to R-3-18U-DP will ensure that the zoning and land use designations for the Project are consistent with each other.
31. The Board finds that the requested zone change of the Project Site is required in order to establish and implement a development program for the Project.
32. The Board finds that the Project is consistent with the development standards of the proposed Zone R-3 and the requirements of the –DP zone.

33. The Board finds that the development program provides the necessary safeguards to ensure completion of the proposed development by the subdivider and that the development program ensures that the Project will not be replaced by a lesser type of development contrary to public convenience, welfare, or development needs of the area.
34. The Board finds that compatibility with the surrounding land uses will be ensured through the zone change and the CUP.
35. The Board finds that the proposed use is consistent with the existing neighborhood pattern because the area is a predominantly residential neighborhood.
36. The Board finds that the Project is consistent with the surrounding area in the unincorporated community of Charter Oak and in keeping with the character of the area.
37. The Board finds that the Project is in compliance with the proposed zoning designation and other applicable standards of the Zoning Code, such as those for building height, setbacks, wall/fence heights and parking.
38. The Board finds that the Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
39. The Board finds that the requested use on the Project 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 Project Site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare.
40. This map has been submitted as a vesting tentative tract map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the Los Angeles County Code ("Subdivision Ordinance").
41. 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.

42. The proposed condominiums units will be connected to public sewer and water.
43. 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.
44. The design of the subdivision and the proposed improvements will not cause substantial environmental damage with mitigation or substantial and unavoidable injury to fish or wildlife or their habitat. The subject property is not located within an adopted Significant Ecological Area ("SEA") and will not affect any stream courses or high value riparian habitat.
45. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein.
46. Pursuant to Article 3.5, Chapter 4 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
47. 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.
48. 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.
49. The Board finds that the subdivider 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.
50. 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 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 subdivider's compliance with the attached conditions of approval and MMRP.
51. The MMRP is attached to and incorporated into the conditions of approval for the project.

52. 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.
53. 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 OF SUPERVISORS CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- 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.
- 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.
- 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.

THEREFORE, THE BOARD OF SUPERVISORS:

- 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 Vesting Tentative Tract Map No. 74433 RPPL20178860, subject to the attached conditions.

ACTION DATE: March 26, 2019

VOTE: [:::]

Concurring:

Dissenting:

Abstaining:

Absent:

JH:SDJ

2/14/19

**DRAFT FINDINGS OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES
PROJECT NO. 2016-001192-(5)
PLAN AMENDMENT NO. RPPL2016003145
ZONE CHANGE NO. RPPL2016003143
CONDITIONAL USE PERMIT NO. RPPL2018000937**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly noticed public hearing in the matter of Project No. 2016-001192-(5) consisting of Plan Amendment No. RPPL2016003145 ("Plan Amendment") and Conditional Use Permit No. RPPL2018000937 ("CUP") on December 12, 2018. (The Plan Amendment and CUP are referred to collectively as the "Project Permits.") The Project Permits were heard concurrently with Vesting Tentative Tract Map No. 74433 RPPL2017008860.
2. Unless otherwise apparent from the context, permittee or successor in interest ("permittee") shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
3. The permittee requests the Project Permits to authorize amendment of the Los Angeles Countywide General Plan ("General Plan") land use designation from H9 (Residential: 0-9 du/net ac) to H18 (Residential: 0-18 du/net ac) and establish a Development Program Zone ("-DP"). The -DP overlay zone will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area for the development of a new residential condominium development consisting of 19 attached dwelling units in four detached buildings on a property in unincorporated Charter Oak ("Project").
4. The Project site is located at 21017 and 21027 E. Cienega Avenue on a property with Assessor Parcel Numbers 8401019040, 8401019041 8401019054 and in the unincorporated community of Charter Oak.
5. The Project site is approximately 1.07 gross acres.
6. The Project site is currently with single-family residences and a vacant lot used for overflow parking for a church building on an adjoining site.
7. The Project will take access from Cienega Avenue (a Secondary Highway) to the south.
8. The vesting tentative tract map, dated June 19, 2018, is a related request to create one multi-family residence lot developed with 19 attached residential condominium units in four buildings on 1.07 acres.
9. General Plan/Plan Amendment Case No. 2016003145 is a related request to amend the Los Angeles Countywide General Plan ("General Plan") by amending the project site's land use designation from H9 (Residential: 0-9 du/net ac) to H18 (Residential: 0-18 du/net ac).

10. Zone Change Case No. RPPL2016003143 is a related request to amend the Project site's zoning from Zone A-1-7,500 (Light Agricultural 7,500 Square Feet Minimum Required Area) to Zone R-3-18U-DP (Limited Density Multiple Residence, 18 Dwelling Units per Acre, Development Program).
11. The approval of the vesting tentative tract map, and conditional use permit will not become effective unless and until the Board of Supervisors has approved the Plan amendment and zone change, and both have become effective.
12. Surrounding land uses within a 500-foot radius include:
 - North: Multi-family residences.
 - South: Single-family residences.
 - East: Multi-family residences.
 - West: Church building.
13. Surrounding Zoning within a 500-foot radius includes:
 - North: Zone R-3-18U-DP.
 - South: Zone A-1-7,500.
 - East: Zone R-3-18U-DP.
 - West: Zone A-1-7,500.
14. The Project site has been zoned A-1-7,500 since June 27, 1950 (Ordinance No. 5553).
15. The vesting tentative tract map dated June 19, 2018 depicts the three existing parcels currently vacant or being used for single-family residences into one proposed multi-family residence lot.
16. The Exhibit "A" dated June 19, 2018 depicts a residential condominium development of 19 attached dwelling units within four buildings throughout the rectangular shaped site on one multi-family residence lot.
17. The permittee has met with area residents, and held neighborhood meetings prior to the Board public hearing on the Project.
18. The conditions of the Los Angeles County Subdivision Committee (Departments of Public Works, Fire, Parks and Recreation, and Public Health) based on maps dated June 19, 2018 are attached.

19. Prior to the Board'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 hearing by mail, newspaper, property posting, and departmental website posting. A total of 472 notices were mailed out to properties located within the 1,000 foot radius of the project site and to those on the courtesy mailing list for the Charter Oak Zoned District and to any additional interested parties.
21. As of the writing of the draft findings, no public comments had been received.
22. A duly noticed public hearing was held on December 12, 2018 before the Commission. After a brief presentation by staff, the applicant spoke in favor of the project.
23. The Commission discussed the possibility of the project requesting a density bonus in exchange for the Project providing affordable housing. The applicant responded that an agreement had been reached with the leaders of the church located on an adjoining lot to reserve a below-market-value for sale to the church at a zero percent interest rate to be an available affordable housing set-aside within the Project area.
24. The Commission recommended approval of the Project.
25. A duly noticed de novo public hearing was held on March 26, 2019 before the Board of Supervisors.
26. RESERVED.
27. The Board finds that the proposed use will be consistent with the adopted General Plan for the area.
28. The Board finds that the proposed use is consistent with the General Plan's Goals and Policies that support urban residential infill development with a high quality of design since the existing infrastructure capacity could accommodate the needs of future residents.

29. The Board finds that the proposed use is consistent with the General Plan's Goals and Policies to encourage development of well-designed houses and garden apartments, particularly on by-passed parcels within existing urban communities.
30. The Board finds that a zone change to R-3-18U-DP will ensure that the zoning and land use designations for the Project are consistent with each other.
31. The Board finds that the requested zone change of the Project Site is required in order to establish and implement a development program for the Project.
32. The Board finds that an approved zone change would allow greater density on the Project Site.
33. The Board finds that an affordable housing set-aside proposed to be available to particular household income limits is appropriate and consistent with the General Plan and a benefit to the community.
34. The Board finds that the Project is consistent with the development standards of the proposed Zone R-3 and the requirements of the –DP zone.
35. The Board finds that the development program provides the necessary safeguards to ensure completion of the proposed development by the permittee and that the development program ensures that the Project will not be replaced by a lesser type of development contrary to public convenience, welfare, or development needs of the area.
36. The Board finds that compatibility with the surrounding land uses will be ensured through the zone change and the CUP.
37. The Board finds that the proposed use is consistent with the existing neighborhood pattern because the area is a predominantly residential neighborhood.
38. The Board finds that the Project is consistent with the surrounding area in the unincorporated community of Charter Oak and in keeping with the character of the area.
39. The Board finds that the Project is in compliance with the proposed zoning designation and other applicable standards of the Zoning Code, such as those for building height, setbacks, wall/fence heights and parking.

40. The Board finds that the Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
41. The Board finds that the requested use on the Project 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 Project Site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare.
42. 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.
43. 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.
44. 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 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.
45. The MMRP is attached to and incorporated into the conditions of approval for the project.
46. 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.
47. 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 OF SUPERVISORS CONCLUDES THAT:

Regarding the Plan Amendment:

- A. A need for the Plan Amendment exists.
- B. The Plan Amendment is consistent with the General Plan and is necessary to implement the General Plan.
- C. Public convenience, the general welfare and good zoning practice justifies action.

Regarding the CUP:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- 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.
- 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.
- 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.

THEREFORE, THE BOARD OF SUPERVISORS:

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. Recommends approval of Plan Amendment No. RPPL2018003145 and Zone Change No. RPPL2018003143 to the Board of Supervisors, and
3. Approves Conditional Use Permit No. RPPL2018000937, subject to the attached conditions.

ACTION DATE: March 26, 2019

VOTE: [:::]

Concurring:

Dissenting:

Abstaining:

Absent:

JH:SDJ
2/14/19

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. 2016-01192-(5)
PLAN AMENDMENT NO. RPPL2016003145
ZONE CHANGE NO. RPPL2016003143
CONDITIONAL USE PERMIT NO. RPPL201800937**

PROJECT DESCRIPTION

The project is to authorize a General Plan amendment, zone change and establish a Development Program Zone for a vesting tentative tract map dated June 19, 2018 to create one multi-family residence lot developed with 19 attached residential condominium units in four buildings on 1.07 acres ("Project") subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, permittee or successor in interest ("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 this grant have been recorded as required by Condition No. 7 and until all required monies have been paid pursuant to Conditions No. 11, and 14. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 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 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.
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. 74433 RPPL2017008860. Time extensions may be requested in writing and with the payment of the applicable fee prior to such expiration date. In the event that Vesting Tentative Tract Map No. 74433 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. If 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 five (5) working days from the day after your appeal period ends **[December 31, 2018]**, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, 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 Wildlife 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 **\$2,354.75** (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 and Reporting Program ("MMRP"), 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/agreement, which attaches the Mitigation Monitoring and Reporting Program ("MMRP") and agree 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 MMRP. 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 the County Fire 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 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". If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **five (5) copies of a** modified Exhibit "A" shall be submitted to Regional Planning by **April 25, 2019**.
22. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS

23. The permittee shall conform to the requirements of Title 22 of the Los Angeles County Code.
24. The project site shall be developed and maintained in substantial compliance with the approved Exhibit "A" June 19, 2018, or Revised Exhibit "A"/Amended Exhibit Map approved by the Director.
25. No building or structure of any kind except a temporary structure used only in the developing of the property according to the program shall be built, erected, or moved onto any part of the property.
26. No existing building or structure which under the program is to be demolished shall be used.
27. 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.
28. All improvements shall be completed prior to the occupancy of any structures.
29. 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.
30. The permittee shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director.
31. Prior to issuance of the first certificate of occupancy for the first unit, the permittee or successor in interest shall provide proof of recordation of the condominium plan.
32. Concurrent with recordation of the final map, permittee shall record the condominium plan and provide proof of said recordation to the Director.
33. A Homeowner's Association ("HOA") shall be formed for the project. Prior to issuance of any building permits, the permittee shall establish the HOA.
34. 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.

35. The permittee shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, the community garden, private driveways and fire lanes, walkways, lighting system along all walkways, landscaping (including all front yard trees and street trees), irrigation systems, wall, fence and recreation area, to the satisfaction of the Director.
36. The permittee shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the private driveways and fire lanes for access into and out of the subdivision.
37. Prior to issuance of building permits, the permittee shall submit a copy of a recorded covenant to the Department of Regional Planning to provide adequate lighting system along all walk ways within the common areas.
38. Prior to issuance of building permits, the permittee shall submit a plot plan to the Department of Regional Planning for approval to ensure that the development meets all parking and development requirements.
39. Prior to issuance of building permits, the Project shall provide no less than one affordable housing dwelling unit set-aside to the satisfaction of the Director.
40. Prior to issuance of building permits, a covenant shall be recorded to evidence that at least one unit of the project shall be designated an affordable housing dwelling unit set-aside for a minimum of 55 years, or a particular duration to the satisfaction of the Director, whichever is greater to provide affordable housing held and owned by a non-profit organization to the satisfaction of the Director.
41. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (Tentative Map dated June 19, 2018), consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health.

Attachments:

- A - Mitigation Monitoring and Reporting Program
- B - Subdivision Committee Report

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. 2016-01192-(5)
VESTING TENTATIVE TRACT MAP NO. 74433 RPPL201700860**

PROJECT DESCRIPTION

The project is a vesting tentative tract map dated July 19, 2018 to create one multi-family residence lot developed with 19 attached residential condominium units in four buildings on 1.07 acres ("Project") subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, subdivider or successor in interest ("subdivider") 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 subdivider, and the owner of the subject property if other than the subdivider, 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 this grant have been recorded as required by Condition No. 7 and until all required monies have been paid pursuant to Conditions No. 11, and 14. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 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 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.
4. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this 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 subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the subdivider 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 subdivider 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 subdivider or subdivider's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of \$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 subdivider, 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 subdivider 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 subdivider, or the owner of the subject property if other than the subdivider, 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 subdivider, or the owner of the subject property if other than the subdivider, 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. 74433 RPPL2017008860. Time extensions may be requested in writing and with the payment of the applicable fee prior to such expiration date. In the event that Vesting Tentative Tract Map No. 74433 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. If 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 subdivider 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 subdivider shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The subdivider 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 subdivider shall provide proof of payment upon request from Regional Planning.

11. Within five (5) working days from the day after your appeal period ends **[December 31, 2018]**, the subdivider shall remit processing fees at the County Registrar-Recorder/County Clerk Office, 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 Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the subdivider 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 **\$2,354.75** (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 subdivider shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), 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 subdivider shall record a covenant/agreement, which attaches the Mitigation Monitoring and Reporting Program ("MMRP") and agree 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 subdivider 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 subdivider shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.
14. The subdivider 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 MMRP. The subdivider 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 the County Fire 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 subdivider shall maintain the subject property in a neat and orderly fashion. The subdivider shall maintain free of litter all areas of the premises over which the subdivider 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 subdivider shall remove or cover said markings, drawings, or signage within 24 hours 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". If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **five (5) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **April 25, 2019**.
22. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the subdivider shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

TENTATIVE TRACT MAP SPECIFIC CONDITIONS

23. The subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code.
24. The project site shall be developed and maintained in substantial compliance with the approved Exhibit "A" June 19, 2018, or Revised Exhibit "A"/Amended Exhibit Map approved by the Director.
25. Permission is granted to adjust lot lines to the satisfaction of the Department of Regional Planning.
26. The subdivider shall provide at least 50 feet of street frontage for each lot.

27. 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.
28. 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 19 attached residential units in four detached buildings 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.
29. Prior to issuance of the first certificate of occupancy for the first unit, the subdivider or successor in interest shall provide proof of recordation of the condominium plan.
30. Prior to recordation of the final map, subdivider shall provide a final draft of the condominium plan to the Director of Planning for review and approval.
31. Concurrent with recordation of the final map, subdivider shall record the condominium plan and provide proof of said recordation to the Director.
32. The private driveways shall be labeled as Private Driveway and Fire Lane on the final map.
33. Prior to final map approval, the subdivider shall construct or bond with the Los Angeles County Department of Public Works ("Public Works") for the private driveway and fire lane, complying with paving design and widths, as depicted on the approved Exhibit "A" dated June 19, 2018 or an Amended Exhibit Map approved by the Director.
34. A Homeowner's Association ("HOA") shall be formed for the project. Prior to issuance of any building permits, the subdivider shall establish the HOA.
35. 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.
36. Prior to issuance of certificates of occupancy, the subdivider shall post on private driveways: "No Parking-Fire Lane", unless designated parking otherwise permitted. The subdivider shall provide for continued enforcement in the covenants, conditions and restrictions or maintenance agreement. Submit a draft copy of the covenants, conditions, and restrictions and/or maintenance agreement to the Department of Regional Planning for approval prior to Final Map.
37. 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 garden, private

driveways and fire lanes, walkways, lighting system along all walkways, landscaping (including all front yard trees and street trees), irrigation systems, wall, fence and recreation area, to the satisfaction of the Director.

38. The subdivider shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the private driveways and fire lanes for access into and out of the subdivision.
39. Prior to obtaining final map approval, the subdivider shall submit a copy of the project's maintenance agreement for the continued maintenance of the private driveway to the Director for review and approval.
40. 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.
41. Prior to final map approval, the subdivider shall submit a draft copy of the reciprocal ingress and egress easement for the private driveway to the Director for review and approval.
42. Prior to issuance of building permits, the subdivider shall submit a copy of a recorded covenant to the Department of Regional Planning to provide adequate lighting systems along all walk ways within the common areas.
43. Prior to final map approval submit a plot plan to the Department of Regional Planning for approval to ensure that the development meets all parking and development requirements.
44. Prior to final map approval, the subdivider shall submit a copy of a recorded covenant to the Department of Regional Planning to provide no less than one affordable housing dwelling unit set-aside to be held and owned by a non-profit organization for a minimum of 55 years to the satisfaction of the Director.
45. Prior to final map approval, provide a copy of the Park Obligation Fees receipt to the Department of Regional Planning.
46. The subdivider shall comply with all traffic mitigation measures to the satisfaction of the Department of Public Works.
47. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (Tentative Map dated June 19, 2018), consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health.

Attachments:

- A - Mitigation Monitoring and Reporting Program
- B - Subdivision Committee Report



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

Dennis Slavin
Chief Deputy Director

November 27, 2018

TO: David W. Louie, Chair
Elvin W. Moon, Vice Chair
Doug Smith, Commissioner
Laura Shell, Commissioner
Pat Modugno, Commissioner

FROM: Steven Jones *HH (for SJ)*
Land Divisions Section

PROJECT NO. 2016-001192

VESTING TENTATIVE TRACT MAP NO. 74433 RPPL2017008860

PLAN AMENDMENT NO. RPPL2016003145

ZONE CHANGE NO. RPPL2016003143

CONDITIONAL USE PERMIT NO. RPPL2018000937

ENVIRONMENTAL ASSESSMENT NO. RPPL2018008862

RPC Meeting: December 12, 2018 - Agenda Item: 6

ENTITLEMENTS REQUESTED

- Vesting Tentative Tract Map No. 74433 RPPL2017008860: a subdivision to create one multi-family residence lot developed with 19 attached residential condominium units in four buildings on 1.07 gross acres pursuant to County Code Section 21.40.010.
- Plan Amendment No. RPPL2016003145: to amend the Countywide General Plan land use category of H9 (Residential: 0-9 du/net ac) to H18 (Residential: 0-18 du/net ac) pursuant to County Code Section 22.16.070.
- Zone Change No. RPPL2016003143: to change the existing Zone A-1-7,500 (Light Agricultural 7,500 Square Feet Minimum Required Area) to Zone R-3-18U-DP (Limited Density Multiple Residence, 18 Dwelling Units per Acre, Development Program) pursuant to 22.16.090.
- Conditional Use Permit No. RPPL2018000937: authorization for the Development Program zone associated with zone change request as set forth in Section 22.40.040 of the Zoning Code.

PROJECT NO. 2016-001192-(5)
VESTING TENTATIVE TRACT MAP NO. 74433
RPPL2017008860
PLAN AMENDMENT NO. RPPL2016003145
ZONE CHANGE NO. RPPL2016003143
CONDITIONAL USE PERMIT NO. RPPL2018000937
ENVIRONMENTAL ASSESSMENT NO.
RPPL2018008862

STAFF ANALYSIS
PAGE 2 OF 8

PROJECT DESCRIPTION

The project is a new residential condominium development of 19 attached dwelling units set within a surrounding community of both single- and multi-family residence lots developed with single- and multi-family residences.

SITE PLAN DESCRIPTION

General description: The site plan (Exhibit "A") dated June 19, 2018 depicts a residential condominium development of 19 attached dwelling units within four buildings throughout the rectangular shaped site on one multi-family residence lot. The dwelling units are typically situated on either side of the private drive and fire lane used for vehicle (enclosed garage) access. Pedestrian access is depicted as separated from the proposed vehicular access along landscaped pathways.

Access: The project is accessed by Cienega Avenue (a Secondary Highway) to the south. Primary access into the development occurs at the southerly border of the site. The main entry is the only vehicular entry into the development. The proposed private drive is depicted as gated and the area landscaped. Gated pedestrian access ways are depicted at the western and eastern boundaries of the site.

Parking: A total of 45 spaces used for automobile parking is provided onsite: 38 covered, enclosed garage spaces and seven uncovered spaces to accommodate guests. Each dwelling unit is depicted as providing the required two standard spaces for resident/homeowner automobile parking, accessed from the proposed common driveway and fire lane shared by the 19 units. One disabled-access space used for automobile parking is located at the rear of the property.

Recreation/Amenities: Sited at the north property line and adjacent to the proposed guest parking area is the amenity of the development – a 1,800 square foot common recreation area. The area depicts landscaping and proposed tables and seats.

Open Space: The project proposes to have a total of 8,389 square feet of open space, or approximately 14.4 percent of the project site. The open space is proposed in three formats:

Open Space Format	Acres	Description
Common Recreation Area	0.04	Community park, community garden, tot lot, paseos, landscaped slopes

PROJECT NO. 2016-001192-(5)
VESTING TENTATIVE TRACT MAP NO. 74433
RPPL2017008860
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RPPL2018008862

STAFF ANALYSIS
PAGE 3 OF 8

Paseo Landscaping	0.04	Average 3.47 foot-wide landscape strips adjacent to the pedestrian ways containing grass and tree plantings
Front Yard Landscaping	0.11	Grass, drought-tolerant trees and shrubs; various plants and flowers
Total	0.19	18% of net project area

Walls and Fences: Proposed six foot high gates and fences are depicted at the vehicular and pedestrian access ways. Units are proposed to have five foot high stucco patio walls. A six foot high trash enclosure is proposed at the northeast corner of the property.

Grading: A total of 485 cubic yards each of cut and fill of earth material is proposed with 3,100 cubic yards of over-excavation and recompaction, for a combined total of 970 cubic yards of earthwork to be balanced on site (no import or export of earth material).

MAP DESCRIPTION

The tentative map depicts the three existing parcels currently vacant or being used for single-family residences into one proposed multi-family residence lot. The project site is proposed to be razed for the development.

EXISTING ZONING

The subject property is zoned A-1-7,500.

Surrounding properties are zoned as follows:

North: Zone R-3-18U-DP.

South: Zone A-1-7,500.

East: Zone R-3-18U-DP.

West: Zone A-1-7,500.

EXISTING LAND USES

The subject property is developed with single-family residences and a vacant lot used for overflow parking for a church building on an adjoining site.

Surrounding properties are developed as follows:

North: Multi-family residences.

South: Single-family residences.

East: Multi-family residences.

West: Church building.

**PROJECT NO. 2016-001192-(5)
VESTING TENTATIVE TRACT MAP NO. 74433
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PLAN AMENDMENT NO. RPPL2016003145
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**STAFF ANALYSIS
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PREVIOUS CASES/ZONING HISTORY

On May 2, 1927, Ordinance 1494 established the unrestricted zone classification on the subject property. Zone Change Ordinance 5553 established the Zone A-1-7,500 classification on June 27, 1950.

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:

- Biological Resources: A pre-construction survey to identify colony roosting habitat to minimize impacts to onsite bats and nesting birds.
- Cultural Resources and Tribal 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.
- 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 Consistency

The General Plan provides general intended uses and intensities for each land use designation. Residential density is calculated using the net area of the project site. The Zoning Code minimum required area further regulates residential density. The project site is located within the H9 (Residential: 0-9 du/net ac) land use category of the Countywide General Plan. This designation is intended for "single family residences". The H9 category and current zoning would allow up to six dwelling units. The H18 (Residential: 0-18 du/net ac) land use category and proposed zoning (R-3-18U-DP) would allow the requested 19, or an additional 13 units.

The General Plan also contains land use goals for:

**PROJECT NO. 2016-001192-(5)
VESTING TENTATIVE TRACT MAP NO. 74433
RPPL2017008860
PLAN AMENDMENT NO. RPPL2016003145
ZONE CHANGE NO. RPPL2016003143
CONDITIONAL USE PERMIT NO. RPPL2018000937
ENVIRONMENTAL ASSESSMENT NO.
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**STAFF ANALYSIS
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“...infill development and redevelopment that strengthens and enhances communities.”¹

The proposed residential condominium development is consistent with the land use designation and is compatible with the surrounding community that contains both attached and detached residences. In addition, providing infill housing and a passive recreational feature is consistent with the policies of the General Plan.²

“...compatible land uses that complement neighborhood character and the natural environment.”³

The proposed residential condominium development is compatible with the surrounding community primarily containing attached and detached residences.

“...well-designed and healthy and places that support a diversity of built environments.”⁴

The proposed residential condominium development complies with the County's Healthy Design Ordinance, depicting common walkways into the project site with landscaped buffers connecting all building entrances and the main entrance.

Zoning Ordinance and Development Standards Compliance

The density is inappropriate for the current low-density zoning designation of Zone A-1-7,500. The project site is proposed to be located in Zone R-3-DP-18U (Limited Multiple Residence Development Program, 18 Units per Acre). The proposed density is in keeping with this zoning. The maximum number of units permitted on 1.07 net acres within the R-3-DP-18U zone is 19. The proposed 19 condominium units are depicted as complying with the residential setbacks, parking, and height requirements of the zone. The proposal depicts a required common walkway, a minimum width of five feet to provide direct access from the street into the project site. The project also proposes a common area for residents.

Neighborhood Impact/Land Use Compatibility

¹ See General Plan, p. 87, LU4.

² See General Plan: Land Use Element (“Creating Opportunities for Infill Development”, p. 73).

³ See General Plan p. 88, LU7.

⁴ See General Plan p. 90, LU10.

**PROJECT NO. 2016-001192-(5)
VESTING TENTATIVE TRACT MAP NO. 74433
RPPL2017008860
PLAN AMENDMENT NO. RPPL2016003145
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CONDITIONAL USE PERMIT NO. RPPL2018000937
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**STAFF ANALYSIS
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If approved, the proposed condominium units would increase density and cause physical changes to the site that is compatible with the maximum density permitted by the zoning and in keeping with the pattern of development to the east of the site. The project is bordered by an apartment complex/residential condominiums to the east and a church and parking lot to the west. No degradation of natural features will occur, as the subject property is located in an urbanized area and no sensitive resources are located on the site. Shopping and employment opportunities are available within a mile of the subject property.

Site Visit

Staff visited the site on November 19, 2018 to verify the required posting of the public notice at the front of the property. No Zoning Code violations were observed.

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 Plan amendment, zone change and CUP.⁵

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Comments and reports from the Subdivision Committee for the map dated 06-19-18 have been attached.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

Comments from the South Central Coastal Information Center completed 9-4-18 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 the writing of this report, no comments had been received.

FEES/DEPOSITS

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

⁵ The Burdens of Proof with applicant's responses are attached.

PROJECT NO. 2016-001192-(5)
VESTING TENTATIVE TRACT MAP NO. 74433
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STAFF ANALYSIS
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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 Number 2016-001192-(5), Vesting Tentative Tract Map No. 74433 RPPL2017008860, Plan Amendment No. RPPL2016003145, Zone Change No. RPPL2016003143, Conditional Use Permit No. RPPL2018000937, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

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

I MOVE THAT THE REGIONAL PLANNING COMMISSION INDICATE ITS INTENT TO RECOMMEND APPROVAL OF PLAN AMENDMENT NO. RPPL2016003145 AND ZONE CHANGE NO. RPPL2016003143 AND APPROVE VESTING TENTATIVE TRACT MAP NO. 74433 RPPL201800004065, CONDITIONAL USE PERMIT NO. RPPL2018000937 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Steven Jones, Principal Planner, Land Divisions Section
Reviewed by Joshua Huntington, Supervising Regional Planner, Land Divisions Section

Attachments:

- A – Project Summary/Factual
- B – Property Location Map
- C – Draft Resolution/Draft Ordinance/8.5x11 ZCO Map
- D – Draft Findings
- E – Draft Conditions of Approval
- F – Applicant's Burden of Proof statements
- G – Correspondence
- H – Environmental Document
- I – Site Photographs
- J – Aerial Image

**PROJECT NO. 2016-001192-(5)
VESTING TENTATIVE TRACT MAP NO. 74433
RPPL2017008860
PLAN AMENDMENT NO. RPPL2016003145
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**STAFF ANALYSIS
PAGE 8 OF 8**

K – Land Use Map
L – Exhibit “A”

JH: SDJ
11/27/18

ATTACHMENT

“A”

**FACTUAL /
PROJECT
SUMMARY**

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

PROJECT NUMBER

2016-001192

HEARING DATE

December 12, 2018

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No. 74433 RPPL2017008860
Plan Amendment No. RPPL2016003145
Zone Change No. RPPL2016003143
Conditional Use Permit No. RPPL2018000937
Environmental Assessment No. RPPL2018008862

PROJECT SUMMARY

OWNER / APPLICANT

John Begin, JB Contractors, Inc.

MAP/EXHIBIT DATE

June 19, 2018

PROJECT OVERVIEW

To create one multi-family residence lot developed with 19 attached condominium units within four detached buildings on 1.07 gross acres, amend the General Plan and to authorize a zone change and development program pursuant to the Los Angeles County Code.

LOCATION

21017 and 21027 E Cienega Avenue, Covina, CA

ACCESS

Cienega Avenue

ASSESSORS PARCEL NUMBER(S)

8401019040, 8401019041 and 8401019054

SITE AREA

1.07 Acres

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Charter Oak

LAND USE DESIGNATION

H9 (0-9 dwelling units / net acre)

ZONE

A-1-7,500 (Light Agricultural - 7,500 square foot minimum required area)

PROPOSED UNITS

19

MAX DENSITY/UNITS

6

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Proposed Mitigated Negative Declaration

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Sections of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)

CASE PLANNER:

Steven Jones

PHONE NUMBER:

(213) 974 – 6433

E-MAIL ADDRESS:

sdjones@planning.lacounty.gov

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ATTACHMENT

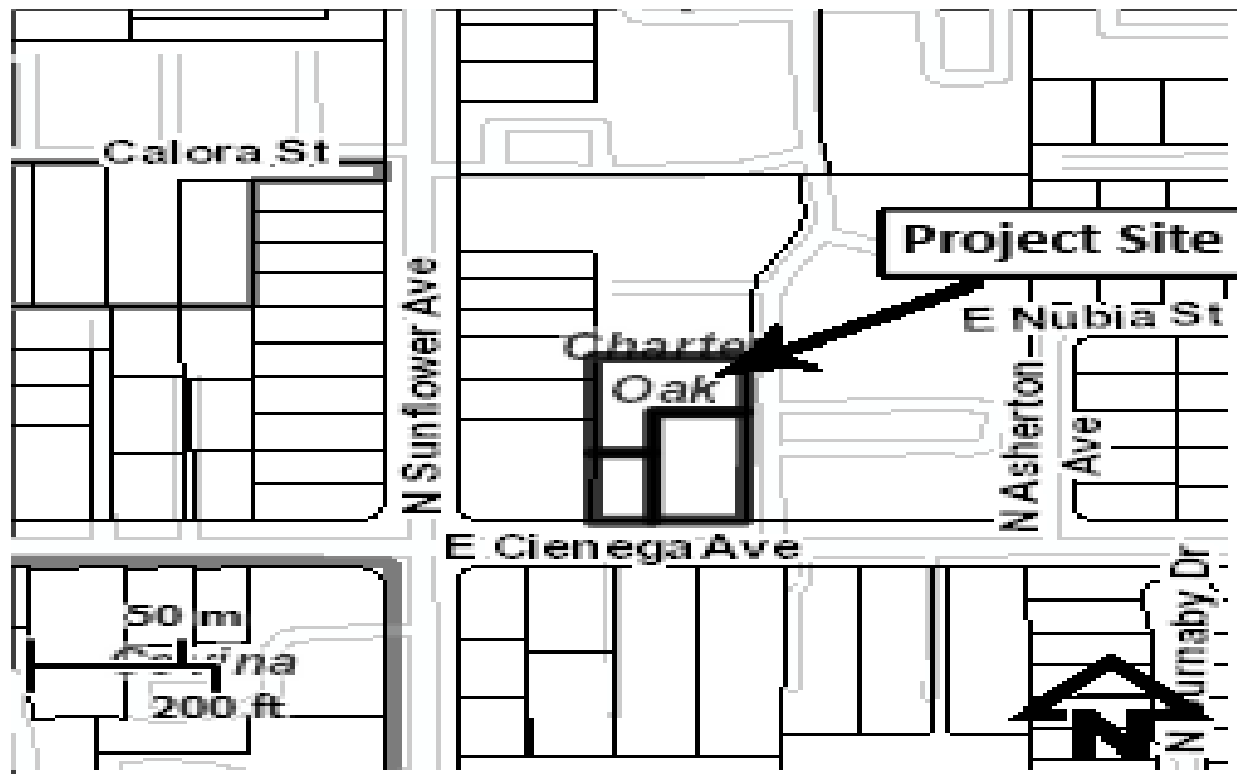
“B”

PROJECT

LOCATION MAP

/ VICINITY MAP

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RESOLUTION/

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ORDINANCE

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**THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. 2016-001192-(5)
ZONE CHANGE NO. RPPL2016003143**

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case No. RPPL2016003143 on December 12, 2018:

WHEREAS, the Regional Planning Commission finds as follows:

1. The project site is located at 21017 and 21027 E. Cienega Avenue, Covina, CA in the unincorporated community of Charter Oak, Charter Oak Zoned District.
2. The project is a request for a new residential condominium development of 19 attached dwelling units within four detached buildings. The project requires the following entitlements:
 - a. A Plan amendment to amend the Countywide General Plan land use category of H9 (Residential: 0-9 du/net ac) to H18 (Residential: 0-18 du/net ac);
 - b. A vesting tentative map to create one multi-family residence lot developed with 19 attached residential condominium units in four buildings on 1.07 gross acres;
 - c. A conditional use permit to authorize a Development Program zone associated with zone change request.
3. The project is consistent with the General Plan as it is harmonious with the adjacent development and the General Plan's intent, 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, wall/fence heights and parking.
5. The project proposes an attached, residential townhouse-style condominium development within a predominantly residential 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 Zoning Permits 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-1-7,500 (Light Agricultural – 7,500 Square Foot Minimum Required Area) to R-3-18U-DP (Limited Density Multiple Residence, 18 Dwelling Units per Acre – Development Program).
2. That the Board of Supervisors adopt the Mitigated Negative Declaration, dated December 12, 2018, 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 December 12, 2018.

Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

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

JD:SDJ
11/26/18

ZONING CASE NUMBER RPPL2016003143

ORDINANCE NUMBER _____

An ordinance amending Section 22.16.230 of Title 22 of the County Code, changing regulations for the execution of the Countywide General Plan, relating to the Charter Oak Zoned District Number 87.

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

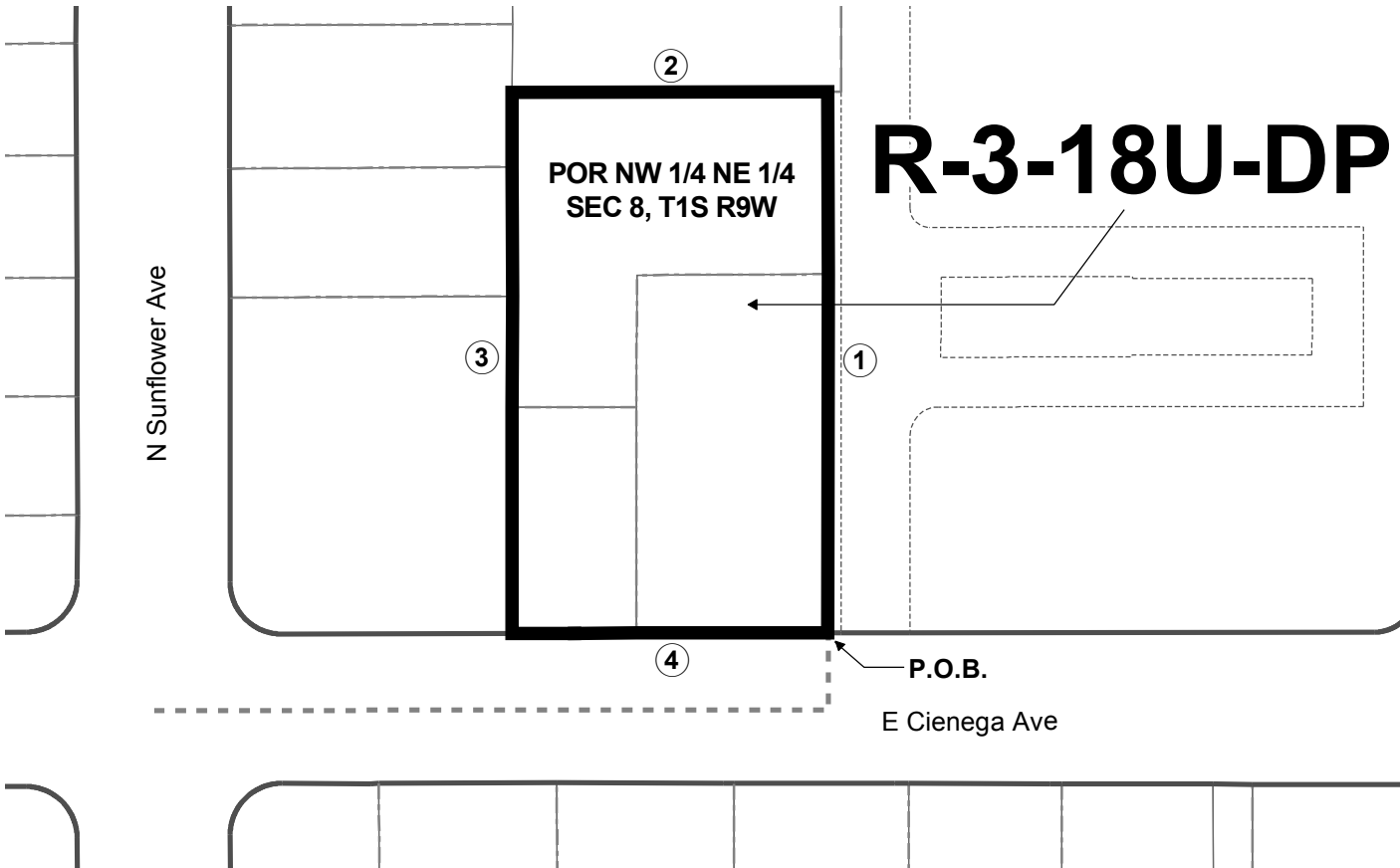
SECTION 1. Section 22.16.230 of the County Code is amended by amending the map of the Charter Oak Zoned District Number 87 as shown on the map attached hereto.

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

CHANGE OF PRECISE PLAN
CHARTER OAK ZONED DISTRICT

ADOPTED BY ORDINANCE: _____
ON: _____
ZONING CASE: **ZC 2016003143**

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

THAT PORTION OF THE W HALF OF THE NW QUARTER OF THE NE QUARTER OF SECTION 8, TOWNSHIP 1S, RANGE 9W, SAN BERNARDINO MERIDIAN, IN THE RANCHO ADDITION TO SAN JOSE, AS PER MAP OF THE SUBDIVISION OF THE RANCHO ADDITION TO SAN JOSE AND A PORTION OF RANCHO SAN JOSE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 22, PAGES 21 ET SEQ OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF SUNFLOWER AVENUE AND CIENEGA AVENUE
ALONG THE CENTERLINE OF CIENEGA AVENUE N89°56'25"E 352.54'
N0°00'03"W 40.00' TO THE N'LY LINE OF CIENEGA AVENUE ALSO BEING
THE POINT OF BEGINNING

- ① CONTINUING N0°00'03"W 283.00' TO THE NE CORNER
- ② S89°56'25"W 164.94'
- ③ S0°00'03"E 283.00' TO THE N'LY LINE OF CIENEGA AVENUE
- ④ ALONG THE N'LY LINE OF CIENEGA AVENUE N89°56'25"E 164.94' TO THE POINT OF BEGINNING.

LEGEND:

- PARCEL
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- TRAVERSE
- ZONE CHANGE AREA
- P.O.B. POINT OF BEGINNING



0 50 100
FEET

COUNTY ZONING MAP
150H333

DIGITAL DESCRIPTION: \ZCO\ZD_CHARTER_OAK\
THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DAVID LOUIE, CHAIR
AMY J. BODEK, AICP, PLANNING DIRECTOR

ATTACHMENT

“D”

DRAFT

FINDINGS

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**DRAFT FINDINGS OF THE HEARING OFFICER/REGIONAL PLANNING
COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. 2016-001192-(5)
VESTING TENTATIVE TRACT MAP NO. 74433 (RPPL2017008860)**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Vesting Tentative Tract Map No. 74433 RPPL2017008860 on December 12, 2018.
2. Unless otherwise apparent from the context, subdivider or successor in interest ("subdivider") shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
3. The subdivider requests a vesting tentative tract map dated July 19, 2018 to create one multi-family residence lot developed with 19 attached residential condominium units in four buildings on 1.07 acres ("Project").
4. The Project site is located at 21017 and 21027 E. Cienega Avenue on a property with Assessor Parcel Numbers 8401019040, 8401019041 8401019054 and in the unincorporated community of Charter Oak
5. The Project site is approximately 1.07 gross acres.
6. The Project site is currently with single-family residences and a vacant lot used for overflow parking for a church building on an adjoining site.
7. The Project will take access from Cienega Avenue (a Secondary Highway) to the south.
8. General Plan/Plan Amendment Case No. 2016003145 is a related request to amend the Los Angeles Countywide General Plan ("General Plan") by amending the project site's land use designation from H9 (Residential: 0-9 du/net ac) to H18 (Residential: 0-18 du/net ac).
9. Zone Change Case No. RPPL2016003143 is a related request to amend the Project site's zoning from Zone A-1-7,500 (Light Agricultural 7,500 Square Feet Minimum Required Area) to Zone R-3-18U-DP (Limited Density Multiple Residence, 18 Dwelling Units per Acre, Development Program).
10. The Conditional Use Permit ("CUP") is a related request to establish the Development Program Zone ("-DP"). The -DP overlay zone will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area.

11. The approval of the vesting tentative tract map, and conditional use permit will not become effective unless and until the Board of Supervisors has approved the Plan amendment and zone change, and both have become effective.
12. Surrounding land uses within a 500-foot radius include:
 - North: Multi-family residences.
 - South: Single-family residences.
 - East: Multi-family residences.
 - West: Church building.
13. Surrounding Zoning within a 500-foot radius includes:
 - North: Zone R-3-18U-DP.
 - South: Zone A-1-7,500.
 - East: Zone R-3-18U-DP.
 - West: Zone A-1-7,500.
14. The Project site has been zoned A-1-7,500 since June 27, 1950 (Ordinance No. 5553).
15. The vesting tentative tract map dated July 19, 2018 depicts the three existing parcels currently vacant or being used for single-family residences into one proposed multi-family residence lot.
16. The Exhibit Map/Exhibit "A" dated July 19, 2018 depicts a residential condominium development of 19 attached dwelling units within four buildings throughout the rectangular shaped site on one multi-family residence lot.
17. The subdivider has met with area residents, and held neighborhood meetings prior to the Commission public hearing on the Project (see attached correspondence).
18. The conditions of the Los Angeles County Subdivision Committee (Departments of Public Works, Fire, Parks and Recreation, and Public Health) based on maps dated July 19, 2018 are attached.
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 hearing by mail, newspaper, property posting, and departmental website posting. A total of 472 notices were mailed out to properties located within the 1,000 foot radius of the project site and to those on the courtesy mailing list for the Charter Oak Zoned District and to any additional interested parties.
21. As of the writing of the draft findings, no public comments have been received.
22. A duly noticed public hearing was held on December 12, 2018 before the Commission. [Summary of proceedings]
23. This map has been submitted as a vesting tentative tract map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the Los Angeles County Code (Subdivision Ordinance).
24. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
25. The Commission finds that the proposed use will be consistent with the adopted General Plan for the area.
26. The Commission finds that the proposed use is consistent with the General Plan's Needs and Policies that support urban residential infill development with a high quality of design since the existing infrastructure capacity could accommodate the needs of future residents.
27. The Commission finds that the proposed use is consistent with the General Plan's Needs and Policies to encourage development of well-designed houses and garden apartments, particularly on by-passed parcels within existing urban communities.
28. The Commission finds that a zone change to R-3-18U-DP will ensure that the zoning and land use designations for the Project are consistent with each other.
29. The Commission finds that the requested zone change of the Project Site is required in order to establish and implement a development program for the Project.

30. The Commission finds that the Project is consistent with the development standards of the proposed Zone R-3 and the requirements of the –DP zone.
31. The Commission finds that the development program provides the necessary safeguards to ensure completion of the proposed development by the subdivider and that the development program ensures that the Project will not be replaced by a lesser type of development contrary to public convenience, welfare, or development needs of the area.
32. The Commission finds that compatibility with the surrounding land uses will be ensured through the zone change and the CUP.
33. The Commission finds that the proposed use is consistent with the existing neighborhood pattern because the area is a predominantly residential neighborhood.
34. The Commission finds that the Project is consistent with the surrounding area in the unincorporated community of Charter Oak and in keeping with the character of the area.
35. The Commission finds that the Project is in compliance with the proposed zoning designation and other applicable standards of the Zoning Code, such as those for building height, setbacks, wall/fence heights and parking.
36. The Commission finds that the Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
37. The proposed condominiums units will be connected to public sewer and water.
38. 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.
39. The design of the subdivision and the proposed improvements will not cause substantial environmental damage with mitigation or substantial and unavoidable injury to fish or wildlife or their habitat. The subject property is not located within an adopted Significant Ecological Area (“SEA”) and will not affect any stream courses or high value riparian habitat.
40. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein.

41. Pursuant to Article 3.5, Chapter 4 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
42. 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.
43. The Commission finds that the requested use on the Project 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 Project Site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare.
44. 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 the West Covina Library located at 1601 W Covina Parkway, West Covina, CA. On Thursday, November 8, 2018 a total of 472 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as to those on the courtesy mailing list for the Charter Oak Zoned District and to any additional interested parties.
45. The Commission finds that the subdivider 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.
46. 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 Commission 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 subdivider's compliance with the attached conditions of approval and MMRP.
47. The MMRP is attached to and incorporated into the conditions of approval for the project.

48. 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.
49. 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:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- 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.
- 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.
- 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.

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 Vesting Tentative Tract Map No. 74433 RPPL20178860, subject to the attached conditions.

**PROJECT NO. 2016-001192-(5)
VESTING TENTATIVE TRACT MAP NO. 74433
(RPPL201700860)**

**DRAFT FINDINGS
PAGE 8 OF 8**

ACTION DATE: December 12, 2018

VOTE: [Concurring:Dissenting:Abstaining:Absent, e.g. 5:0:0:0 or 4:0:1:0]

Concurring:

Dissenting:

Abstaining:

Absent:

JH:SDJ

11/26/18

ATTACHMENT

“E”

DRAFT

**CONDITIONS
OF APPROVAL**

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**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. 2016-01192-(5)
VESTING TENTATIVE TRACT MAP NO. 74433 (RPPL201700860)**

PROJECT DESCRIPTION

The project is a vesting tentative tract map dated July 19, 2018 to create one multi-family residence lot developed with 19 attached residential condominium units in four buildings on 1.07 acres ("Project") subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, subdivider or successor in interest ("subdivider") 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 subdivider, and the owner of the subject property if other than the subdivider, 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 this grant have been recorded as required by Condition No. 7[recordation] and until all required monies have been paid pursuant to Condition Nos. 11[NOD/F&G fee], and 14[Mitigation Monitoring Fee]. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4[indemnification], 5[litigation deposit], 8[expiration if not vested], and 11[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 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.
4. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this 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 subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the subdivider 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 subdivider 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 subdivider or subdivider's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of \$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 subdivider, 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 subdivider 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 subdivider, or the owner of the subject property if other than the subdivider, 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 subdivider, or the owner of the subject property if other than the subdivider, 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. 74433 RPPL2017008860. Time extensions may be requested in writing and with the payment of the applicable fee prior to such expiration date. In the event that Vesting Tentative Tract Map No. 74433 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. If 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 subdivider 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 subdivider shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The subdivider 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 subdivider shall provide proof of payment upon request from Regional Planning.

11. Within five (5) working days from the day after your appeal period ends [**December 31, 2018**], the subdivider shall remit processing fees at the County Registrar-Recorder/County Clerk Office, 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 Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the subdivider 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 **\$2,291.25** (\$2,216.25 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee), or **\$3,153.25** (\$3,078.25 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 subdivider shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), 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 subdivider shall record a covenant/agreement, which attaches the Mitigation Monitoring and Reporting Program ("MMRP") and agree 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 subdivider 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 subdivider shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.
14. The subdivider 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 MMRP. The subdivider 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 the County Fire 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"/Exhibit Map or a revised Exhibit "A"/Amended Exhibit Map approved by the Director of Regional Planning ("Director").
19. The subdivider shall maintain the subject property in a neat and orderly fashion. The subdivider shall maintain free of litter all areas of the premises over which the subdivider 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 subdivider shall remove or cover said markings, drawings, or signage within 24 hours 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". If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **five (5) copies of** a modified Exhibit "A" shall be submitted to Regional Planning by **February 11, 2019**.
22. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the subdivider shall submit **three (3) copies of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

TENTATIVE TRACT MAP SPECIFIC CONDITIONS

23. The subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code.
24. The project site shall be developed and maintained in substantial compliance with the approved Exhibit "A" June 19, 2018, or Revised Exhibit "A"/Amended Exhibit Map approved by the Director.

25. Permission is granted to adjust lot lines to the satisfaction of the Department of Regional Planning.
26. The subdivider shall provide at least 50 feet of street frontage for each lot.
27. 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.
28. 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 19 attached residential units in four detached buildings 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.
29. Prior to issuance of the first certificate of occupancy for the first unit, the subdivider or successor in interest shall provide proof of recordation of the condominium plan.
30. Prior to recordation of the final map, subdivider shall provide a final draft of the condominium plan to the Director of Planning for review and approval.
31. Concurrent with recordation of the final map, subdivider shall record the condominium plan and provide proof of said recordation to the Director.
32. The private driveways shall be labeled as Private Driveway and Fire Lane on the final map.
33. Prior to final map approval, the subdivider shall construct or bond with the Los Angeles County Department of Public Works ("Public Works") for the private driveway and fire lane, complying with paving design and widths, as depicted on the approved Exhibit "A" dated June 19, 2018 or an Amended Exhibit Map approved by the Director.
34. A Homeowner's Association ("HOA") shall be formed for the project. Prior to issuance of any building permits, the subdivider shall establish the HOA.
35. 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.
36. Prior to issuance of certificates of occupancy, the subdivider shall post on private driveways: "No Parking-Fire Lane", unless designated parking otherwise permitted. The subdivider shall provide for continued enforcement in the covenants, conditions and restrictions or maintenance agreement. Submit a draft copy of the covenants,

conditions, and restrictions and/or maintenance agreement to the Department of Regional Planning for approval prior to Final Map.

37. 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 garden, private driveways and fire lanes, walkways, lighting system along all walkways, landscaping (including all front yard trees and street trees), irrigation systems, wall, fence and recreation area, to the satisfaction of the Director.
38. The subdivider shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the private driveways and fire lanes for access into and out of the subdivision.
39. Prior to obtaining final map approval, the subdivider shall submit a copy of the project's maintenance agreement for the continued maintenance of the private driveway to the Director for review and approval.
40. 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.
41. Prior to final map approval, the subdivider shall submit a draft copy of the reciprocal ingress and egress easement for the private driveway to the Director for review and approval.
42. Prior to issuance of building permits, the subdivider shall submit a copy of a recorded covenant to the Department of Regional Planning to provide adequate lighting systems along all walk ways within the common areas.
43. Prior to final map approval submit a plot plan to the Department of Regional Planning for approval to ensure that the development meets all parking and development requirements.
44. Prior to final map approval, provide a copy of the Park Obligation Fees receipt to the Department of Regional Planning.
45. The subdivider shall comply with all traffic mitigation measures to the satisfaction of the Department of Public Works.
46. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (Tentative Map dated June 19, 2018), consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health.

Attachments:

- A - Mitigation Monitoring and Reporting Program
- B - Subdivision Committee Report

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. 2016-01192-(5)
CONDITIONAL USE PERMIT NO. RPPL201800937**

PROJECT DESCRIPTION

The project is to authorize a General Plan amendment and establish a Development Program Zone for vesting tentative tract map dated July 19, 2018 to create one multi-family residence lot developed with 19 attached residential condominium units in four buildings on 1.07 acres ("Project") subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, permittee or successor in interest ("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 this grant have been recorded as required by Condition No. 7[recordation] and until all required monies have been paid pursuant to Condition Nos. 11[NOD/F&G fee], and 14[Mitigation Monitoring Fee]. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4[indemnification], 5[litigation deposit], 8[expiration if not vested], and 11[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 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.
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. 74433 RPPL2017008860. Time extensions may be requested in writing and with the payment of the applicable fee prior to such expiration date. In the event that Vesting Tentative Tract Map No. 74433 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. If 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 five (5) working days from the day after your appeal period ends **[December 31, 2018]**, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, 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 Wildlife 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 **\$2,291.25** (\$2,216.25 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee), or **\$3,153.25** (\$3,078.25 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 and Reporting Program ("MMRP"), 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/agreement, which attaches the Mitigation Monitoring and Reporting Program ("MMRP") and agree 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 MMRP. 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 the County Fire 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"/Exhibit Map or a revised Exhibit "A"/Amended Exhibit Map 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 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". If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **five (5) copies of a modified Exhibit "A"** shall be submitted to Regional Planning by **February 11, 2019**.
22. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS

23. The permittee shall conform to the requirements of Title 22 of the Los Angeles County Code.
24. The project site shall be developed and maintained in substantial compliance with the approved Exhibit "A" June 19, 2018, or Revised Exhibit "A"/Amended Exhibit Map approved by the Director.

25. No building or structure of any kind except a temporary structure used only in the developing of the property according to the program shall be built, erected, or moved onto any part of the property.
26. No existing building or structure which under the program is to be demolished shall be used.
27. 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.
28. All improvements shall be completed prior to the occupancy of any structures.
29. 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.
30. The permittee shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director.
31. Prior to issuance of the first certificate of occupancy for the first unit, the permittee or successor in interest shall provide proof of recordation of the condominium plan.
32. Concurrent with recordation of the final map, permittee shall record the condominium plan and provide proof of said recordation to the Director.
33. A Homeowner's Association ("HOA") shall be formed for the project. Prior to issuance of any building permits, the permittee shall establish the HOA.
34. 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.
35. The permittee shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, the community garden, private driveways and fire lanes, walkways, lighting system along all walkways, landscaping (including all front yard trees and street trees), irrigation systems, wall, fence and recreation area, to the satisfaction of the Director.
36. The permittee shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the private driveways and fire lanes for access into and out of the subdivision.

37. Prior to issuance of building permits, the permittee shall submit a copy of a recorded covenant to the Department of Regional Planning to provide adequate lighting system along all walk ways within the common areas.
38. Prior to issuance of building permits, the permittee shall submit a plot plan to the Department of Regional Planning for approval to ensure that the development meets all parking and development requirements.
39. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (Tentative Map dated June 19, 2018), consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health.

Attachments:

- A - Mitigation Monitoring and Reporting Program
- B - Subdivision Committee Report

ATTACHMENT

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Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



GENERAL PLAN AMENDMENT BURDEN OF PROOF

The applicant for a General Plan Amendment Application shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. The proposed amendment supports the Guiding Principles of the General Plan:

1. The proposed amendment employs Smart Growth.

each new condo will be built with the latest, most sound resistant techniques & floor plan layouts to ensure peaceful living for residents & neighbors. cc&r's implemented will ensure quality of living is also enforceable. this development is very safe due to the requirements of the 2016 building code, public health & welfare will improve because newer materials & products are much safer than what is currently installed. this project complies with current low impact development (lid) requirements.

2. The proposed amendment ensures that community services and infrastructure are sufficient to accommodate growth.

The site abuts a major street thoroughfare that is already widened to it's maximum requirements and will serve this development as it's primary source of ingress & egress along with allowing compacting to the surrounding shopping & vital necessities. several of the nearby streets are also developed to their required condition. no other highways or streets will be required to serve this development if approved.

3. The proposed amendment provides the foundation for a strong and diverse economy.

This project will help promote a strong and diverse economy. The new condos will increase current property value, create pride of ownership & are more desireable to view.

4. The proposed amendment promotes excellence in environmental resource management.

The design of this project will preserve the negative impact of the storm water, preventing offsite drainage. the project will be grey water ready. open space is provided to promote owners to congregate together. this project exceeds the current title 24 energy efficiency standards and an initial study was performed that determined this project has no negative impacts. an intial study was performed under ceqa standards to prevent the negative impacts of the natural resources. this project complies with low impact development (lid) requirements.

5. The proposed amendment provides healthy, livable and equitable communities.
the surrounding area of the project is currently zoned either a-1 or r-3 18u-dp. by allowing
this project, it will help square up zoning lines and create livable homes similar to the properties
adjacent to the property that the housing market deperately needs.
B. The proposed amendment is consistent with the goals and policies of the General Plan.
This project's surrounding area is currently zoned either A-1 or R-3 18U-DP. By allowing this
project, it will help square up zoning lines and create a product that is consitent with the
zoning on the north and east property lines.
C. The proposed amendment will benefit the public interest and is necessary to realize an unmet local or regional need.
The proposed amendment will benefit the public interest and is necessary to meet the local
housing needs.
<u>D. FOR CONSERVATION (OS-C) DESIGNATED LANDS ONLY</u>
The proposed amendment to convert the OS-C designated property to another land use
designation(s) does not contribute to the overall loss of open space that protects water quality,
provides natural habitats, and contributes to improved air quality.
<u>E. FOR LANDS WITHIN THE EMPLOYMENT PROTECTION DISTRICT (EPD) OVERLAY ONLY</u>
The proposed amendment to convert lands within the EPD Overlay to a non-industrial land use
designation(s):
1. Is located on a parcel that adjoins a parcel with a comparable use, at a comparable scale and
intensity.

2. Will not negatively impact the productivity of neighboring industrial activities.
3. Is necessary to promote the economic value and the long-term viability of the site.
4. Will not subject future residents to potential noxious impacts, such as noise, odors or dust or pose significant health and safety risks.
F. <u>FOR LANDS WITHIN THE AGRICULTURAL RESOURCE AREAS (ARAs) ONLY</u>
The proposed amendment to convert lands within the ARAs:
1. Is located on a parcel that adjoins another parcel with a comparable use, at a comparable scale and intensity.
2. Will not negatively impact the productivity of neighboring agricultural activities.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



ZONE CHANGE APPLICATION BURDEN OF PROOF

In addition to the information required on the application by Chapter 22.16, Part 2, the applicant for a Zone Change Application shall substantiate to the satisfaction of the Commission the following facts:

(Do not provide one word or Yes/No responses. If necessary, attach additional pages.)

A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and

The current use of the properties in 3 separate APN's. APN #8401-019-040 & 41 are single family homes built in the early 1950's and used as single family homes. APN#8401-019-054 is vacant land. Together with a zone change, all 3 parcels combined create 1 lot large enough to accommodate 19, 2-story, 1530 sq ft attached townhomes with 2-car attached garages. The surrounding area is currently zones A-1 or R-3 18U-DP.

B. That a need for the proposed zone classification exists within such area or district; and

Yes. The surrounding area is currently zoned either A-1 or R-3 18U-DP. By allowing this zone change, the project will help square up zoning lines and create a product that is consistent with the zoning on the North and East property lines.

C. That the particular property under consideration is a proper location for said zone classification within such area or district; and

Yes. If approved, this project will meet every requirement in this zone of 18U-DP. In fact this same basic project, built in 2014, located at 19533 E Cypress St in Covina, has already been approved by the LA County Department of Regional Planning (TR073392).

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.

Yes. The surrounding area is currently zoned either A-1 or R-3 18U-DP. By allowing this zone change, the project will help square up zoning lines and create livable homes similar to the properties adjacent to the property that the housing market desperately needs.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



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.

1. No, each new condo will be built with the latest, most sound resistant techniques & floor plan

layouts to ensure peaceful living for residents & neighbors. cc&r's implemented will ensure quality of

living is also enforcable. 2. the new condos will increase current property value, create pride of

ownership & are more desireable to view.

3. this development is very safe due to the requirements of the 2016 building code. public health &

welfare will improve because newer materials & products are much safer than what is currently installed

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.

This development is a copy of and almost identical to TTM 073392, located at 19533 E. Cypress St,

covina, which was approved by la county planning commission on 7/13/16. this site is 4,131 sq ft

larger and has 1 less unit and meets, or exceeds the r-3-18 units per acre zone change density

and all other requirements without any variances or special considerations.

the 3 lots combined total approx 1.07 acres or 46,679 sq ft.

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.

1. the site abuts a major street thoroughfare that is already widened to it's maximum requirements and

will serve this development as it's primary source of ingress & egress along with allowing compacting

to the surrounding shopping & vital necessities. several of nearby streets are also developed to their

required condition.

2. no other highways or streets will be required to serve this development if approved.

there will be a 30' wide private driveway into the property with a fire lane.

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ATTACHMENT

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CORRESPONDENCE

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Steven Jones

From: Kristy Baur <Kristy@jbcontractors.com>
Sent: Thursday, November 08, 2018 11:09 AM
To: Steven Jones
Cc: John Begin
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina
Attachments: Church Condo Sale email.pdf; Notice of Hearing Posting 2.JPG; Notice of Hearing Posting.JPG; cert of posting signed.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Steven,

Attached is the photo of the posting that I will mail out today with the affidavit.

I have also attached an email between John and Pastor Rudy from the Covina Assembly of God Church. John is offering a 30%+ sale price discount, plus \$0 down, 0% interest for 30 years on one condo unit to the Church. John is willing to finance the unit for the Church as goodwill and do his part for the church community. This is John's second development working with a church. He strongly believes in giving back. John has made this agreement with the Church from day one, prior to any requests for affordable housing.

Let me know if you need any additional information.

Thank you,
Kristy

From: Steven Jones [mailto:sdjones@planning.lacounty.gov]
Sent: Wednesday, November 07, 2018 10:16 AM
To: Kristy Baur
Cc: Linda Carlucci
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

Yes. Let me know approximately what time and or someone from our staff, will be around room 1360 with a (blank) public hearing sign. I've copied our clerk so she's aware. Thanks.

Also, I'm noticing the RPC is having an hour-long discussion on affordable housing. I've let John know that it comes up in every subdivision lately, and, with the Plan amendment and zone change project is going from maximum 6 dwelling units to 19 dwelling units - an increase of 13 dwelling units. The additional 13 units would be seen as a bonus/incentive. While the County needs housing, it is the County's desire that a certain amount be affordable. Please send as much information as possible (agreement, contract or memo, etc...) on your transaction with the church and the unit you're offering and for what purpose it's being offered.

Thanks.

From: Kristy Baur [<mailto:Kristy@jbcontractors.com>]
Sent: Wednesday, November 07, 2018 9:56 AM
To: Steven Jones <sdjones@planning.lacounty.gov>
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

Would the sign be available to pick up at your office this afternoon? John would prefer to use your sign.

From: Steven Jones [<mailto:sdjones@planning.lacounty.gov>]
Sent: Wednesday, November 07, 2018 9:46 AM
To: Kristy Baur
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

Check with them as they may not have signs.

Alternatively, you could have the sample that I filled out reproduced and enlarged to the appropriate size.

From: Kristy Baur [<mailto:Kristy@jbcontractors.com>]
Sent: Wednesday, November 07, 2018 9:45 AM
To: Steven Jones <sdjones@planning.lacounty.gov>
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

Great, thank you.

John might be headed down there this afternoon. If not, can we pick it up at the La Puente Office?

From: Steven Jones [<mailto:sdjones@planning.lacounty.gov>]
Sent: Wednesday, November 07, 2018 9:44 AM
To: Kristy Baur
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

Filled out correctly.
Are you coming downtown today?

From: Kristy Baur [<mailto:Kristy@jbcontractors.com>]
Sent: Wednesday, November 07, 2018 9:42 AM
To: Steven Jones <sdjones@planning.lacounty.gov>
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

Thank you Steven! Do I need to notify the office I am picking up the sign from prior?

Can you please confirm that I have completed the Cert of Posting, "type of request" correctly (attached)?

Thank you for your help,
Kristy

From: Steven Jones [<mailto:sdjones@planning.lacounty.gov>]
Sent: Tuesday, November 06, 2018 3:20 PM

To: Kristy Baur
Cc: John Begin
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

No problem. Sending notice requirements today. I suggest having the site posted Friday, 9 November 2018, as this will give you more than the 30 -day minimum.
Newspaper ads are being published today and postcards will be sent out Thursday.

From: Kristy Baur [<mailto:Kristy@jbcontractors.com>]
Sent: Tuesday, November 06, 2018 2:27 PM
To: Steven Jones <sdjones@planning.lacounty.gov>
Cc: John Begin <John@jbcontractors.com>
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

Thank you Steven.

I have attached the signed Mitigation Monitoring & Reporting Program form. We will be applying for the No Effect Determination. I have attached a copy of the retainer agreement with the archeologists per the requirement of the CDFW. I believe you also need this prior to the issuance of the Grading Permit.

Please let me know if you have any questions or need additional information.

Thank you,
Kristy

From: Steven Jones [<mailto:sdjones@planning.lacounty.gov>]
Sent: Thursday, November 01, 2018 8:48 AM
To: Kristy Baur
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

Have the document signed, scanned and sent back.

The fees/deposits will be conditions of approval and will be due after appeal periods - after the Board hearings. This project will have two sets of hearings: one at the Regional Planning Commission and the other at the Board of Supervisors.

Nothing further (other than the signature) required at this point. I'll let you know when other items are required. Thanks.

From: Kristy Baur [<mailto:Kristy@jbcontractors.com>]
Sent: Wednesday, October 31, 2018 9:48 AM
To: Steven Jones <sdjones@planning.lacounty.gov>
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

Great, thank you.

Can you please confirm that I just need John Begin to sign the "Mitigation Monitoring & Reporting Program" and pay the \$6000.00 to Department of Regional Planning. We also need to pay California Dept of Fish and Wildlife \$2355.75 prior to Dec 12th public hearing? Is this all that is required from us?

Thank you,
Kristy

From: Steven Jones [<mailto:sdjones@planning.lacounty.gov>]
Sent: Wednesday, October 31, 2018 9:41 AM
To: Kristy Baur
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

That works. Thanks.

From: Kristy Baur [<mailto:Kristy@jbcontractors.com>]
Sent: Wednesday, October 31, 2018 9:13 AM
To: Steven Jones <sdjones@planning.lacounty.gov>
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

Hi Steven,
Please see attached Will Serve dated 4/26/18. Will that work?

From: Steven Jones [<mailto:sdjones@planning.lacounty.gov>]
Sent: Tuesday, October 30, 2018 3:54 PM
To: Kristy Baur
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

Take a look at the documents released in [EPIC-LA](#) (RPPL2017008862).

We need a new water will-serve letter prior to the public hearing which could be tentatively scheduled for Wednesday, Dec 12, 2018, 9am. How soon can I get that?

From: Kristy Baur [<mailto:Kristy@jbcontractors.com>]
Sent: Monday, October 29, 2018 3:59 PM
To: Steven Jones <sdjones@planning.lacounty.gov>
Subject: FW: TR74433 - 21017/21027 Cienega Ave, Covina

Hi Steven,
Just following up...do you have an update for us yet?

Thank you,
Kristy

From: Kristy Baur
Sent: Thursday, August 23, 2018 9:53 AM
To: 'Steven Jones'
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

Hi Steven,
Just following up on the environmental report...do you need any information from our office?

Thank you,
Kristy

From: Steven Jones [<mailto:sdjones@planning.lacounty.gov>]
Sent: Friday, July 27, 2018 9:33 PM
To: Kristy Baur
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

Thanks, I'll be starting up my version again next week.

From: Kristy Baur [<mailto:Kristy@jbcontractors.com>]
Sent: Thursday, July 26, 2018 12:11 PM
To: Steven Jones <sdjones@planning.lacounty.gov>
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

Hi Steven,
John returned from your meeting this morning and wanted me to forward you the Soils Report and Sewer Area Study for the project. Is there an initial study template that I need to complete as well?

Thank you,
Kristy

From: Steven Jones [<mailto:sdjones@planning.lacounty.gov>]
Sent: Thursday, July 26, 2018 7:49 AM
To: Kristy Baur
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

I apologize for the delay, thanks for checking back. No items needed today; just a discussion.

From: Kristy Baur [<mailto:Kristy@jbcontractors.com>]
Sent: Wednesday, July 25, 2018 4:15 PM
To: Steven Jones <sdjones@planning.lacounty.gov>
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

Hi Steven,
What items do we need to bring for the meeting in the morning?

From: Steven Jones [<mailto:sdjones@planning.lacounty.gov>]
Sent: Wednesday, July 25, 2018 3:32 PM
To: Kristy Baur
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

You're right - Fire did clear the map. All departments cleared the map.







Try the [website](#) (I had some misinformation in there so the SCM report is being updated today).

OR, when you're in [EPIC-LA](#), look at the attachments for RPPL2017008860, sort by file name (or some other way to make it easier for you). This way, you'll be able to see who cleared, who didn't and what, if any, are the holds/corrections.

I'll follow up with my return phone call.

Attachments

✓ Upload Successful! After these attachments have been approved, they will be available in the attachments section.

 <p>Elevation Plan, Floor Plan</p> <p>00020015 A2-0 TYPICAL BUILDING FLOOR</p> <p>Version: 1</p> <p>Status: Corrections Added</p>	 <p>Elevation Plan, Floor Plan</p> <p>00030005 A2-1 TYPICAL UNIT FLOOR</p> <p>Version: 1</p> <p>Status: Corrections Added</p>	 <p>Elevation Plan, Floor Plan</p> <p>00040100 A2-2 TYPICAL END FLOOR PLANS_v1.PDF</p> <p>Version: 1</p> <p>Status: Corrections Added</p>
 <p>Elevation Plan, Floor Plan</p> <p>00060005 A3-1 TYPICAL BUILDING</p>	 <p>Attachment</p> <p>16-013 HYDRO.pdf</p>	 <p>Attachment</p> <p>cover_letter_response.pdf</p>

To: Steven Jones <sdjones@planning.lacounty.gov>

Subject: TR74433 - 21017/21027 Cienega Ave, Covina

Hi Steven,

We have a Subdivision Committee meeting scheduled for tomorrow at 8am. Is the attached Subdivision Committee Report accurate for our meeting? It is the only one I could find on the EPIC LA website. It shows Fire having a "hold" when we received clearance on July 17, 2018 and Public Health also cleared the project. Please advise.

Thank you,
Kristy

Kristy Baur

JB Contractors, Inc

133 East Bonita Ave Suite 201

San Dimas Ca 91773

Phone (909) 592-3900

Fax (909) 394-6733

Email kristy@jbcontractors.com

John Begin

From: Rudy Gonzales [rudya.gonzales@gmail.com]
nt: Thursday, May 19, 2016 5:23 PM
To: john@jbcontractors.com
Subject: Fwd: Condo Price & Financing

----- Forwarded message -----

From: "John Begin" <john@jbcontractors.com>
Date: Jan 23, 2016 10:23 AM
Subject: Condo Price & Financing
To: <rudya.gonzales@gmail.com>
Cc:

Good Morning Pastor Rudy,

The Email is to let you and your Board Members of your church know that I John Begin will sell you or your church 1 Condominium in the future new development located on the vacant lot and two houses abutting Cienega St. just East of your church under the following terms.

Purchase Price: \$375,000.00

Down Payment: \$0.00

Financing: John Begin will carry a 1st trust deed in the amount of \$375,000.00 with 0% interest for 30 years with monthly payments of \$1,041.66 (360 x \$1041.66 =

\$375,000.00). This loan is non assumable, in the event this property is sold the balance will be due in full just like any traditional loan.

Terms: As soon as the development is completed you may take occupancy and start making payments but this Condo will have to be the last unit to close escrow and

record because it would negatively affect the sales comparisons and appraisals for future buyers if we did this transaction right away.

his language above will be drawn up in an official Purchase Agreement prior to the re-financing of the current note you have with the Covina Assembly of God. I hope this clears up and satisfies all your concerns if not please feel free to contact me at any time.

South Central Coastal Information Center
California State University, Fullerton - Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
(657) 278-5395 / FAX (657) 278-5542
sccic@fullerton.edu
California Historical Resources Information System
Serving Los Angeles, Orange, San Bernardino and Ventura Counties

Project Review / Quick Check**

Date: 2018 August 28

Lead Agency (Name & billing address): County of Los Angeles, Department of Regional Planning, 320 W Temple Street, 13th Floor, Los Angeles, CA 90012

Case Planner: Steven Jones

Phone 213-974-6433

Email address to send results and invoice sdjones@planning.lacounty.gov

USGS 7.5' Quad: San Dimas

Permit/Project #: RPPL2017008862/TR74433

Project Address: 21017-21027 E Cienega Avenue, Covina, CA 91724

Always attach a map (either a 7.5' USGS Topographic Quadrangle or similar map) that clearly indicates project area location. APN and aerial maps may be added in addition to – but not in place of - a required map. Please describe the current project area conditions in addition to providing a brief project description. If any buildings or structures (45 years and older) are within the project area, please note the age of the resource and how it will be affected. How has the project area been utilized in the past? If more space is needed, add an additional sheet. Please do not delete any of the information or instructions from this form.

The project is a request to create one multi-family residence lot developed with 19 attached, single-family residence condominium units within four detached buildings on approximately one acre, a Plan amendment, zone change request and a conditional use permit to authorize development associated with a zone change request.

The current project area include a vacant, undeveloped lot being used as (overflow) parking for a church and single-family residence dwelling units built circa 1950, proposed to be demolished.

Project Review / Quick Check Summary

SCCIC #19325.5290

// The project area has been surveyed by a qualified cultural resource consultant and cultural resources were found / were not found.

// The project area was last surveyed in _____.

X The project area has not been surveyed by a qualified cultural resource consultant.

X The archaeological sensitivity of the project site is known / unknown.

// Based upon the known archaeological sensitivity of the surrounding area, prehistoric or historic cultural resources may be present within the project site.

// Current surface conditions appear / do not appear to allow for an adequate survey of potential surface or sub-surface cultural artifacts.

// The project area appears to contain built-environment resources that are 45 years old or older.

// Other findings:

RECOMMENDATIONS for Permit/Project #

RPL 201700 8862/TR 74433

- // A Phase I * archaeological survey should be done by a professional archaeologist prior to approval of project plans.
- // An architectural historian should evaluate the built-environment of the project site for local, state, or national significance prior to the approval of project plans.
- // The effects of this project on recorded resources needs to be further evaluated by a qualified cultural resource consultant prior to the approval of project plans.
- // A professional archaeologist should be retained to monitor* any ground disturbing activities.
- * No archaeological work is needed prior to approval of the project plans. However, customary caution and a halt-work condition should be in place for all ground disturbing activities. In the event that cultural resources are encountered, all work within the vicinity of the find should stop until a professional archaeologist can be retained to assess such finds and make recommendations. Project personnel should not attempt to excavate any finds.
- // Other recommendation (see below)

ADDITIONAL RECOMMENDATIONS OR COMMENTS:

Although the project occurs in an area that has been disturbed by urban development, there is still the potential for the discovery of prehistoric or historic cultural resources during project activities

* Phase I survey, and archaeological monitoring should include a complete records search, field evaluation, and a final report with results and recommendations.

** Quick Checks do not review built-environment resources adjacent to the project site or in the area-of-potential-effect (APE). Only a complete records search would satisfy this requirement and is billed at a different rate. Call the office for a current rate schedule.

Date completed: 9/4/18

Signature: Stacy St. James

Stacy St. James, Coordinator

Invoice # 19325.5290

PROJECT REVIEWS / QUICK CHECKS

By Memorandum of Agreement (MOU) only

These reviews were developed as a way for city and county planners to assess the potential for cultural resources in their preliminary planning or permit process while providing land-owners and/or developers with the earliest possible notice of the potential presence of cultural remains that may have special considerations as required by local, state, and federal laws. **These reviews were never intended to replace a complete Records Search where the cultural resource sensitivity of the project site and the area of potential effect is reviewed.**

Projects directed by cities or counties that require Federal permits or Federal funding by other government agencies (such as HUD, FHA, OHP, Army Corps of Engineers, etc.) are not included in the Quick Check review process and require a full records search. The fee for the Quick Check is \$75.00. The review is limited to the project boundaries only and does not provide information or recommendations for any property beyond the boundaries of the area being reviewed. Projects with non-contiguous boundaries or multiple locations may result in separate summaries and recommendations and may be processed and billed as separate searches. Failure to pay for services rendered under this agreement may result in denial of service for this and all other services provided by this office.

ATTACHMENT

“H”

ENVIRONMENTAL

DOCUMENT

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Environmental Checklist Form (Draft Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: “Cienega Ave Subdivision” / Project No. 2016-001192 / Vesting Tentative Tract Map No. 74433 / Plan Amendment No. RPPL2016003145 / Zone Change No. RPPL2016003143 / Environmental Review No. RPPL2017008862.

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Steven Jones (213)974-6433

Project sponsor’s name and address: John Begin, JB Contractors, 133 E Bonita Avenue #201, San Dimas, CA 91773

Project location: 21017, 21027 E Cienega Avenue, Covina, CA 91724
APNs: 8401019040, 8401019041, and 8401019054 USGS Quad: San Dimas

Gross Acreage: 1.07

General plan designation: H9 (Residential: 0-9 du/net ac)

Community/Area wide Plan designation: N/A

Zoning: A-1-7,500 (Light Agricultural, 7,500 Square Feet Minimum Required Lot Area)

Description of project: The project is a request to amend the County of Los Angeles General Plan residential land use category of H9 to category H18 (Residential: 0-18 du/net ac), to change from Zone A-1-7,500 to Zone R-3-18U-DP (Limited Density Multiple Residence, 18 Dwelling Units Per Acre, Development Program Zone) and to authorize a development program associated with a zone change request for a proposal to create one multi-family residence lot developed with 19 new attached single-family residence townhouse-style condominium units in four detached buildings.

The project site is located on three lots on the north side of Cienega Avenue approximately 150 feet east of Sunflower Avenue in the unincorporated Covina area. Much of the site is currently developed with detached single-family residence dwelling units with accessory structures and an unpaved overflow parking lot for a church on an adjoining lot. The existing structures are proposed to be demolished.

The project proposes 970 cubic yards of grading consisting of 485 cubic yards of cut, 485 cubic yards of fill to be balanced on site.

Surrounding land uses and setting: Townhouse-style condominiums are located north and east of the site, single-family residences and a church and parking lot are located to the west and single-family residences are located to the south.

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, has consultation begun? Yes. A formal notification of the proposed project was sent to the following Tribes:

Kizh Nation (Attn: Andrew Salas, Chair) June 25, 2018, no response received.

Gabrieleno Tongva (Attn: Anthony Morales) June, 25, 2018, no response received.

The Local Government Tribal Consultation List Request was sent to the Native American Heritage Commission on June 25, 2018. No response has been received.

No consultation has begun.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

<i>Public Agency</i>	<i>Approval Required</i>
<u>Department of Public Works</u>	<u>Demolition, Grading and Building Permits</u>

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
<u>ZCO 1494</u>	<u>Zone Change Ordinance 1494 established zoning to classify regularly and restrict the locations of trades and the location of buildings designed for special uses, and the use of premises for the general welfare of the County of Los Angeles, adopted by the Board of Supervisors and made effective May 2, 1927.</u>
<u>ZCO 5553</u>	<u>Zone Change Ordinance 5553 designated area as Charter Oak (District no. 87) and changed zone to A-1-7,500, effective June 27, 1950.</u>
<u>ZC85038</u>	<u>Zone Change Ordinance 86-0135Z for zone change from A-1-7,500 to R-3-18U-DP, adopted August 12, 1986.</u>
<u>RCUP201400070</u>	<u>Conditional use permit (“CUP”) request to authorize modification to an existing wireless telecommunication facility (“WTF”) to add/replace three panels, radio heads, junction boxes and cables approved March 4, 2015.</u>
<u>RCUP02-123/RENV 02-123</u>	<u>CUP request to authorize construction, operation and maintenance of an unmanned WTF camouflaged as a palm tree with appurtenant equipment, including a permanent power generator and five equipment cabinets, approved April 15, 2003.</u>
<u>TR43776</u>	<u>Tentative tract map request to create three multi-family residence lots developed with 254 single-family residence condominium dwelling units on 13.14 acres, approved December 18, 1986.</u>
<u>CUP-201200015</u>	<u>CUP request to authorize removal of a “monopalm”-camouflaged unmanned WTF for replacement with a “monopine”, withdrawn March 13, 2013.</u>
<u>CUP-CP-01-041</u>	<u>CUP request for authorization to construct, operate and maintain an unmanned WTF, approved August 13, 2001.</u>
<u>CUP-200600151</u>	<u>CUP request for authorization to construct, operate and maintain an unmanned, 75 foot tall, “monopalm” WTF camouflaged as a palm tree, approved March 6, 2007.</u>

RPA-SP2016

Mobilehome park permit request to authorize an extension for Special Permit Nos. 2016 and 2013 for continued operation and maintenance of a mobilehome park - the Royal Palms Mobile Home Park - approved on July 25, 2002.

CUP-CP-89022

CUP request to authorize construction, operation and maintenance of an adult residential care facility approved on May 1, 1989.

CUP-201000151

CUP request to authorize the continued operation and maintenance of an adult residential facility – Sunflower Homes, Inc. – approved June 21, 2011.

CUP-CP-94104

CUP request to authorize grading and development associated with a tentative tract map, denied due to inactivity on September 21, 2010.

TM-TR51692

To create eight single-family residence lots on 1.8 acres, denied due to inactivity on September 21, 2010.

CUP-CP-97132

CUP request to authorize a senior citizen's residence approved on February 24, 1998.

Reviewing Agencies:

Responsible Agencies

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

Special Reviewing Agencies

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

Regional Significance

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

Trustee Agencies

- ☐ None
☒ State Dept. of Fish and Wildlife
☐ State Dept. of Parks and Recreation
☐ State Lands Commission
☐ University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- ☒ DPW
☒ Fire Department
- Planning Division
- Land Development Unit
- Health Hazmat
☒ Sanitation District
☒ Public Health/Environmental Health Division: Toxics Epidemiology Program (Noise)
☐ Sheriff Department
☐ Parks and Recreation
☐ Subdivision Committee
☐

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

- | | | |
|--|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture/Forest | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Services |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | |

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)

2018 October 31

Date

Signature (Approved by)

Date

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

No scenic highway is adjoining or adjacent to the project site. There are no significant ridgelines adjacent to the subject property. The proposed project's location is within an established urbanized residential community and the proposed residential, townhouse-style development will not adversely affect a scenic vista (source GIS-NET Scenic Highway and Significant Ridgeline Layers).

b) Be visible from or obstruct views from a regional riding, hiking, or multi-use trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

The closest County regional trail to the project site is the Antonovich Trail located approximately 5 miles south of the property. The site is not visible from the trail and will not obstruct or impact views from any regional riding, hiking or multi-use trail. (Source: GIS-NET Trails Layer).

c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

Within an approximate 3.8-mile radius of the project site, two properties are listed on the National Register of Historic Places. The following are also State landmarks: San Dimas Hotel and Glendora Bougainvillea. The properties are listed on the County's Historical Resource Sites Policy Map (Figure 9.9) of the General Plan. (<http://ohp.parks.ca.gov/listedresources/>).

Due to the use of the use as single-family residences, the proposed project would be on already-disturbed area. The site is also not visible from the scenic resources. The proposed project would result in less than significant aesthetic impacts (Source: tentative map, aerial photos).

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The construction of 19 attached, single-family residence condominium units within four buildings should not degrade the existing visual character since the residential use is compatible with the surrounding residential uses in the neighborhood. The project entails a proposed subdivision for condominium purposes on land used as single-family residences. The properties are currently developed with detached single-family residence dwelling units with accessory structures and an unpaved overflow parking lot for a church on an adjoining lot.

The proposed project entails construction of 19 attached single-family residence condominium dwelling units within four buildings. There is no proposal for the height of the residential structures to exceed the maximum height of the 35 feet allowed pursuant to the Zoning Code. No degradation of the existing area of quality of the site is expected to occur.

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.

The proposed residential development will be subject to the applicable County zoning standards and requirements including the limiting of heights of proposed structures. The project site is located within an urbanized area where there are numerous sources of light. The proposed project will introduce new sources of light (e.g., vehicles, street lights, residential lights, etc....) but should not adversely affect day or nighttime views of the area. The construction of the condominium dwelling units should not create substantial shadows, light or glare, since the residential buildings are proposed to be compatible uses with the other surrounding residential buildings in the neighborhood.

The project site is not located within the Rural Outdoor Lighting District.

2. AGRICULTURE / FOREST

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

The project site has been zoned A-1-7500 since March 29, 1950, and is not comprised of any farmland. The construction of the proposed residential buildings in an already established urbanized area will not result in the conversion of Prime Farmland, Unique Farmland or Farmland (Source: Farmland Mapping and Monitoring Program, California Department of Conservation, (<http://www.conservation.ca.gov/dlrp/fmmp/Pages/LosAngeles.aspx>, accessed on August 27, 2018).

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

The project site is currently zoned A-1-7,500. The project site was zoned A-1-7,500 in 1950. The project site is currently developed with detached single-family residence dwelling units with accessory structures and an unpaved overflow parking lot for a church on an adjoining lot. The site has no designation as an Agricultural Opportunity Area neither is the project site under a Williamson Act contract (source: GIS accessed August 27, 2018).

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

There is no forest land or timberland zoned Timberland Production within the project site. The Angeles National Forest is located approximately 15 miles from the project site (source: GIS accessed August 27, 2018).

d) Result in the loss of forest land or conversion of forest land to non-forest use?

☐☐☐☒

No Impact.

There is no forest land or timberland zoned Timberland Production within the project site. The Angeles National Forest is located approximately 15 miles from the project site (source: GIS accessed August 27, 2018).

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.

There is no forest land or timberland zoned Timberland Production within the project site. The Angeles National Forest is located approximately 15 miles from the project site (source: GIS accessed August 27, 2018).

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 either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

The project site is located within the South Coast Air Quality Management District ("SCAQMD"). The project entails the development of 19 attached single-family residence condominium units within four detached buildings. The addition of 19 dwelling units should not exceed the SCAQMD's Air Quality Significant Thresholds.

The construction, operation, and maintenance of the proposed project would not cause a violation of the SCAQMD AQMP (Air Quality Management Plan) because the proposed addition of 19 attached residential condominium units within four detached buildings would not impede the ability of the basin to achieve the NAAQS (National Ambient Air Quality Standards) attainment deadlines for those pollutants not in attainment. In addition, the proposed project would not have a long-term consequence on achieving attainment deadlines in the SCAQMD AQMP for criteria pollutants that are not in attainment because construction and operational emissions are anticipated below significance.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The proposed project entails developing existing single-family residence lots into one multi-family residence lot developed with 19 attached single-family residence condominium units within four detached buildings. Project implementation should not exceed the SCAQMD significant thresholds for construction-related emissions. The proposed project will need to comply with applicable SCAQMD rules and regulations. The project will need to meet SCAQMD's District Rule 403 related to fugitive dust, and should not violate any applicable federal or state air quality standard or projected air quality violation.

Construction, operation and maintenance of the dwelling units would be comparable to other homes in the area and likely more energy efficient as the development would adhere to the California Green Building Code.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Less Than Significant Impact.

The project would not result in a cumulatively considerable net increase of non-attainment criteria pollutants. The development of 19 attached single-family residence condominium units, individually or cumulatively, should not exceed the SCAQMD Air Quality Significant Thresholds. The proposed project will result in some long-term stationary and mobile emissions, and contribute incrementally to the South Coast Air basin's current non-attainment status. The major local sources for long-term emissions associated with the occupancy of the 19 attached residential condominium units within four detached buildings will be associated with the use of household equipment (e.g., lawnmowers, leaf blowers, etc.), outdoor grills, fireplaces, and personal vehicles. The cumulative air quality impacts are considered to be less than significant. The proposed project will need to comply with applicable SCAQMD rules and regulations

d) Expose sensitive receptors to substantial pollutant concentrations?

☐☐☒☐

Less Than Significant Impact.

The proposed condominium project is not considered a sensitive land use. The project site is surrounded by single-family residence dwelling units, apartment house dwelling units and a church.

The proposed project would not expose sensitive receptors to substantial amounts of pollutants. The proposed project is considered consistent with the existing land uses in the neighborhood and is not a contributor of substantial pollution concentration.

e) Create objectionable odors affecting a substantial number of people?

☐☐☒☐

Less Than Significant.

The proposed project of developing a multi-family residence lot with 19 attached single-family residence condominium dwelling units would not create objectionable odors that would be perceptible to a substantial number of people. The SCAQMD has identified land uses that are typically associated with odor complaints. These uses include activities involving livestock, food processing plants, chemical plants, refineries, landfills, and composting activities. No odor emissions are anticipated, given the nature of the proposed use is residential. The proposed project will not result in any significant adverse odor impacts. The proposed project would not violate AQMD Rule 402, which states "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals."

4. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact With Mitigation Incorporated.

The project site is located in an urbanized area and is currently utilized for detached single-family residence dwelling units with accessory structures and an unpaved overflow parking lot for a church on an adjoining lot. The project site is located within the San Dimas USGS quad sheet area. The California Natural Diversity Database lists 49 species of special-status interest for the region including the pallid bat (*Antrozous pallidus*). Pallid bat utilizes a wide variety of habitats, including grasslands, shrublands, woodlands, and forests from sea level through mixed conifer forests and the project site could be potentially used. Day roosts are in caves, crevices, mines, and occasionally in hollow trees and buildings. Roost must protect bats from high temperatures. Bats move deeper into cover if temperatures rise¹. Night roosts may be in more open sites, such as porches and open buildings. Existing buildings on site provide roosting habitat that could potentially be used by this species. Implementation of Mitigation Measures 1 and 2 will reduce this potential impact to less than significant.

Mitigation Measure

1. **Special-Status Roosting Bats** - To avoid the direct loss of bats that could result from disturbance to trees or structures that may provide maternity roost habitat (e.g., in cavities or under loose bark) or structures that contain a hibernating bat colony, the following steps shall be taken:
 - a) To the extent feasible, demolition or disturbance to suitable bat roosting habitat shall be scheduled between October 1 and February 28, outside of the maternity roosting season.
 - b) If trees must be encroached during the maternity season (March 1 to September 30), or structures must be removed at any time of the year, a qualified bat specialist shall conduct a pre-construction survey to identify those trees or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats.
 - c) Each tree or structure identified as potentially supporting an active maternity roost and each structure potentially supporting a hibernating colony shall be closely inspected by the bat specialist no greater than seven (7) days prior to tree disturbance to more precisely determine the presence or absence of roosting bats.

¹ Zeiner, D.C., W.F. Laudenslayer, Jr., K.E. Mayer, and M. White, eds. 1988 – 1990. California's Wildlife. Vol. I – III. California Department of Fish and Game, Sacramento, California. Species account for pallid bat, online at <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=2349&inline=1>. Accessed August 28, 2018.

- d) If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year, it is preferable to bring down trees or structures in a controlled manner using heavy machinery. In order to ensure the optimum warning for any roosting bats that may still be present, the trees or structures shall be nudged lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. Trees or structures may then be pushed to the ground slowly under the supervision of a bat specialist. Felled trees shall remain in place until they are inspected by a bat specialist. Trees that are known to be bat roosts shall not be sawn up or mulched immediately. A period of at least 48 hours shall elapse prior to such operations to allow bats to escape. Bats shall be allowed to escape prior to demolition of buildings. This may be accomplished by placing one way exclusionary devices into areas where bats are entering a building that allow bats to exit but not enter the building.
 - e) Maternity season lasts from March 1 to September 30. Trees or structures determined to be maternity roosts shall be left in place until the end of the maternity season. A structure containing a hibernating colony shall be left in place until a qualified biologist determines that the bats are no longer hibernating.
 - f) The bat specialist shall document all demolition monitoring activities and prepare a summary report to the County upon completion of tree disturbance or building demolition activities. If Townsend's big-eared bat is detected during pre-construction surveys, all construction-related activity shall be halted immediately and CDFW shall be notified. Work may only resume subsequent to CDFW approval.
2. **Bat Relocation** - If confirmed occupied or formerly occupied bat roosting habitat is destroyed, artificial bat roosts of comparable size and quality shall be constructed and maintained at a suitable undisturbed area. The design and location of the artificial bat roosts shall be determined by the bat specialist in consultation with CDFW.
- a) In exceptional circumstances, such as when roosts cannot be avoided and bats cannot be evicted by non-invasive means, it may be necessary to capture and transfer the bats to appropriate natural or artificial bat roosting habitat in the surrounding area. Bats raising young or hibernating shall not be captured and relocated. Capture and relocation shall be performed by the bat specialist in coordination with CDFW, and shall be subject to approval by LACDRP and CDFW.
 - b) A monitoring plan shall be prepared for the replacement roosts, which shall include performance standards for the use of the replacement roosts by the displaced species, as well as provisions to prevent harassment, predation, and disease of relocated bats.
 - c) Annual reports detailing the success of roost replacement and bat relocation shall be prepared and submitted to LACDRP and CDFW for five (5) years following relocation or until performance standards are met, whichever period is longer.

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?

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Less Than Significant Impact.

There are no native or natural riparian plant habitats located within the project site. No streams or jurisdictional waters of the U.S. are located within the project site's boundaries, and the proposed project is anticipated to result in no adverse impacts on riparian habitats.

The closest wetlands are located 0.75 mile from the project. The San Dimas Wash is northwest of the sit and the Charter Oak Creek is to the southwest (source: GIS-NET Wetlands layer; U.S. Fish and Wildlife Service National Wetlands Inventory website, <https://www.fws.gov/wetlands/data/Mapper.html>, accessed on August 28, 2018).

No coastal sage scrub, oak woodlands or non-jurisdictional waters have been identified on the site.

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 federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?

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Less Than Significant Impact.

The proposed project entails developing an existing developed site used as single-family residence dwelling units into a multi-family residence lot developed with 19 attached single-family residence condominium units within four detached buildings. There are no native or natural riparian plant habitats located within the project site. No streams or jurisdictional waters of the U.S. are located within the project site's boundaries, and the proposed project is anticipated to have no adverse impacts on riparian habitats.

The closest wetlands are located 0.75 mile from the project. The San Dimas Wash is northwest of the sit and the Charter Oak Creek is to the southwest (source: GIS-NET Wetlands layer; U.S. Fish and Wildlife Service National Wetlands Inventory website, <https://www.fws.gov/wetlands/data/Mapper.html>, accessed on August 28, 2018).

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?

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Less Than Significant Impact.

The project site is located outside of Significant Ecological Area (SEA) boundaries, SEA Buffer Areas, or Sensitive Environmental Resource Areas (SERAs). The 19-unit attached residential condominium unit buildings are proposed in an urbanized and developed area, and the project site connects to no natural habitat areas, recognized wildlife linkage corridors, riparian corridors, or significant ridgelines. However, the project will be subject to the Federal Migratory Bird Treaty Act and a breeding bird survey will be required.

Native wildlife nursery sites: Native wildlife nursery sites include active bird nests and bat roosts. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). Bats are considered non-game mammals and are afforded protection by state

law from take and/or harassment, (Fish and Game Code Section 4150, California Code of Regulations (CCR), Section 251.1). Several bat species are also considered California Species of Special Concern (CSC) and meet the California Environmental Quality Act (CEQA) definition of rare, threatened or endangered species (CEQA Guidelines 15065). Take of CSC could require a mandatory finding of significance by the Lead Agency, (CEQA Guidelines 15065). Birds may nest on site on the ground or within tree and shrub cover. Bats may roost within juniper trees. Implementation of Mitigation Measures 1, 2, and 3 will reduce potential impacts to nesting birds and roosting and migratory bats to less than significant.

Mitigation Measure

3. 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 weekly bird surveys beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys should continue on a weekly basis with the last survey being conducted no more than three (3) days prior to the initiation of project activities. If a protected native bird is found, the project proponent should delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any 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.

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.)?

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No Impact.

No oak or other unique native tree woodlands have been observed on or near the project site

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 10)?

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No Impact.

The project site is located outside of Significant Ecological Area (SEA) boundaries, SEA Buffer Areas, or Sensitive Environmental Resource Areas (SERAs). The 19-unit attached residential condominium unit buildings are proposed in an urbanized and developed area, and the project site connects to no natural habitat areas, recognized wildlife linkage corridors, riparian corridors, or significant ridgelines.

There are no Wildflower Reserve Areas on or around the subject property. No oak trees or oak woodlands on or near the subject property.

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

☐☐☐☒

No Impact.

The project site is located outside of boundaries subject to an adopted state, regional, or local habitat conservation plan. No oak woodlands have been observed to be located on or near the site.

The project site is located outside of the boundaries of a Significant Ecological Areas (SEAs) and outside of Coastal areas.

5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

No records of national or state-designated historical resources on the project site.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Less than Significant Impact With Mitigation Incorporated.

The South Central Coastal Information Center (SCCIC) has been notified about the proposed project and a Project Review/Quick Check has been requested.

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.

In addition, due to the potential for discovering cultural resources and artifacts of Native American tribal groups, a mitigation measure may be incorporated into the project for retaining the services of an approved tribal monitor on-site during the construction phases that involve any ground disturbing activities.

Mitigation Measure:

4. “Customary caution is advised in developing within the project area; should unanticipated cultural resource remains be encountered during land modification activities, work must cease, and the Los Angeles County Director of Regional Planning contacted immediately to determine appropriate measures to mitigate adverse impact to the discovered resources; If human remains are discovered within the boundaries of the project area, then the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed; These procedures require notification of the County Coroner. If the County Coroner determines that the discovered remains are those of Native American ancestry, then the Native American Heritage Commission (NAHC) must be notified by telephone within 24 hours; Sections 5097.94 and 5097.98 of the Public Resources Code describes the procedures to be followed after the notification of the NAHC.”

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

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Less Than Significant Impact With Mitigation Incorporated.

No paleontological resources or sites, unique geological features, or rock formations. However, 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.

Mitigation Measure:

5. In the event that paleontological resources have been observed or encountered, however, during the construction process, the proposed project would be required to halt all development activities, contact the Los Angeles County Natural History Museum and inform them of the encounter. Subsequently, the applicant should retain the services of a certified paleontological resource specialist. Only the specialist will be able to tell the contractor when development activities can recommence.

d) Disturb any human remains, including those interred outside of dedicated cemeteries?

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Less Than Significant Impact With Mitigation Incorporated.

No record of human remains have been observed or reported on the project site.

Mitigation Measure:

6. In the event that human remains are encountered on the project site, the proposed project would be required to halt all development activities and contact the Los Angeles County Coroner. If it is determined that the human remains are of Native American descent, the Native American Heritage Commission should be contacted who will in turn contact the likely descendants. Descendants would be informed of the encounter and, in consultation with the property owner, decide how to proceed. Only after this, and all necessary actions occur, would development activities recommence.

6. ENERGY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Less Than Significant Impact.</u>				

The project is subject to and shall be in compliance with the Los Angeles County Green Building Standards Code. The project is subject to all components of the Green Building Standards (e.g., Green Building, Low-Impact Development, and Drought Tolerant Landscaping). The Green Building Standards Code, Title 31, states that the purpose of the County's Green Building Standards Code, which was adopted in 2010, is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact, or positive environmental impact, and encouraging sustainable construction practices.

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

Appendix F, Section 1 of the CEQA Guidelines requires evaluation of energy efficiency only for Environmental Impact Reports.

7. GEOLOGY AND SOILS

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) 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.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project site is located outside of any mapped seismic hazard zone for landslides, liquefaction and fault rupture. No fault trace has been identified within the project site. Therefore, there is no anticipation that people or structures on the project site will be exposed to potential substantial adverse effects (Source: California Department of Conservation, Alquist-Priolo Earthquake Fault Zones Map; GIS-NET3).

ii) Strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

No fault trace has been identified within the project site. Therefore, there is no anticipation that people or structures on the project site will be exposed to potential substantial adverse effects (Source: California Department of Conservation, Alquist-Priolo Earthquake Fault Zones Map; GIS-NET3).

Per Preliminary Geotechnical Investigation Report ("Duco Report") prepared by Duco Engineering, Inc. dated November 16, 2017, "The area is geologically mapped as young fan alluvium...." The same report identifies no faults on or near the subject site. Also, per the Duco Report, "surface fault rupture is not anticipated...."

iii) Seismic-related ground failure, including liquefaction and lateral spreading?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant.

The site is located outside of liquefaction zones. The impact during any liquefaction event is expected to be less-than-significant since there is no proposed habitable structure within any liquefaction area (Source: California Department of Conservation, Alquist-Priolo Earthquake Fault Zones Map; GIS-NET3).

iv) Landslides?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project site is located outside the landslide zones. The project site is located four miles south of the nearest landslide zone.

b) Result in substantial soil erosion or the loss of topsoil?

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Less Than Significant.

The project site is located within an urbanized area. The proposed development of 19 residential condominium units requires 485 cubic yards of cut, 485 cubic yards of fill – 970 cubic yards total. Over-excavation cut and fill has not been anticipated and no projected import or export is expected. No impacts involving loss of topsoil are anticipated. Potential erosion will be minimized through the application of Best Management Practices (BMPs).

New development and redevelopment projects must incorporate storm water mitigation measures pursuant to the Regional Water Quality Control Board regulations. As such, a Municipal Separate Storm Sewer System (MS4) Permit, effective since December 2012, is required to reduce the quantity and improve the quality of rainfall runoff that leaves the site. The proposed project should not cause substantial soil erosion or the loss of topsoil.

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?

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Less Than Significant Impact.

There is no liquefaction area within the project site. The impact during any liquefaction event is expected to be less-than-significant since there is no proposed habitable structure within the liquefaction area (Source: California Department of Conservation, Alquist-Priolo Earthquake Fault Zones Map; GIS-NET3).

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?

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Less Than Significant Impact.

The project site is not located on soil considered expansive. The 19-unit residential condominiums will be required to comply with the Los Angeles County Building Code, which includes construction and engineering standards, as well as any recommendations developed in tandem with a soils or geology report. Per the Duco Report, “the proposed grading construction will not adversely affect the geologic stability of the property outside of the building site.”

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?

☐☐☐☒

No Impact.

The proposed project does not entail the installation of onsite wastewater treatment systems, since public sewers are available for the disposal of wastewater.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.217)?

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No Impact.

The project site is located outside of any hillside management areas and the site contains no areas with slopes exceeding 25 percent.

8. GREENHOUSE GAS EMISSIONS

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project entails a development of 19 residential condominium units. The proposed project is a permitted use within the zone, however, the number of units exceeds than the maximum density allowed within the designated H9 land use category of the countywide 2035 General Plan.

Construction activities are short-term and cease to emit greenhouse gases upon completion. Considering its scale and requirements of the County's Green Building Ordinance, it is not expected that the project will generate greenhouse gas (GHG) emissions that would have a significant impact on the environment. In addition, the proposed project will be subject to the County's Title 31 that identifies sustainable policies for new building designs, Healthy Design Ordinance, and the County's LID requirements, which are existing initiatives of the Community Climate Action Plan (CCAP).

The CCAP is the County's plan to reduce GHG emissions and is a component of the Air Quality Element in the General Plan. The CCAP includes an inventory of emissions generated by community activities in the unincorporated areas, identifies a target reduction needed to achieve the County's goal, and identifies specific actions that can be taken to support reduced emissions. The CCAP lists five strategy areas with existing initiatives and 26 new actions. The County has implemented the existing initiatives and the 26 new actions are voluntary. The required GHG emission reductions for year 2020 have been met through the implementation of the existing initiatives. The additional new actions will further reduce GHG emissions.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project entails a development of 19 attached residential condominium units within four detached buildings. Considering its scale and requirements of the County's Green Building Ordinance, County's Title 31, and County's Healthy Design Ordinance, it is not expected that the project will generate GHGs that would have a significant impact on the environment. Therefore, the project will not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.

The Los Angeles Regional Climate Action Plan (CAP) is a method for measuring and forecasting GHG emissions for the unincorporated areas of the County. It is comprised of three phases (1) GHG Inventory, (2) Measure Development and Quantification, (3) Climate Action Plan Development. Phase 1 was completed in August 2012, and Phase 2 was completed in October 2012. Phase 3 builds on Phase 2 to identify additional GHG reduction measures and/or revise the measures identified in Phase 2 as well as implementation. The Los Angeles County Community Climate Action Plan 2020 (CCAP) was adopted by the Los Angeles County

Board of Supervisors on October 6, 2015 as part of the Los Angeles County 2035 General Plan. Since the County has met the required GHG reduction goals for 2020 through implementation of the General Plan and the Existing Initiatives of the CCAP, and the proposed project is consistent with the land use and zoning, the proposed project will be in conformance with any pertinent sections of the CCAP.

9. HAZARDS AND HAZARDOUS MATERIALS

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The 19-unit attached residential condominium within four detached buildings project is proposed in an already developed area being used as single-family residences and an unpaved overflow parking lot for a church on an adjoining lot. The existing structures total approximately less than 5,000 square feet in floor area. The existing structures are proposed to be demolished to accommodate the proposed project.

The proposed demolition shall be subject to the requirements and guidelines of the demolition permit. In the event any lead paint or asbestos-containing materials are in the building, they would be removed by a trained and licensed asbestos abatement contractor. The proposed residential project should not include the routine transportation, storage, production, use, or disposal of hazardous materials. During the construction phase of the project, the project may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils, which would not create a significant hazard to the public or the environment.

The proposed project entails no export or import of earth material.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The 19-unit attached residential condominium within four detached buildings project is proposed in an already developed area being used as single-family residences and an unpaved overflow parking lot for a church on an adjoining lot. The buildings on the project site total approximately 3,000 square feet of 1950's-era floor area proposed to be demolished to accommodate the proposed project. The proposed demolition shall be subject to the requirements and guidelines of the demolition permit. In the event any lead paint or asbestos-containing materials are in the building, they would be removed by a trained and licensed asbestos abatement contractor. No routine transportation, storage, production, use, or disposal of hazardous materials is anticipated with project implementation. During the construction phase of the project, the project may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils, which would not create a significant hazard to the public or the environment.

The proposed project anticipates no export or import of earth materials.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?

☐☐☒☐

Less Than Significant Impact.

The project site is surrounded by single-family residences and a church. Charter Oak Day School daycare is found to be located within one mile of the subject property. The proposed development of 19 attached single-family residence condominium dwelling units in four detached buildings anticipates no hazardous emissions or the handling of hazardous or acutely hazardous materials, substances or waste. The project may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils, which jeopardize no residences located in the vicinity of the project site.

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 California Department of Toxic Substances Control EnviroStor database of clean-up sites and hazardous waste permitted facilities (<http://www.envirostor.dtsc.ca.gov/public/>) lists no properties in the vicinity. No hazardous material sites were found to be located within one mile of the project site.

According to the U.S. Environmental Protection Agency ("EPA") National Priority List, one location has been identified as a superfund site approximately eight miles from the project site. San Gabriel Valley (Area 2) has been identified as an active federal Superfund site. San Gabriel Valley (Area 2) is a ground water plume of trichloroethylene (TCE), perchloroethylene (PCE), and carbon tetrachloride. EPA continues its investigation to identify sources of the contamination.

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.

No airport land use was identified within the vicinity of the project site. No public airport or public use airport were found to be located within the vicinity of the project site.

The closest public airport is Brackett Field Airport, approximately five miles southeast of the site.

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 project site is located outside the vicinity of private airstrips. The project is anticipated to result in no safety hazard for people residing or working in the project area.

The closest private heliports are City of Pomona, Foothill Presbyterian Hospital and a business within the boundaries of the city of San Dimas at 2.9 miles, 3.5 miles and 5.8 miles away, respectively.

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

☐☐☒☐

Less Than Significant Impact.

The project is proposed along Cienega Avenue, which is not designated as a Highway Disaster Route in the General Plan. Access to the proposed development is off of Cienega Avenue. Residents will be using Cienega Avenue to enter into the residential development. The proposed project would impede no emergency responders from using routes as planned. The project will neither impair implementation of, nor physically interfere with, an adopted emergency response plan or emergency evacuation plan.

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a Very High Fire Hazard Severity Zones (Zone 4)?

☐☐☐☒

No Impact.

The project site is located outside of high fire severity zones.

ii) within a high fire hazard area with inadequate access?

☐☐☐☒

No Impact.

The project site is located outside of high fire severity zones. The project site is located in an urbanized area of unincorporated Covina. Cienega Avenue is a fully-built out street, capable of carrying the type of traffic expected to be generated with project implementation.

iii) within an area with inadequate water and pressure to meet fire flow standards?

☐☐☒☐

Less Than Significant Impact.

Public fire hydrants exist and at least one new public fire hydrant will be required. The minimum fire flow from the public fire hydrant for the proposed development can be up to 1,500 gallons per minute at 20 psi for a duration of two hours over and above maximum daily domestic demand.

A fire flow test performed by Golden State Water Company on June 26, 2018, identified the existing fire hydrants and water system as meeting the current Fire Department requirements.

iv) within proximity to land uses that have the potential for dangerous fire hazard?

☐ ☐ ☒ ☐

Less Than Significant Impact.

The project site is located outside of Very High Fire Hazard Severity Zones. The project site is located within an urbanized area and within an existing residential neighborhood, surrounded by other residential uses, where there are no land uses with a potential for dangerous fire hazard. The proposed project would be required to comply with all of the requirements of the Los Angeles County Fire Code.

The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.

i) Does the proposed use constitute a potentially dangerous fire hazard?

☐ ☐ ☒ ☐

Less Than Significant Impact.

The project site is located outside the boundary of any Very High Fire Hazard Severity Zone. The proposed project for the development of 19-unit residential condominium units does entails no use of any hazardous materials or substances.

The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.

10. HYDROLOGY AND WATER QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

The proposed project received will-serve letters from the Golden State Water Company dated August 23, 2017 and the County of Los Angeles Sanitation District dated April 11, 2018. The project is proposed to be connected to public water and to the municipal wastewater treatment system, and would not violate any water quality standards or discharge requirements related to the point sources. The proposed project of 19-unit residential condominium units would not violate any water quality standards or waste discharge requirements.

In unincorporated Los Angeles County, the proposed project would be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County's MS4 Permit (Municipal Separate Storm Sewer System), in order to control and minimize potentially polluted runoff. Because all projects are required to comply with these requirements in order to obtain construction permits and certificates of occupancy, the proposed project would not impact any nonpoint source requirements.

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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project site is located within the Los Angeles Regional Water Quality Control Board –Region 4 and will be served by the Golden State Water Company for the use of public water and the County of Los Angeles for public sewer. The project proposed to impact no local ground water supplies. No water well has been identified within the project site. Since the proposed project will be connected to public water, the project site should neither influence the local groundwater basin nor serve as a groundwater recharge site (California Water Quality Control Board, <http://geotracker.waterboards.ca.gov/gama/gamamap/public/accessed> August 30, 2018).

Based on the project exhibit/condominium map, based on the net lot area of 1.07 acres, 41.5% (19,380 square feet) of the lot consist of building-covered areas, 10.5% (4,900 square feet) will consist of drought-tolerant-landscaped areas, 3.9% (1,800 square feet) will consist of hardscape and 44.1% (20,598.02 square feet) will consist of private driveway and fire lane, parking, pedestrian access and trash enclosure area.

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.

Much of the site is currently developed with detached single-family residence dwelling units with accessory structures and an unpaved overflow parking lot for a church on an adjoining lot. The existing structures are proposed to be demolished.

The project proposes 970 cubic yards of grading consisting of 485 cubic yards of cut, 485 cubic yards of fill to be balanced on site.

Any physical change to the project site implemented as part of development activities will result in changes to the drainage patterns. There is no anticipation that project implementation would substantially alter the existing drainage pattern of the site in a manner which would result in flooding, erosion, or siltation on-site or off-site. The project will be required to comply with the requirements of the conceptually-approved Hydrology Report, to the satisfaction of the Department of Public Works.

The proposed project would need to comply with the regulations and requirements of the Los Angeles Regional Water Quality Control Board, the National Pollutant Discharge Elimination System, the County's Low Impact Development Ordinance, and the Los Angeles County MS4. Grading and construction activities could potentially result in impacts to stormwater runoff. Construction activities would require a stormwater pollution prevention plan before issuance of grading permit and compliance with those provisions would prevent substantial erosion to occur.

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.

Much of the site is currently developed with detached single-family residence dwelling units with accessory structures and an unpaved overflow parking lot for a church on an adjoining lot. The existing structures are proposed to be demolished.

The project proposes 970 cubic yards of grading consisting of 485 cubic yards of cut, 485 cubic yards of fill to be balanced on site.

Any physical change to the project site implemented as part of development activities will result in changes to the drainage patterns. There is no anticipation that project implementation would substantially alter the existing drainage pattern of the site in a manner which would result in flooding, erosion, or siltation on-site or off-site. The project will be required to comply with the requirements of the conceptually-approved Hydrology Report, to the satisfaction of the Department of Public Works.

The proposed project would need to comply with the regulations and requirements of the Los Angeles Regional Water Quality Control Board, the National Pollutant Discharge Elimination System, the County's Low Impact Development Ordinance, and the Los Angeles County MS4. Grading and construction activities could potentially result in impacts to stormwater runoff. Construction activities would require a stormwater pollution prevention plan before issuance of grading permit and compliance with those provisions would prevent substantial erosion to occur.

e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?

☐ ☐ ☒ ☐

Less Than Significant Impact.

The proposed project entails the development of 19 residential condominium units. No recreational water features are proposed, however, a rain garden is a part of the project. Drought tolerant landscaping is proposed to be planted in and around the proposed rain garden area which should aid with percolation and dispersal.

f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

☐ ☐ ☒ ☐

Less Than Significant Impact.

There are no drainage courses within the project site. No activity associated with project implementation is expected to substantially alter existing drainage patterns on the subject property. There is no expectation that runoff would exceed existing capacity for stormwater drainage. The proposed project would need to comply with all regulations and standards of the National Pollutant Discharge Elimination System, the MS4, and the County's stormwater ordinance.

g) 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.

The subject property is under the jurisdiction of the Los Angeles Regional Water Quality Control Board (4). The proposed project would need to comply with all applicable runoff standards maintained by the Regional Water Quality Control Board. The proposed project would have to demonstrate compliance with such requirements in order to receive construction permits and certificates of occupancy. The proposed project would also be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County's MS4 (Municipal Separate Storm Sewer System) in order to control and minimize potentially polluted runoff. The proposed project would be required to comply with all runoff requirements identified by the applicable basin plan. The proposed project for the development of 19 residential condominium units should not generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or significantly affect surface water or groundwater quality.

Construction runoff is regulated by the National Pollutant Discharge Elimination System (NPDES) Construction General Permit. This permit applies to all construction that disturbs an area of at least one acre.

h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)?

☐ ☐ ☒ ☐

Less Than Significant Impact.

The project will be required to comply with the Los Angeles County Low-Impact Development Ordinance.

i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?

☐ ☐ ☒ ☐

Less Than Significant Impact.

The project site is located inland from the coastal portions of Los Angeles County and connects to the municipal storm drain system. Since the proposed is subject to the County's Low-Impact Development Ordinance, adherence to the requirements would prevent any substantial amount of nonpoint sources of pollutants.

j) 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.

No onsite wastewater treatment system is proposed.

k) Otherwise substantially degrade water quality?

☐ ☐ ☒ ☐

Less Than Significant Impact.

The proposed project of developing 19 residential condominium units should not substantially degrade water quality. The proposed project will be connected to the existing public water, storm drains, and sewer systems.

l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?

☐ ☐ ☐ ☒

No Impact.

The project site is located outside of any 100-year flood hazard area as mapped by a Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM").

m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?

☐ ☐ ☐ ☒

No Impact.

The project site is not located outside of any 100-year flood hazard area as mapped by a Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM").

n) 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.

No dams or levees were found to be located within 7.5 miles of the project site.

o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow? ☐ ☐ ☐ ☒

No Impact.

The project site is located outside the boundaries of flood zones, seiche/dam inundation areas, mudflow/landslide zones, and tsunami inundation zones.

11. LAND USE AND PLANNING

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Physically divide an established community?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The proposed project entails the development of 19 residential condominium units on a site developed with detached single-family residence dwelling units, accessory structures and an unpaved overflow parking lot for a church on an adjoining lot. The project requires no construction of new freeways or rail lines or flood control channels, and the project will conform to the existing street grid.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project site is located within the General Plan unincorporated Covina area and has a land use category of "H9" (Residential: 0-9 dwelling units/net acre). The proposed project application requests a change from the current land use category to the proposed "H18" (Residential: 0-18 dwelling units/net acre). The proposed residential project maintains the established community character of residential developments in the neighborhoods. Thus, the proposed project is consistent with the General Plan and land uses in the area, in keeping with the established residential community character.

c) Be inconsistent with the County zoning ordinance as applicable to the subject property?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The subject property is zoned A-1-7,500 and the proposed project is subject to permit within the Zone A-1 designation. The project proposes to exceed the maximum density allowed by the zoning designation of having 7,500 square feet minimum required area. The proposed project application requests a change from the current zoning designation to the proposed Zone R-3-18U-DP.

A conditional use permit is required to restrict the use to that which is proposed. The CUP request, along with the zone change request, if approved, would ensure no conflict with the applicable zoning regulations.

The proposed residential project maintains the established community character of residential developments in the existing surrounding neighborhoods.

d) Conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

The project site contains no areas with slopes that exceed 25 percent. The site is located outside of any Hillside Management Area boundary.

The subject property is also located outside of the boundary of any significant ecological area.

12. MINERAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

No mineral resource that would be of value to the region and the residents of the state has been identified on the site.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

No locally-important mineral resource recovery site has been delineated.

13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in:				
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

The proposed project is anticipated to result in no exposure of persons to, or generation of, noise levels in excess of standards established in the County Noise Ordinance or the General Plan Noise Element. The project site is located outside areas of noise-generating sites (e.g., airports, industrial sites). The project will conform to Title 12, Chapter 12.08 ("Noise Control Ordinance") of the Los Angeles County Code, which provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10 p.m. (daytime) in Noise Zone II (residential areas). The proposed residential use on the project site is anticipated to be within these limits.

The Noise Control Ordinance regulates construction noise and the hours of operation of mobile construction equipment.

The General Plan EIR Noise and Vibration Section ("Noise and Vibration") discusses the fundamentals of sound, overall regulatory frameworks, various noise level standards, and potential noise impacts as well as mitigations to reduce those impacts. As a part of the regulatory framework, this chapter incorporates County Code Section 26.1207 ("Building Code") and Section 12.08 ("Noise Control Ordinance").

The Building Code Section discusses prevention or mitigation of excessive noise through construction and materials.

The Noise Control Ordinance is intended to control unnecessary, excessive, and annoying noise and vibration. This ordinance defines terms, identifies noise zones, provides standards for interior and exterior noise, identifies specific noise that is exempt from exterior noise standards, and hours for noise regulation. County Code Section 12.12 provides additional regulation of construction noise.

The proposed project will be subject to all county regulations as specified in the relevant building codes and noise control ordinance.

The noise from vehicular traffic along Cienega Avenue affecting the proposed residential development would be less than significant with adherence to California Noise Insulation Standards (interior noise 45 dBA) as found in CCR Title 24.

Adherence with the noise ordinance and following best management practices during construction should minimize noise levels to the extent possible. Best management practices may include but not limited to the following:

- Where feasible, use on-site electrical powered sources rather than diesel operated equipment. Locate equipment and staging areas furthest from nearby sensitive receptors, where feasible.
- Use temporary noise barriers/enclosures around stationary equipment as needed to minimize noise levels.
- Ensure that operating equipment is maintained in good condition.
- If the construction involves pile driving, the contractor should use caisson pile drilling or other quieter method, where feasible. Use temporary noise barriers as needed.
- The contractor should schedule operations such that noise impacts would be minimized and avoid operating several pieces of equipment simultaneously, where feasible.
- Staging and or loading/unloading areas should be located furthest from nearby residential and school properties.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

☐ ☐ ☒ ☐

Less Than Significant Impact.

The project will conform to the Title 12 Chapter 12.08 ("Noise Control Ordinance") of the Los Angeles County Code, which provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10 p.m. (daytime) in Noise Zone II (residential areas).

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.

The project should is anticipated to produce no significant vehicle noise from traffic and parking. Private, enclosed parking, along with rear property line guest parking. The project is anticipated to create no substantial permanent increase in ambient noise in the project vicinity above levels existing without the project, including noise from parking areas.

The project proposes 19 residential condominium units with 2-car attached garages. Guest parking spaces are proposed with the residential development. Construction will create temporary noise impacts but once completed, noise from normal residential traffic is anticipated.

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.

The construction of the proposed 19 residential condominium units will be subject to standard building guidelines and requirements, and the Los Angeles County Noise Ordinance. The proposed development will create temporary construction noise but will be in compliance with the requirements of the Los Angeles County Noise Ordinance and no significant impacts related to a substantial increase in temporary noise are expected. The subdivision is anticipated to neither create substantial temporary or periodic new noise sources, nor result in any significant impacts related to a substantial increase in temporary noise. The

proposed project would be required to comply with all operational noise requirements to minimize the amount of noise generated as well as comply with the operational times of day that the additional noise occurs.

Noise generated by construction equipment during the construction phase of the project may result in a substantial temporary increase in ambient noise levels. Construction activities will 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 will be limited by compliance with the Noise Control Ordinance and County Code Section 12.12.

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.

The project site is located outside of the boundary of any airport land use plans.

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 located outside the boundary of any private airstrip.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

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)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project site is located within an existing urbanized area with urban infrastructure. The project site is surrounded by development at urban densities. The project proposes 19 residential condominium units with access from Cienega Avenue.

The proposed development is consistent with the single- and multi-family residential type of development existing in this area and is not anticipated to induce substantial growth in the area.

b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

The development will introduce 19 new attached single-family residence condominium dwelling units, increasing housing stock in the area.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

There are two existing single-family residence dwelling units on the site. A portion of the project site is vacant currently used as overflow parking for an existing church on an adjoining lot. The project is anticipated to displace no substantial numbers of people necessitating the construction of replacement housing elsewhere.

d) Cumulatively exceed official regional or local population projections?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The proposed project is inconsistent with the density permitted by the H9 land use category of the countywide General Plan. The project is requesting a change to the H18 land use category. The project may exceed official regional or local population projections by about 10 units, however, this is negligible for such a large area. The region needs housing and this project will increase housing stock. The proposed 19 unit residential condominiums is expected to result in no substantial increase in population. The creation of one the multi-

family residence lot should increase the ability of the county to meet housing objectives set forth in the general plan's housing element.

15. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The Fire Department has indicated no significant effects on fire response time, service level, or facilities. The nearest Los Angeles County Fire Station (#85), 650 E Gladstone Street, Glendora, CA, is approximately one mile to the northwest of the project site. No additional fire facilities are required for this project. Fire hydrants are proposed.

Sheriff protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project is anticipated to create neither capacity nor service level problems or result in substantial adverse physical impacts. The project site is approximately 2.7 miles from the Los Angeles County San Dimas Sheriff Station. The proposed project will add new permanent residents to the project site, but not enough to substantially reduce service ratios.

Schools?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project site is located within the area served by the Charter Oak Unified School District ("School District"). Considering the scale of the project, the development of 19 residential condominium units is expected to create no capacity problem for the School District. The proposed project will add new permanent residents to the project site which could increase the school-age population, but not enough to substantially create a capacity problem for the School District. The new residents are within the boundaries of the Glen Oak Elementary School, Royal Oak Middle School, and Charter Oak High School.

Parks?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project will be conditioned to pay Quimby fees pursuant to Los Angeles County Code Section 21.28.140. Trails are neither required nor proposed.

Libraries?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project will be conditioned to pay the library fees pursuant to the Los Angeles County Code Section 22.72.

Other public facilities?

☐☐☒☐

Less Than Significant Impact.

The project is anticipated to neither create capacity nor service level problems or result in substantial adverse physical impacts for any other public facility.

16. RECREATION

- | | <i>Potentially
Significant
Impact</i> | <i>Less Than
Significant
Impact with
Mitigation
Incorporated</i> | <i>Less Than
Significant
Impact</i> | <i>No
Impact</i> |
|--|---|--|---|--------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Less Than Significant Impact.

Review of the project by the Los Angeles County Department of Parks and Recreation ("Parks and Recreation") has indicated that the project would result in no substantial increased use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Less Than Significant Impact.

The project proposes no public recreational facilities. As indicated on the Parks and Recreation Park Obligation Report, this project has a park obligation of 0.16 acre or an in-lieu fee of \$45,463.91 per the Quimby Act. Since the project entails no dedication of park space, the subdivider will be required to pay the in-lieu fees to satisfy the park obligation. No construction or expansion of recreational facilities is required.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Would the project interfere with regional open space connectivity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Less Than Significant Impact.

There are no trails located in the vicinity or on the project site. There are no expected impacts to regional open space connectivity.

17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

The proposed project is anticipated to provide no conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system. Growth is accounted for in the Baseline Growth Forecast of the 2016 Southern California Association of Governments' Regional Transportation Plan ("RTP").

The population growth from the creation of one multi-family residence lot for 19 residential units zoned for residential use should be less than significant. The project should result in no substantial increase in demand for additional transportation systems or create a development that significantly reduces the ability of the county to meet transportation objectives set forth in the General Plan.

b) Conflict with an applicable congestion management program (CMP), 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project proposes the creation of one multi-family residence lot for the development of 19 residential condominium units. Considering the relatively low intensity of the project, it is expected that the project will conflict with no provisions of the CMP.

No traffic study has been required.

c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

The project site is located outside the boundary of public airports and private airstrips. No encroachment into air traffic patterns is expected.

- d) 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 project proposes the creation of one multi-family residence lot for the development of 19 residential condominium units. The project entails the creation of no sharp curves or dangerous intersections or incompatible uses. Therefore, there will be no increased hazards due to design features.

- e) Result in inadequate emergency access? ☐ ☐ ☒ ☐
Less Than Significant Impact.

Implementation of the proposed project neither blocks nor creates inadequate emergency access. There is a proposed turnaround adequate for a fire engine to maneuver and there is access from a public street.

- f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? ☐ ☐ ☒ ☐

Less Than Significant Impact.

The project site is located outside of the boundary of any identified routes on the Bikeway Plan. The project proposes to take access from Cienega Avenue and should not conflict with any proposed bike routes.

18. TRIBAL CULTURAL RESOURCES

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

- a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k), or ☐ ☐ ☒ ☐

Less Than Significant Impact.

The project site is neither listed nor eligible for listing in the California Register of Historical Resources, or in a local register of historical resources.

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

☐☒☐☐

Less Than Significant Impact With Mitigation Incorporated.

Mitigation Measure:

7. Due to the potential for discovering cultural resources and artifacts of Native American tribal groups, mitigation measures are proposed for impacts to cultural resources for incorporation into the project.

19. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

All public wastewater disposal (sewer) systems are required to obtain and operate under the terms of an NPDES (National Pollution Discharge Elimination System) permit, which is issued by the local Regional Water Quality Control Board (RWQCB). Because all municipal wastewater treatment facilities are required to obtain NPDES permits from the RWQCB, any project which would connect to such a system would be required to comply with the same standards imposed by the NPDES permit. As such, these connections would ensure the project's compliance. The project site will be served by the County Sanitation District of Los Angeles County.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The creation of a multi-family residence lot should neither create water or wastewater system capacity problem nor result in the construction of new water or wastewater treatment facilities. The project site will be served by the County Sanitation District of Los Angeles County and has received a "will serve" letter from this district.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The Department of Public Works' review of the project indicates that the project would create no drainage system capacity problems; and no construction of new storm water drainage facilities or expansion of existing facilities is required. The County's Low Impact Development (LID) Ordinance was created to deal with stormwater runoff from new projects. The proposed project will be subject to the County's LID ordinance.

d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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and resources, considering existing and projected water demands from other land uses?

Less Than Significant Impact.

The project will have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources. Water will be provided by the Golden State Water Company, which has provided the applicant with a “will serve” letter. Verification of a sustainable source of potable water will still be required at the final map stage.

e) 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 creation of one multi-family residence lot is anticipated to create no energy utility capacity problems or result in the construction of new energy facilities or expansion of existing facilities. In addition, the proposed project will be subject to the Green Building Ordinance, which would require the project to provide energy saving measures to further reduce the amount of energy consumed by the proposed project.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?

☐☐☒☐

Less Than Significant Impact.

The Los Angeles County Integrated Waste Management Plan (IWMP), which is compiled by the interagency Integrated Waste Management Task Force and updated annually, has identified landfills with sufficient disposal capacity for the next 15 years, assuming current growth and development patterns remain the same. The proposed project of creating one multi-family residence lot for the development of 19 residential units is anticipated to cause no significant impact to solid waste disposal capacity.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

☐☐☒☐

Less Than Significant Impact.

The project would be required to comply with federal, state, and local statutes and regulations related to solid waste. The California Integrated Waste Management Act of 1989 requires the County of Los Angeles to attain specific waste diversion goals. In addition, the California Solid Waste Reuse and Recycling Access Act of 1991 mandates that expanded or new development projects to incorporate storage areas for recycling bins into the existing design. The project will include sustainable elements to ensure compliance with all federal, state, and local statutes and regulations related to solid waste. It is anticipated that these project elements will comply with federal, state, and local statutes and regulations to reduce the amount of solid waste.

20. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

The project has little 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.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The proposed project is not expected to disadvantage of long-term goals. The proposed project would have a less than significant impact on 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project requires no additional infrastructure beyond that existing and necessary to serve the project. There are no impacts that are cumulatively considerable. Therefore, the proposed project would have a less than significant impact.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

☐☒☐☐

Less Than Significant With Mitigation Incorporated.

The project entails the creation of one multi-family residence lot from two detached, single-family residence dwelling units, accessory structures and an unpaved overflow parking for an existing church on an adjoining lot. The proposed project entails the development of 19 residential condominium units and will either have No Impact or Less than Significant Impact on the environment. The project will be subject to the mitigation measures.

Mitigation Measure:

8. Mitigation measures/conditions will be imposed to ensure the project meets current guidelines, standards, and requirements for potential archaeological or cultural resources. As a means of ensuring compliance of all mitigation measures, the owner/applicant and subsequent owner(s) are responsible for submitting an annual mitigation compliance report to the Department of Regional Planning for review and replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed.

Therefore, the proposed project would have a less than significant impact with mitigation.

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT NO. 2016-001196-(5) / TENTATIVE TRACT MAP NO. 74433 / ENV NO. RPPL2017008862 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	Special-Status Roosting Bats —To avoid the direct loss of bats that could result from disturbance to trees or structures that may provide maternity roost habitat (e.g., in cavities or under loose bark) or structures that contain a hibernating bat colony, the following steps shall be taken:	Special-Status Roosting Bats	Prior to issuance of a grading permit.	Owner/applicant	Regional Planning (DRP)
		a) To the extent feasible, demolition or disturbance to suitable bat roosting habitat shall be scheduled between October 1 and February 28, outside of the maternity roosting season.				
		b) If trees must be encroached during the maternity season (March 1 to September 30), or structures must be removed at any time of the year, a qualified bat specialist shall conduct a pre-construction survey to identify those trees or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats.				
		c) Each tree or structure identified as potentially supporting an active maternity roost and each structure potentially supporting a hibernating colony shall be closely inspected by the bat specialist no greater than seven (7) days prior to tree disturbance to more precisely determine the presence or absence of roosting bats.				

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT NO. 2016-001196-(5) / TENTATIVE TRACT MAP NO. 74433 / ENV NO. RPPL2017008862 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		d) If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year, it is preferable to bring down trees or structures in a controlled manner using heavy machinery. In order to ensure the optimum warning for any roosting bats that may still be present, the trees or structures shall be nudged lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. Trees or structures may then be pushed to the ground slowly under the supervision of a bat specialist. Felled trees shall remain in place until they are inspected by a bat specialist. Trees that are known to be bat roosts shall not be sawn up or mulched immediately. A period of at least 48 hours shall elapse prior to such operations to allow bats to escape. Bats shall be allowed to escape prior to demolition of buildings. This may be accomplished by placing one way exclusionary devices into areas where bats are entering a building that allow bats to exit but not enter the building.				
		e) Maternity season lasts from March 1 to September 30. Trees or structures determined to be maternity roosts shall be left in place until the end of the maternity season. A structure containing a hibernating colony shall be left in place until a qualified biologist determines that the bats are no longer hibernating.				
		f) The bat specialist shall document all demolition monitoring activities and prepare a summary report to the Los Angeles County (County) upon completion of tree disturbance or building demolition activities. If Townsend's big-eared bat is detected during pre-construction surveys, all construction-related activity shall be halted immediately and California Department of Fish & Wildlife (CDFW) shall be notified. Work may only resume subsequent to CDFW approval.				

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT NO. 2016-001196-(5) / TENTATIVE TRACT MAP NO. 74433 / ENV NO. RPPL2017008862 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.2	Biological Resources	Bat Relocation —If confirmed occupied or formerly occupied bat roosting habitat is destroyed, artificial bat roosts of comparable size and quality shall be constructed and maintained at a suitable undisturbed area. The design and location of the artificial bat roosts shall be determined by the bat specialist in consultation with CDFW.	Bat Relocation	Prior to issuance of a grading permit.	Owner/applicant	Regional Planning
		a) In exceptional circumstances, such as when roosts cannot be avoided and bats cannot be evicted by non-invasive means, it may be necessary to capture and transfer the bats to appropriate natural or artificial bat roosting habitat in the surrounding area. Bats raising young or hibernating shall not be captured and relocated. Capture and relocation shall be performed by the bat specialist in coordination with CDFW, and shall be subject to approval by Los Angeles County Department of Regional Planning (DRP) and CDFW.				
		b) A monitoring plan shall be prepared for the replacement roosts, which shall include performance standards for the use of the replacement roosts by the displaced species, as well as provisions to prevent harassment, predation, and disease of relocated bats.				
		c) Annual reports detailing the success of roost replacement and bat relocation shall be prepared and submitted to DRP and CDFW for five years following relocation or until performance standards are met, whichever period is longer.				

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT NO. 2016-001196-(5) / TENTATIVE TRACT MAP NO. 74433 / ENV NO. RPPL2017008862 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.3	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.	Breeding Bird Survey	Prior to issuance of a grading permit.	Owner/applicant	Regional Planning

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT NO. 2016-001196-(5) / TENTATIVE TRACT MAP NO. 74433 / ENV NO. RPPL2017008862 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys shall conduct weekly bird surveys beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys should continue on a weekly basis with the last survey being conducted no more than three (3) days prior to the initiation of project activities. If a protected native bird is found, the project proponent should delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor neo exit but not enter the building.ed 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.</p>				

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

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#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		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.				

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

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#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.4	Cultural Resources	Customary caution is advised in developing within the project area; should unanticipated cultural resource remains be encountered during land modification activities, work must cease, and the Los Angeles County Director of Regional Planning contacted immediately to determine appropriate measures to mitigate adverse impact to the discovered resources; If human remains are discovered within the boundaries of the project area, then the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed; These procedures require notification of the County Coroner. If the County Coroner determines that the discovered remains are those of Native American ancestry, then the Native American Heritage Commission (NAHC) must be notified by telephone within 24 hours; Sections 5097.94 and 5097.98 of the Public Resources Code describes the procedures to be followed after the notification of the NAHC.	If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified.	During ground disturbance, grading and/or construction.	Owner/applicant	County Coroner, NAHC, Regional Planning, or designee
5.5	Cultural Resources	Prior to commencement of any grading activity on site, the owner/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.	Owner/applicant	Regional Planning

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT NO. 2016-001196-(5) / TENTATIVE TRACT MAP NO. 74433 / ENV NO. RPPL2017008862 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.6	Cultural Resources	Prior to commencement of any grading activity on site, the owner/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.	Owner/applicant	Regional Planning
18.7	Tribal Cultural Resources	Prior to commencement of any ground-disturbing activities, measures incorporated into the project for impacts to cultural resources shall be employed.	Provide written evidence of employing applicable mitigation measures to the Director of Regional Planning or designee to the satisfaction of the Department of Regional Planning. Provide a log and compliance report of the monitoring requirements.	Prior to issuance of a grading permit.	Owner/applicant	Regional Planning or designee
20.8	Mitigation Compliance	As a means of ensuring compliance of all above mitigation measures, the owner/applicant and subsequent owner(s) are responsible for submitting an annual mitigation compliance report to the Department of Regional Planning for review and replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed.	Submittal and approval of annual mitigation compliance report. Replenishment of mitigation monitoring account as required.	Yearly and as required until all measures are completed.	Owner/applicant	Regional Planning
* In the "#" column, the number before the decimal corresponds with the chapter number in the initial study.						

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ATTACHMENT

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SITE

PHOTOGRAPHS

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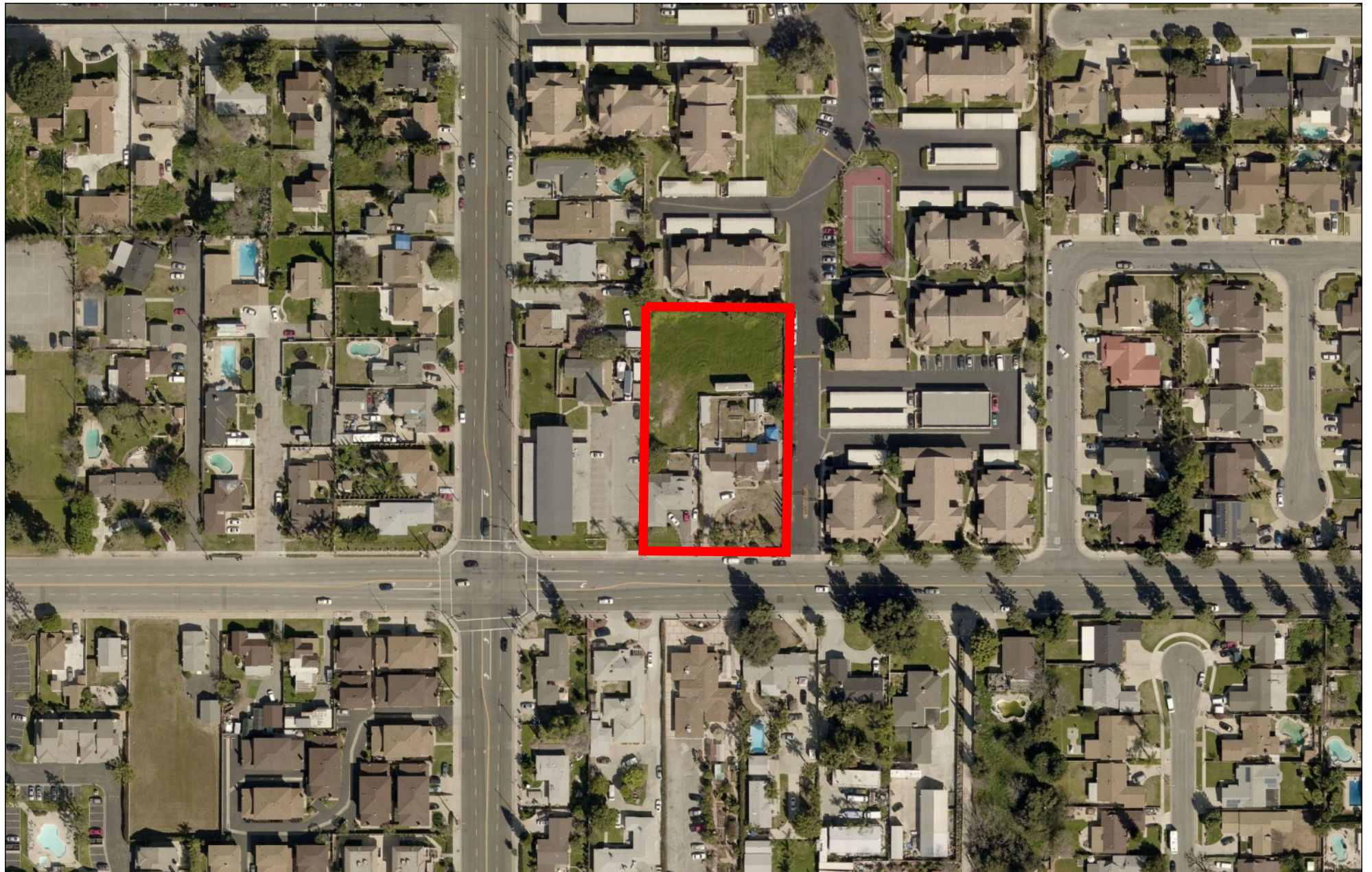


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Printed: 11/27/18



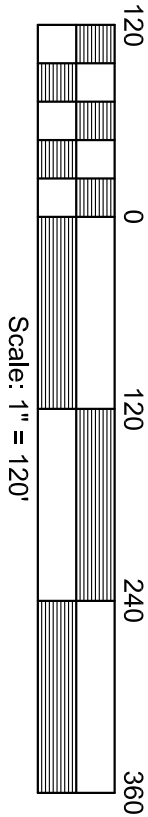
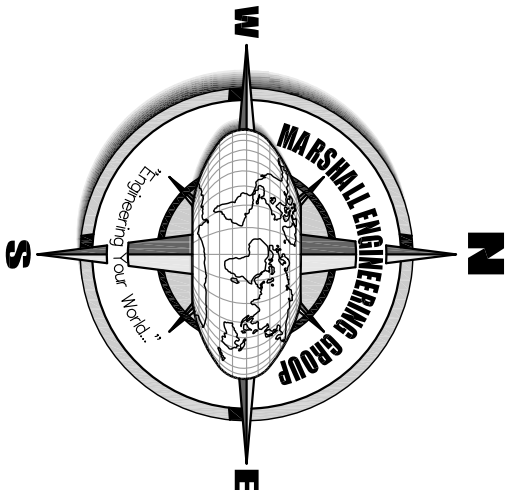
Disclaimer: This map represents a quick representation of spatial imagery or vector layers using GIS-NET. The map should be interpreted in accordance with the GIS-NET Public disclaimer statement. Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.



ATTACHMENT
“K”
LAND USE MAP

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IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



NOTES:

1. NO HILLY TERRAIN WITHIN THE LIMITS OF THIS MAP.
2. NO OFF-STREET WATER COURSES EXIST WITHIN THE LIMITS OF THIS MAP.
3. NO OAK TREES EXIST ON SITE.
4. NO SENSITIVE OR PROTECTIVE SPECIES HABITATS HAVE BEEN IDENTIFIED ON SITE.

Prepared Under The Supervision Of:

PRINCIPAL ENGINEER

WILLIAM M. RAYMOND JR.
REGISTERED CIVIL ENGINEER NO. 57580
REGISTRATION EXPIRES: 12/31/13

Date: _____

Approved By: _____

Date: _____



MARSHALL ENGINEERING GROUP, INC.
625 E. ARROW HWY., STE. 7, GLENDALE, CA 91740
PHONE: (626) 914-5788 FAX: (626) 914-5757 WEB: www.megll.us

- LAND PLANNING
- CIVIL ENGINEERING
- GEOMATIC ENGINEERING
- GPS & ROBOTIC SURVEYING
- CYRAX 3-D LASER SCANNING

Scale: 1" = 120'

Bench Mark No:

Date:

FEB 23, 2016

CONSTRAINTS MAP

APN: 8401-019-040, 041, 054
COVINA, CA 91723

Sheet No.

1

OF 1 SHEETS

FILE NO.
16-013

Dwg. Info:

File name: 16-013

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ATTACHMENT

“L”

EXHIBIT ‘A’

Legal Description:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THE WESTERLY 99.94 FEET OF THE EASTERLY 407.41 FEET OF THE SOUTHERLY 223.00 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN, IN THE RANCHO ADDITION TO SAN JOSE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP OF THE SUBDIVISION OF THE RANCHO ADDITION TO SAN JOSE, AND A PORTION OF RANCHO SAN JOSE, RECORDED IN BOOK 22, PAGE 21 ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION INCLUDED WITHIN PUBLIC ROADS, AS SHOWN BY SAID MAP.

ALSO EXCEPT THEREFROM ANY PORTION THEREOF INCLUDED WITHIN THE LINES OF THE LAND DESCRIBED IN THE DEED TO CHARTER OAK ASSEMBLY OF GOD OF COVINA RECORDED ON JULY 22, 1965, AS INSTRUMENT NO. 1817, IN BOOK D-2986, PAGE 210 OF OFFICIAL RECORDS OF SAID COUNTY.

THE WESTERLY 65 FEET OF THE EASTERLY 472.41 FEET OF THE NORTHERLY 118 FEET OF THE SOUTHERLY 156 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 9 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE RANCHO ADDITION TO THE SAN JOSE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP OF THE SUBDIVISION OF THE RANCHO ADDITION TO SAN JOSE AND A PORTION OF THE RANCHO SAN JOSE RECORDED IN BOOK 22, PAGE 21 ET SEQ. OF M.R. RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THE NORTHERLY 197.00 FEET OF THE SOUTHERLY 353.00 FEET OF THE WESTERLY 65.00 FEET OF THE EASTERLY 472.41 FEET TO THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN, IN THE RANCHO ADDITION TO SAN JOSE AS PER MAP OF THE SUBDIVISION OF THE RANCHO ADDITION TO AN JOSE, AND A PORTION OF RANCHO SAN JOSE, RECORDED IN BOOK 22, PAGE 21 ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER.

EXCEPT THEREFROM:

THE NORTHERLY 30.00 FEET OF THE NORTHERLY 197.00 FEET TO THE SOUTHERLY 353.00 FEET OF THE WESTERLY 65.00 FEET OF THE EASTERLY 472.41 FEET TO THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 9 WEST SAN BERNARDINO MERIDIAN, IN THE RANCHO ADDITION TO SAN JOSE, AS PER MAP OF THE SUBDIVISION OF THE RANCHO ADDITION TO SAN JOSE AND A PORTION OF RANCHO SAN JOSE, COUNTY OF LOS ANGELES, STATS OF CALIFORNIA, RECORDED IN BOOK 22, PAGES 21 ET SEQ. OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

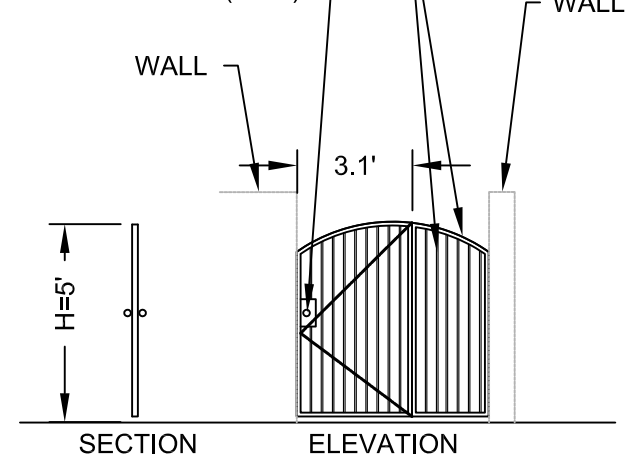
THE NORTHERLY 130.00 FEET OF THE NORTHERLY 130 FEET OF THE SOUTHERLY 353.00 FEET OF THE WESTERLY 99.94 FEET OF THE EASTERLY 407.41 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN, IN THE RANCHO ADDITION TO SAN JOSE AS PER MAP OF THE SUBDIVISION OF THE RANCHO ADDITIONS TO SAN JOSE AND A PORTION OF RANCHO SAN JOSE, RECORDED IN BOOK 22 PAGE 21 ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER.

EXCEPT THEREFROM:

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TUBE STEEL CONSTRUCTION

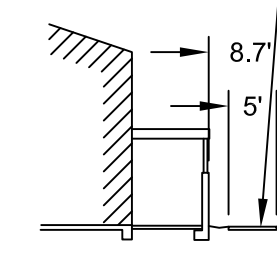
NON-LOCKING DOOR HARDWARE(TYP.)



SIDE YARD FENCE/GATE

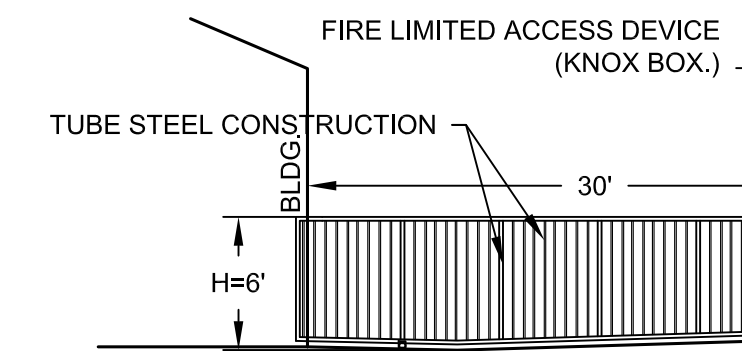
SCALE: 1"=4'

TYP. MEANDERING WALKWAY 5' WIDE, OPEN TO SKY

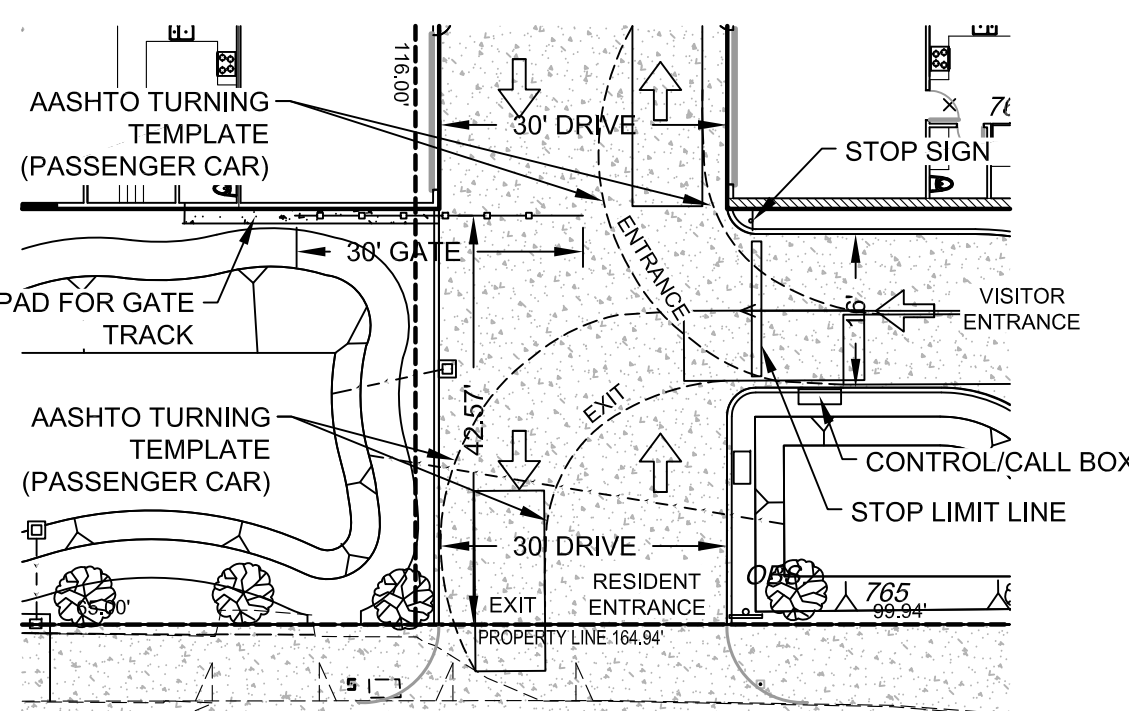


TYP. WALKWAY

SCALE: 1"=20'

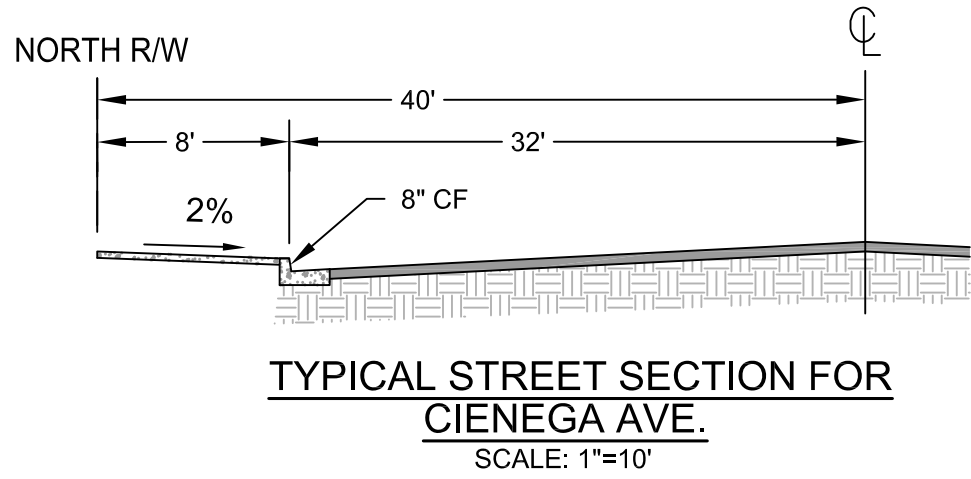


ELEVATION 1"=10'



ROLLING GATE

SCALE: AS NOTED



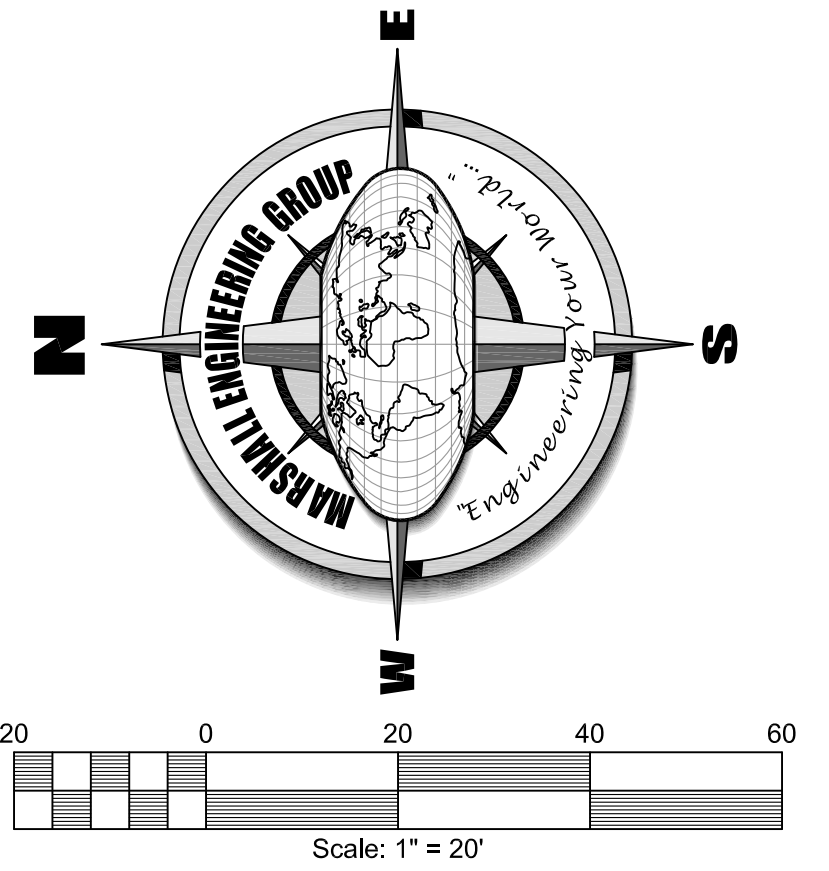
TYPICAL STREET SECTION FOR CIENEGA AVE.

SCALE: 1"=10'

RECEIVED
DEPT OF REGIONAL PLANNING
TR74433 EXHIBIT
19 JUN 2018

EXHIBIT MAP FOR MAJOR LAND SUBDIVISION TENTATIVE TRACT NUMBER 074433 FOR CONDOMINIUM PURPOSES LOCATED IN THE UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

ALL SITE IMPROVEMENTS SHOWN
ON SITE ARE PROPOSED UNLESS
NOTED OTHERWISE.



Project Scope of Work

MERGE 3 EXISTING PARCELS INTO ONE SINGLE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES. REMOVE EXISTING STRUCTURES AND IMPROVEMENTS ON SITE AND CONSTRUCT 19 CONDOMINIUM UNITS WITH REQUIRED PARKING, RECREATION AREA AND LANDSCAPING

Lot Summary

LOT 1
1.07 ACRES(164.94' X 283')
-ATTACHED SINGLE-FAMILY RESIDENCE CONDOMINIUM UNITS WITHIN 4 DETACHED BUILDINGS.(19 CONDOMINIUM UNITS)
-2 EXISTING SINGLE FAMILY RESIDENCES TO BE REMOVED.
-EXISTING ZONING: A-1-7.500
-PROPOSED ZONING: R-3-OP-18U
-FRONTAGE: 164.94', FIRE LANE LENGTH: 150', PRIVATE DRIVE: 330'

Entitlements:

I. PLAN AMENDMENT NO. RPPL2016003145
II. ZONE CHANGE NO. RPPL20160003143
III. CONDITIONAL USE PERMIT NO. RPPL2018000937
IV. ENVIRONMENTAL ASSESSMENT NO. RPPL2017008862

Owner:

JOHN BEGINUS DEVELOPMENT
133 EAST BONITA AVE, SUITE 201
SAN DIMAS, CA 91773
909-592-3900

Designer:

JB DEVELOPMENT
133 EAST BONITA AVE, SUITE 201
SAN DIMAS, CA 91773
909-592-3900

Engineer:

MARSHALL ENGINEERING GROUP, INC.
625 E. ARROW HWY, SUITE 7
GLEN DORA, CA 91740
626-914-5788

Assessor's Parcel Numbers

8401-019-040,041,054

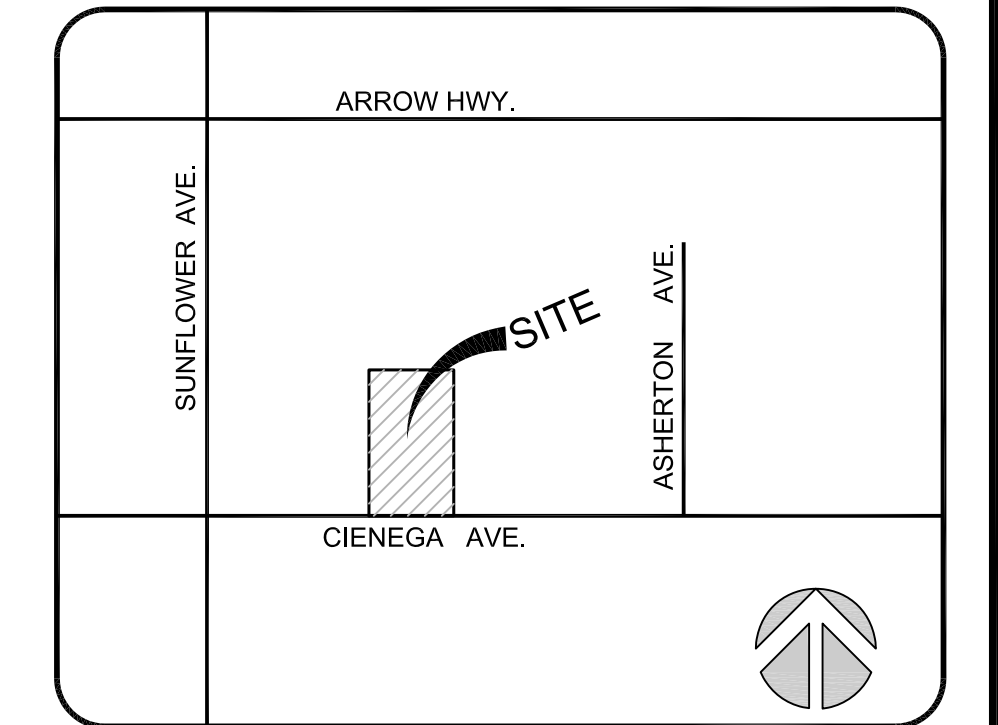
Parcel Area:

1.07 ACRES (46,678 sq) GROSS

1.07 ACRES (46,678 sq) NET

Easements

EX. 6' EASEMENT TO SOUTHERN CALIFORNIA EDISON TO BE ABANDONED WITH FINAL MAP RECORDING. (NORTH 166.97' OF THE WEST 6')



VICINITY MAP

N.T.S.

THOMAS GUIDE 599-63

Dwelling Units Summary (Net Sq. Ft.):

UNIT SUMMARY (NET FLOOR AREA SQUARE FEET)					
UNIT TYPE	UNIT DESCRIPTION	1ST FLOOR	2ND FLOOR	DWELLINGS	UNIT TOTAL
PLAN A	3 BR. + 2.5 BA	586.83	943.17	1,530	413.25
					1,943.25

Dwelling Units Summary (Gross Sq. Ft.):

UNIT		1ST FLOOR		2ND FLOOR	TOTAL
		HABITABLE	GARAGE		
BUILDING A-1	(4 UNITS)	2,428 SQ. FT.	1,652 SQ. FT.	4,080 SQ. FT.	8,160 SQ. FT. GROSS
BUILDING A-2	(5 UNITS)	3,035 SQ. FT.	2,065 SQ. FT.	5,100 SQ. FT.	10,200 SQ. FT. GROSS
BUILDING A-3	(5 UNITS)	3,035 SQ. FT.	2,065 SQ. FT.	5,100 SQ. FT.	10,200 SQ. FT. GROSS
BUILDING A-4	(5 UNITS)	3,035 SQ. FT.	2,065 SQ. FT.	5,100 SQ. FT.	10,200 SQ. FT. GROSS
TOTAL	19 UNITS	11,533 SQ. FT.	7,847 SQ. FT.	19,380 SQ. FT.	38,760 SQ. FT. GROSS

ADA ACCESSIBLE UNITS REQUIRED - 2 UNITS (10% OF TOTAL MULTI-STORY UNITS)
ADA ACCESSIBLE UNITS PROVIDED - 2 UNITS (UNITS #8 AND #9)

NOTES:

- ANY DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPAIRED AT OWNERS COST TO THE SATISFACTION OF PUBLIC WORKS.
- UNDERGROUND ALL NEW UTILITY LINES TO THE SATISFACTION OF PUBLIC WORKS AND SOUTHERN CALIFORNIA EDISON.
- REQUIRED FIRE FLOW FOR THIS PROJECT IS 4000 GPM AT 20 PSI FOR 4 HOURS.
- MAINTAIN 5' FIRE FIGHTER ACCESS ALL AROUND BUILDINGS.
- ALL PROPOSED VEHICULAR GATES SHALL BE DESIGNED, CONSTRUCTED, AND MAINTAINED IN ACCORDANCE WITH ASTM F2200 AND UL 325 AS SPECIFIED IN THE COUNTY OF LA FIRE CODE.
- AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IS REQUIRED FOR PROPOSED BUILDINGS WITHIN DEVELOPMENT.
- ALL PROPOSED GATES, BOTH VEHICULAR AND PEDESTRIAN GATES, SHALL COMPLY WITH THE FIRE DEPARTMENT'S REGULATION 5.
- THE DRIVEWAYS REQUIRED FOR FIRE APPARATUS ACCESS SHALL BE POSTED WITH SIGNS STATING 'NO PARKING - FIRE LANE' AND OR STRIPED ACCORDINGLY IN COMPLIANCE WITH THE COUNTY OF LOS ANGELES FIRE CODE PRIOR TO OCCUPANCY.
- ALL FUTURE BUILDINGS SHALL PROVIDE APPROVED ADDRESS NUMBERS. COMPLIANCE REQUIRED PRIOR TO OCCUPANCY TO THE SATISFACTION OF THE DEPT. OF PUBLIC WORKS AND THE COUNTY OF LOS ANGELES FIRE CODE.

Utility Summary:

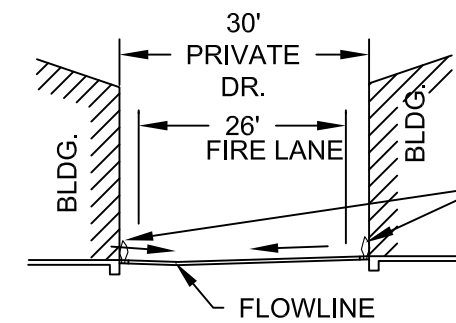
WATER - GOLDEN STATE WATER
SEWER - LA COUNTY SANITATION
ELECTRIC - SOUTHERN CALIFORNIA EDISON
TELEPHONE - VERIZON TELEPHONE

Proposed Sewer

ALL 19 UNITS WILL CONNECT TO THE EXISTING SEWER MAIN IN CIENEGA VIA A PROPOSED ON SITE SEWER MAIN THAT WILL RUN DOWN THE 30' DRIVEWAY.

Parking Summary:

GARAGE PARKING REQUIRED: 38 STALLS (TWO PER UNIT)
GARAGE PARKING PROVIDED: 38 STALLS (TWO PER UNIT)
GUEST PARKING REQUIRED: 5 STALLS (0.25 PER UNIT) 7 PROVIDED
ADA UNASSIGNED GUEST PARKING REQUIRED: 1 STALL (14% OF 7 STALLS)
ADA PARKING PROVIDED: 1 STALL (ONE VAN-ACCESSIBLE)



SECTION A-A (FIRE LANE)

SCALE: 1"=20'

Existing Buildings to be Removed

APN:8401-019-040
NO EXISTING BUILDINGS TO BE REMOVED
APN:8401-019-041
2,500 SF RESIDENCE TO BE REMOVED
800 SF OF SHEDS TO BE REMOVED
APN:8401-019-054
2,400 SF OF RESIDENCE TO BE REMOVED

Oak Tree Permit

NOT REQUIRED. NO OAK TREES EXIST ON SITE

Earthwork Estimate

485 CY CUT
485 CY FILL
EXPORT/IMPORT @ 0 CY
OVER-EXCAVATE AND RECOMPACT(3.0' DOWN): 3,100 CY

AREA BREAKDOWN

BUILDING FOOTPRINTS: 19,380 SF
COMMUNAL OUTDOOR/RECREATION SPACE: 1,800 SF±
DROUGHT TOLERANT LANDSCAPING AREA: 4,900 SF±



WILLIAM M. RAYMOND JR. L.S. 7279 EXP.12/31/2018

Benchmark: G 2949

RDBM TAG IN E CB 300MM S/O BCR @ NE
COR GRAND AVE & CYPRESS ST
ELEV =630.499
SAN DIMAS QUAD 2005



MARSHALL ENGINEERING GROUP, INC.
625 E. ARROW HWY., STE. 7, GLEN DORA, CA 91740
PHONE: (626) 914-5788 FAX: (626) 914-5757 WEB: www.megi.us

EXHIBIT MAP FOR TENTATIVE TRACT NUMBER 074433

FOR CONDOMINIUM PURPOSES

APN: 8401-019-040,041,054

UNINCORPORATED CHARTER OAK, CA 91724

Plan No.:	16-013	Scale:	AS NOTED
Date:	4/25/2018	Drawn by:	SWM
Sheet 1 of 1 Sheets		File No.:	



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead




Amy J. Bodek, AICP
Director

Dennis Slavin
Chief Deputy Director

December 12, 2018

TO: David W. Louie, Chair
Elvin W. Moon, Vice Chair
Doug Smith, Commissioner
Laura Shell, Commissioner
Pat Modugno, Commissioner

FROM: Steven Jones 
Land Divisions Section

**Project No. 2016-001192 –
VESTING TENTATIVE TRACT MAP NO. 74433 RPPL2017008860
PLAN AMENDMENT NO. RPPL2016003145
ZONE CHANGE NO. RPPL2016003143
CONDITIONAL USE PERMIT NO. RPPL2018000937
ENVIRONMENTAL ASSESSMENT NO. RPPL2018008862
RPC Meeting: December 12, 2018 - **Agenda Item: 6****

ENTITLEMENTS REQUESTED

- Vesting Tentative Tract Map No. 74433 RPPL2017008860: a subdivision to create one multi-family residence lot developed with 19 attached residential condominium units in four buildings on 1.07 gross acres pursuant to County Code Section 21.40.010.
- Plan Amendment No. RPPL2016003145: to amend the Countywide General Plan land use category of H9 (Residential: 0-9 du/net ac) to H18 (Residential: 0-18 du/net ac) pursuant to County Code Section 22.16.070.
- Zone Change No. RPPL2016003143: to change the existing Zone A-1-7,500 (Light Agricultural 7,500 Square Feet Minimum Required Area) to Zone R-3-18U-DP (Limited Density Multiple Residence, 18 Dwelling Units per Acre, Development Program) pursuant to 22.16.090.
- Conditional Use Permit No. RPPL2018000937: authorization for the Development Program zone associated with zone change request as set forth in Section 22.40.040 of the Zoning Code.

In response to the applicant's proposal to address the Countywide concern of affordable housing, please find attached a proposed language for a draft finding and a draft condition of approval for the above-referenced item. See CUP drafting finding no. and CUP draft condition of approval no.

If you need further information, please contact Steven Jones at (213) 974-6433 or sdjones@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

JH:SDJ

Enclosure:

Attachment A – Draft Findings and Conditions

SUGGESTED APPROVAL MOTION:

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

I MOVE THAT THE REGIONAL PLANNING COMMISSION INDICATE ITS INTENT TO RECOMMEND APPROVAL OF PLAN AMENDMENT NO. RPPL2016003145 AND ZONE CHANGE NO. RPPL2016003143 AND APPROVE VESTING TENTATIVE TRACT MAP NO. 74433 RPPL201800004065, CONDITIONAL USE PERMIT NO. RPPL2018000937 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

ATTACHMENT
“A” DRAFT
FINDINGS
AND
CONDITIONS
OF APPROVAL

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**DRAFT FINDINGS OF THE HEARING OFFICER/REGIONAL PLANNING
COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. 2016-001192-(5)
PLAN AMENDMENT NO. RPPL2016003145
CONDITIONAL USE PERMIT NO. RPPL2018000937**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Project No. 2016-001192-(5) consisting of Plan Amendment No. RPPL2016003145 ("Plan Amendment") and Conditional Use Permit No. RPPL2018000937 ("CUP") on December 12, 2018. (The Plan Amendment and CUP are referred to collectively as the "Project Permits.") The Project Permits were heard concurrently with Vesting Tentative Tract Map No. 74433 RPPL2017008860.
2. Unless otherwise apparent from the context, permittee or successor in interest ("permittee") shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
3. The permittee requests the Project Permits to authorize amendment of the Los Angeles Countywide General Plan ("General Plan") land use designation from H9 (Residential: 0-9 du/net ac) to H18 (Residential: 0-18 du/net ac) and establish a Development Program Zone ("-DP"). The -DP overlay zone will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area for the development of a new residential condominium development consisting of 19 attached dwelling units in four detached buildings on a property in unincorporated Charter Oak ("Project").
4. The Project site is located at 21017 and 21027 E. Cienega Avenue on a property with Assessor Parcel Numbers 8401019040, 8401019041 8401019054 and in the unincorporated community of Charter Oak.
5. The Project site is approximately 1.07 gross acres.
6. The Project site is currently with single-family residences and a vacant lot used for overflow parking for a church building on an adjoining site.
7. The Project will take access from Cienega Avenue (a Secondary Highway) to the south.
8. The vesting tentative tract map, dated June 19, 2018, is a related request to create one multi-family residence lot developed with 19 attached residential condominium units in four buildings on 1.07 acres.
9. Zone Change Case No. RPPL2016003143 is a related request to amend the Project site's zoning from Zone A-1-7,500 (Light Agricultural 7,500 Square Feet Minimum

Required Area) to Zone R-3-18U-DP (Limited Density Multiple Residence, 18 Dwelling Units per Acre, Development Program).

10. The approval of the vesting tentative tract map, and conditional use permit will not become effective unless and until the Board of Supervisors has approved the Plan amendment and zone change, and both have become effective.
11. Surrounding land uses within a 500-foot radius include:
 - North: Multi-family residences.
 - South: Single-family residences.
 - East: Multi-family residences.
 - West: Church building.
12. Surrounding Zoning within a 500-foot radius includes:
 - North: Zone R-3-18U-DP.
 - South: Zone A-1-7,500.
 - East: Zone R-3-18U-DP.
 - West: Zone A-1-7,500.
13. The Project site has been zoned A-1-7,500 since June 27, 1950 (Ordinance No. 5553).
14. The vesting tentative tract map dated June 19, 2018 depicts the three existing parcels currently vacant or being used for single-family residences into one proposed multi-family residence lot.
15. The Exhibit Map/Exhibit "A" dated June 19, 2018 depicts a residential condominium development of 19 attached dwelling units within four buildings throughout the rectangular shaped site on one multi-family residence lot.
16. The permittee has met with area residents, and held neighborhood meetings prior to the Commission public hearing on the Project (see attached correspondence).
17. The conditions of the Los Angeles County Subdivision Committee (Departments of Public Works, Fire, Parks and Recreation, and Public Health) based on maps dated June 19, 2018 are attached.
18. 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.

19. 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 hearing by mail, newspaper, property posting, and departmental website posting. A total of 472 notices were mailed out to properties located within the 1,000 foot radius of the project site and to those on the courtesy mailing list for the Charter Oak Zoned District and to any additional interested parties.
20. As of the writing of the draft findings, no public comments had been received.
21. A duly noticed public hearing was held on December 12, 2018 before the Commission. [Summary of proceedings]
22. The Commission finds that the proposed use will be consistent with the adopted General Plan for the area.
23. The Commission finds that the proposed use is consistent with the General Plan's Goals and Policies that support urban residential infill development with a high quality of design since the existing infrastructure capacity could accommodate the needs of future residents.
24. The Commission finds that the proposed use is consistent with the General Plan's Goals and Policies to encourage development of well-designed houses and garden apartments, particularly on by-passed parcels within existing urban communities.
25. The Commission finds that a zone change to R-3-18U-DP will ensure that the zoning and land use designations for the Project are consistent with each other.
26. The Commission finds that the requested zone change of the Project Site is required in order to establish and implement a development program for the Project.
27. The Commission finds that an approved zone change would allow greater density on the Project Site.
28. The Commission finds that an affordable housing set-aside proposed to be available to particular household income limits is appropriate and consistent with the General Plan and a benefit to the community.

29. The Commission finds that the Project is consistent with the development standards of the proposed Zone R-3 and the requirements of the –DP zone.
30. The Commission finds that the development program provides the necessary safeguards to ensure completion of the proposed development by the permittee and that the development program ensures that the Project will not be replaced by a lesser type of development contrary to public convenience, welfare, or development needs of the area.
31. The Commission finds that compatibility with the surrounding land uses will be ensured through the zone change and the CUP.
32. The Commission finds that the proposed use is consistent with the existing neighborhood pattern because the area is a predominantly residential neighborhood.
33. The Commission finds that the Project is consistent with the surrounding area in the unincorporated community of Charter Oak and in keeping with the character of the area.
34. The Commission finds that the Project is in compliance with the proposed zoning designation and other applicable standards of the Zoning Code, such as those for building height, setbacks, wall/fence heights and parking.
35. The Commission finds that the Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
36. The Commission finds that the requested use on the Project 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 Project Site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare.
37. 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 the West Covina Library located at 1601 W Covina Parkway, West Covina, CA. On Thursday, November 8, 2018 a total of 472 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from

the Project Site, as well as to those on the courtesy mailing list for the Charter Oak Zoned District and to any additional interested parties.

38. 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.
39. 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 Commission 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.
40. The MMRP is attached to and incorporated into the conditions of approval for the project.
41. 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.
42. 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 Plan Amendment:

- A. A need for the Plan Amendment exists.
- B. The Plan Amendment is consistent with the General Plan and is necessary to implement the General Plan.
- C. Public convenience, the general welfare and good zoning practice justifies action.

Regarding the CUP:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- 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.
- 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.
- 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.

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. Recommends approval of Plan Amendment No. RPPL2018003145 to the Board of Supervisors, and
- 3. Approves Conditional Use Permit No. RPPL2018000937, subject to the attached conditions.

PROJECT NO. 2016-001192-(5)
PLAN AMENDMENT NO. RPPL2016003145
CONDITIONAL USE PERMIT NO. RPPL2018000937

DRAFT FINDINGS
PAGE 7 OF 7

ACTION DATE: December 12, 2018

VOTE: [Concurring:Dissenting:Abstaining:Absent, e.g. 5:0:0:0 or 4:0:1:0]

Concurring:

Dissenting:

Abstaining:

Absent:

JH:SDJ

11/26/18

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. 2016-01192-(5)
CONDITIONAL USE PERMIT NO. RPPL201800937**

PROJECT DESCRIPTION

The project is to authorize a General Plan amendment and establish a Development Program Zone for vesting tentative tract map dated July 19, 2018 to create one multi-family residence lot developed with 19 attached residential condominium units in four buildings on 1.07 acres ("Project") subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, permittee or successor in interest ("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 this grant have been recorded as required by Condition No. 7[recordation] and until all required monies have been paid pursuant to Condition Nos. 11[NOD/F&G fee], and 14[Mitigation Monitoring Fee]. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4[indemnification], 5[litigation deposit], 8[expiration if not vested], and 11[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 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.
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. 74433 RPPL2017008860. Time extensions may be requested in writing and with the payment of the applicable fee prior to such expiration date. In the event that Vesting Tentative Tract Map No. 74433 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. If 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 five (5) working days from the day after your appeal period ends **[December 31, 2018]**, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, 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 Wildlife 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 **\$2,291.25** (\$2,216.25 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee), or **\$3,153.25** (\$3,078.25 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 and Reporting Program ("MMRP"), 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/agreement, which attaches the Mitigation Monitoring and Reporting Program ("MMRP") and agree 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 MMRP. 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 the County Fire 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"/Exhibit Map or a revised Exhibit "A"/Amended Exhibit Map 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 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". If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **five (5) copies of a modified Exhibit "A"** shall be submitted to Regional Planning by **February 11, 2019**.
22. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS

23. The permittee shall conform to the requirements of Title 22 of the Los Angeles County Code.
24. The project site shall be developed and maintained in substantial compliance with the approved Exhibit "A" June 19, 2018, or Revised Exhibit "A"/Amended Exhibit Map approved by the Director.

25. No building or structure of any kind except a temporary structure used only in the developing of the property according to the program shall be built, erected, or moved onto any part of the property.
26. No existing building or structure which under the program is to be demolished shall be used.
27. 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.
28. All improvements shall be completed prior to the occupancy of any structures.
29. 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.
30. The permittee shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director.
31. Prior to issuance of the first certificate of occupancy for the first unit, the permittee or successor in interest shall provide proof of recordation of the condominium plan.
32. Concurrent with recordation of the final map, permittee shall record the condominium plan and provide proof of said recordation to the Director.
33. A Homeowner's Association ("HOA") shall be formed for the project. Prior to issuance of any building permits, the permittee shall establish the HOA.
34. 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.
35. The permittee shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, the community garden, private driveways and fire lanes, walkways, lighting system along all walkways, landscaping (including all front yard trees and street trees), irrigation systems, wall, fence and recreation area, to the satisfaction of the Director.
36. The permittee shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the private driveways and fire lanes for access into and out of the subdivision.

37. Prior to issuance of building permits, the permittee shall submit a copy of a recorded covenant to the Department of Regional Planning to provide adequate lighting system along all walk ways within the common areas.
38. Prior to issuance of building permits, the permittee shall submit a plot plan to the Department of Regional Planning for approval to ensure that the development meets all parking and development requirements.
39. Prior to issuance of building permits, the permittee shall designate on a Revised Exhibit "A" at least one unit as an affordable housing dwelling unit set-aside to the satisfaction of the Director.
40. Prior to issuance of building permits, a covenant shall be recorded to evidence that at least one unit of the project shall be designated an affordable housing dwelling unit set-aside for a minimum of 55 years, or a particular duration to the satisfaction of the Director, whichever is greater.
41. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (Tentative Map dated June 19, 2018), consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health.

Attachments:

- A - Mitigation Monitoring and Reporting Program
- B - Subdivision Committee Report



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

Dennis Slavin
Chief Deputy Director

November 27, 2018

TO: David W. Louie, Chair
Elvin W. Moon, Vice Chair
Doug Smith, Commissioner
Laura Shell, Commissioner
Pat Modugno, Commissioner

FROM: Steven Jones *HH (for SJ)*
Land Divisions Section

PROJECT NO. 2016-001192

VESTING TENTATIVE TRACT MAP NO. 74433 RPPL2017008860

PLAN AMENDMENT NO. RPPL2016003145

ZONE CHANGE NO. RPPL2016003143

CONDITIONAL USE PERMIT NO. RPPL2018000937

ENVIRONMENTAL ASSESSMENT NO. RPPL2018008862

RPC Meeting: December 12, 2018 - Agenda Item: 6

ENTITLEMENTS REQUESTED

- Vesting Tentative Tract Map No. 74433 RPPL2017008860: a subdivision to create one multi-family residence lot developed with 19 attached residential condominium units in four buildings on 1.07 gross acres pursuant to County Code Section 21.40.010.
- Plan Amendment No. RPPL2016003145: to amend the Countywide General Plan land use category of H9 (Residential: 0-9 du/net ac) to H18 (Residential: 0-18 du/net ac) pursuant to County Code Section 22.16.070.
- Zone Change No. RPPL2016003143: to change the existing Zone A-1-7,500 (Light Agricultural 7,500 Square Feet Minimum Required Area) to Zone R-3-18U-DP (Limited Density Multiple Residence, 18 Dwelling Units per Acre, Development Program) pursuant to 22.16.090.
- Conditional Use Permit No. RPPL2018000937: authorization for the Development Program zone associated with zone change request as set forth in Section 22.40.040 of the Zoning Code.

PROJECT NO. 2016-001192-(5)
VESTING TENTATIVE TRACT MAP NO. 74433
RPPL2017008860
PLAN AMENDMENT NO. RPPL2016003145
ZONE CHANGE NO. RPPL2016003143
CONDITIONAL USE PERMIT NO. RPPL2018000937
ENVIRONMENTAL ASSESSMENT NO.
RPPL2018008862

STAFF ANALYSIS
PAGE 2 OF 8

PROJECT DESCRIPTION

The project is a new residential condominium development of 19 attached dwelling units set within a surrounding community of both single- and multi-family residence lots developed with single- and multi-family residences.

SITE PLAN DESCRIPTION

General description: The site plan (Exhibit "A") dated June 19, 2018 depicts a residential condominium development of 19 attached dwelling units within four buildings throughout the rectangular shaped site on one multi-family residence lot. The dwelling units are typically situated on either side of the private drive and fire lane used for vehicle (enclosed garage) access. Pedestrian access is depicted as separated from the proposed vehicular access along landscaped pathways.

Access: The project is accessed by Cienega Avenue (a Secondary Highway) to the south. Primary access into the development occurs at the southerly border of the site. The main entry is the only vehicular entry into the development. The proposed private drive is depicted as gated and the area landscaped. Gated pedestrian access ways are depicted at the western and eastern boundaries of the site.

Parking: A total of 45 spaces used for automobile parking is provided onsite: 38 covered, enclosed garage spaces and seven uncovered spaces to accommodate guests. Each dwelling unit is depicted as providing the required two standard spaces for resident/homeowner automobile parking, accessed from the proposed common driveway and fire lane shared by the 19 units. One disabled-access space used for automobile parking is located at the rear of the property.

Recreation/Amenities: Sited at the north property line and adjacent to the proposed guest parking area is the amenity of the development – a 1,800 square foot common recreation area. The area depicts landscaping and proposed tables and seats.

Open Space: The project proposes to have a total of 8,389 square feet of open space, or approximately 14.4 percent of the project site. The open space is proposed in three formats:

Open Space Format	Acres	Description
Common Recreation Area	0.04	Community park, community garden, tot lot, paseos, landscaped slopes

PROJECT NO. 2016-001192-(5)
VESTING TENTATIVE TRACT MAP NO. 74433
RPPL2017008860
PLAN AMENDMENT NO. RPPL2016003145
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CONDITIONAL USE PERMIT NO. RPPL2018000937
ENVIRONMENTAL ASSESSMENT NO.
RPPL2018008862

STAFF ANALYSIS
PAGE 3 OF 8

Paseo Landscaping	0.04	Average 3.47 foot-wide landscape strips adjacent to the pedestrian ways containing grass and tree plantings
Front Yard Landscaping	0.11	Grass, drought-tolerant trees and shrubs; various plants and flowers
Total	0.19	18% of net project area

Walls and Fences: Proposed six foot high gates and fences are depicted at the vehicular and pedestrian access ways. Units are proposed to have five foot high stucco patio walls. A six foot high trash enclosure is proposed at the northeast corner of the property.

Grading: A total of 485 cubic yards each of cut and fill of earth material is proposed with 3,100 cubic yards of over-excavation and recompaction, for a combined total of 970 cubic yards of earthwork to be balanced on site (no import or export of earth material).

MAP DESCRIPTION

The tentative map depicts the three existing parcels currently vacant or being used for single-family residences into one proposed multi-family residence lot. The project site is proposed to be razed for the development.

EXISTING ZONING

The subject property is zoned A-1-7,500.

Surrounding properties are zoned as follows:

North: Zone R-3-18U-DP.

South: Zone A-1-7,500.

East: Zone R-3-18U-DP.

West: Zone A-1-7,500.

EXISTING LAND USES

The subject property is developed with single-family residences and a vacant lot used for overflow parking for a church building on an adjoining site.

Surrounding properties are developed as follows:

North: Multi-family residences.

South: Single-family residences.

East: Multi-family residences.

West: Church building.

**PROJECT NO. 2016-001192-(5)
VESTING TENTATIVE TRACT MAP NO. 74433
RPPL2017008860
PLAN AMENDMENT NO. RPPL2016003145
ZONE CHANGE NO. RPPL2016003143
CONDITIONAL USE PERMIT NO. RPPL2018000937
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**STAFF ANALYSIS
PAGE 4 OF 8**

PREVIOUS CASES/ZONING HISTORY

On May 2, 1927, Ordinance 1494 established the unrestricted zone classification on the subject property. Zone Change Ordinance 5553 established the Zone A-1-7,500 classification on June 27, 1950.

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:

- Biological Resources: A pre-construction survey to identify colony roosting habitat to minimize impacts to onsite bats and nesting birds.
- Cultural Resources and Tribal 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.
- 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 Consistency

The General Plan provides general intended uses and intensities for each land use designation. Residential density is calculated using the net area of the project site. The Zoning Code minimum required area further regulates residential density. The project site is located within the H9 (Residential: 0-9 du/net ac) land use category of the Countywide General Plan. This designation is intended for "single family residences". The H9 category and current zoning would allow up to six dwelling units. The H18 (Residential: 0-18 du/net ac) land use category and proposed zoning (R-3-18U-DP) would allow the requested 19, or an additional 13 units.

The General Plan also contains land use goals for:

**PROJECT NO. 2016-001192-(5)
VESTING TENTATIVE TRACT MAP NO. 74433
RPPL2017008860
PLAN AMENDMENT NO. RPPL2016003145
ZONE CHANGE NO. RPPL2016003143
CONDITIONAL USE PERMIT NO. RPPL2018000937
ENVIRONMENTAL ASSESSMENT NO.
RPPL2018008862**

**STAFF ANALYSIS
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“...infill development and redevelopment that strengthens and enhances communities.”¹

The proposed residential condominium development is consistent with the land use designation and is compatible with the surrounding community that contains both attached and detached residences. In addition, providing infill housing and a passive recreational feature is consistent with the policies of the General Plan.²

“...compatible land uses that complement neighborhood character and the natural environment.”³

The proposed residential condominium development is compatible with the surrounding community primarily containing attached and detached residences.

“...well-designed and healthy and places that support a diversity of built environments.”⁴

The proposed residential condominium development complies with the County’s Healthy Design Ordinance, depicting common walkways into the project site with landscaped buffers connecting all building entrances and the main entrance.

Zoning Ordinance and Development Standards Compliance

The density is inappropriate for the current low-density zoning designation of Zone A-1-7,500. The project site is proposed to be located in Zone R-3-DP-18U (Limited Multiple Residence Development Program, 18 Units per Acre). The proposed density is in keeping with this zoning. The maximum number of units permitted on 1.07 net acres within the R-3-DP-18U zone is 19. The proposed 19 condominium units are depicted as complying with the residential setbacks, parking, and height requirements of the zone. The proposal depicts a required common walkway, a minimum width of five feet to provide direct access from the street into the project site. The project also proposes a common area for residents.

Neighborhood Impact/Land Use Compatibility

¹ See General Plan, p. 87, LU4.

² See General Plan: Land Use Element (“Creating Opportunities for Infill Development”, p. 73).

³ See General Plan p. 88, LU7.

⁴ See General Plan p. 90, LU10.

**PROJECT NO. 2016-001192-(5)
VESTING TENTATIVE TRACT MAP NO. 74433
RPPL2017008860
PLAN AMENDMENT NO. RPPL2016003145
ZONE CHANGE NO. RPPL2016003143
CONDITIONAL USE PERMIT NO. RPPL2018000937
ENVIRONMENTAL ASSESSMENT NO.
RPPL2018008862**

**STAFF ANALYSIS
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If approved, the proposed condominium units would increase density and cause physical changes to the site that is compatible with the maximum density permitted by the zoning and in keeping with the pattern of development to the east of the site. The project is bordered by an apartment complex/residential condominiums to the east and a church and parking lot to the west. No degradation of natural features will occur, as the subject property is located in an urbanized area and no sensitive resources are located on the site. Shopping and employment opportunities are available within a mile of the subject property.

Site Visit

Staff visited the site on November 19, 2018 to verify the required posting of the public notice at the front of the property. No Zoning Code violations were observed.

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 Plan amendment, zone change and CUP.⁵

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Comments and reports from the Subdivision Committee for the map dated 06-19-18 have been attached.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

Comments from the South Central Coastal Information Center completed 9-4-18 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 the writing of this report, no comments had been received.

FEES/DEPOSITS

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

⁵ The Burdens of Proof with applicant's responses are attached.

PROJECT NO. 2016-001192-(5)
VESTING TENTATIVE TRACT MAP NO. 74433
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STAFF ANALYSIS
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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 Number 2016-001192-(5), Vesting Tentative Tract Map No. 74433 RPPL2017008860, Plan Amendment No. RPPL2016003145, Zone Change No. RPPL2016003143, Conditional Use Permit No. RPPL2018000937, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

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

I MOVE THAT THE REGIONAL PLANNING COMMISSION INDICATE ITS INTENT TO RECOMMEND APPROVAL OF PLAN AMENDMENT NO. RPPL2016003145 AND ZONE CHANGE NO. RPPL2016003143 AND APPROVE VESTING TENTATIVE TRACT MAP NO. 74433 RPPL201800004065, CONDITIONAL USE PERMIT NO. RPPL2018000937 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Steven Jones, Principal Planner, Land Divisions Section
Reviewed by Joshua Huntington, Supervising Regional Planner, Land Divisions Section

Attachments:

- A – Project Summary/Factual
- B – Property Location Map
- C – Draft Resolution/Draft Ordinance/8.5x11 ZCO Map
- D – Draft Findings
- E – Draft Conditions of Approval
- F – Applicant's Burden of Proof statements
- G – Correspondence
- H – Environmental Document
- I – Site Photographs
- J – Aerial Image

**PROJECT NO. 2016-001192-(5)
VESTING TENTATIVE TRACT MAP NO. 74433
RPPL2017008860
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**STAFF ANALYSIS
PAGE 8 OF 8**

K – Land Use Map
L – Exhibit “A”

JH: SDJ
11/27/18

ATTACHMENT

“A”

**FACTUAL /
PROJECT
SUMMARY**

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

PROJECT NUMBER

2016-001192

HEARING DATE

December 12, 2018

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No. 74433 RPPL2017008860
Plan Amendment No. RPPL2016003145
Zone Change No. RPPL2016003143
Conditional Use Permit No. RPPL2018000937
Environmental Assessment No. RPPL2018008862

PROJECT SUMMARY

OWNER / APPLICANT

John Begin, JB Contractors, Inc.

MAP/EXHIBIT DATE

June 19, 2018

PROJECT OVERVIEW

To create one multi-family residence lot developed with 19 attached condominium units within four detached buildings on 1.07 gross acres, amend the General Plan and to authorize a zone change and development program pursuant to the Los Angeles County Code.

LOCATION

21017 and 21027 E Cienega Avenue, Covina, CA

ACCESS

Cienega Avenue

ASSESSORS PARCEL NUMBER(S)

8401019040, 8401019041 and 8401019054

SITE AREA

1.07 Acres

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Charter Oak

LAND USE DESIGNATION

H9 (0-9 dwelling units / net acre)

ZONE

A-1-7,500 (Light Agricultural - 7,500 square foot minimum required area)

PROPOSED UNITS

19

MAX DENSITY/UNITS

6

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Proposed Mitigated Negative Declaration

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Sections of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)

CASE PLANNER:

Steven Jones

PHONE NUMBER:

(213) 974 – 6433

E-MAIL ADDRESS:

sdjones@planning.lacounty.gov

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ATTACHMENT

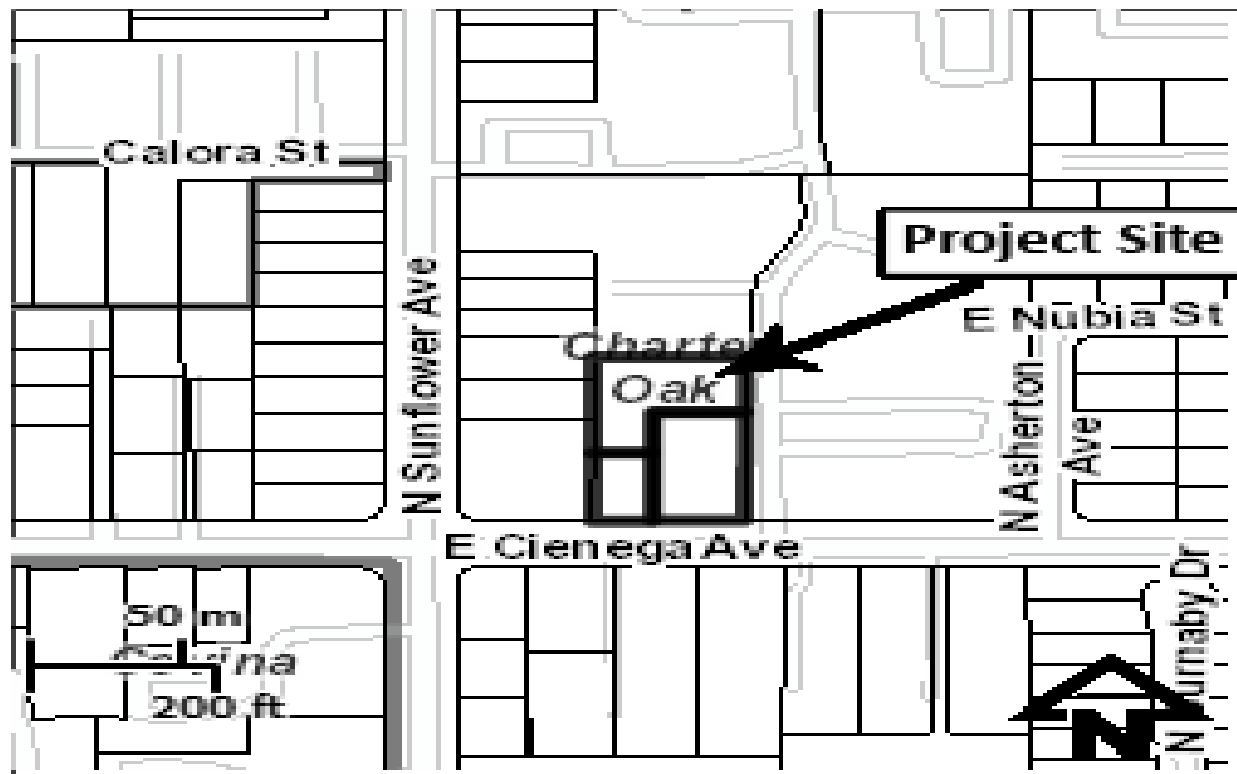
“B”

PROJECT

LOCATION MAP

/ VICINITY MAP

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ATTACHMENT

“C”

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RESOLUTION/

DRAFT

ORDINANCE

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**THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. 2016-001192-(5)
ZONE CHANGE NO. RPPL2016003143**

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case No. RPPL2016003143 on December 12, 2018:

WHEREAS, the Regional Planning Commission finds as follows:

1. The project site is located at 21017 and 21027 E. Cienega Avenue, Covina, CA in the unincorporated community of Charter Oak, Charter Oak Zoned District.
2. The project is a request for a new residential condominium development of 19 attached dwelling units within four detached buildings. The project requires the following entitlements:
 - a. A Plan amendment to amend the Countywide General Plan land use category of H9 (Residential: 0-9 du/net ac) to H18 (Residential: 0-18 du/net ac);
 - b. A vesting tentative map to create one multi-family residence lot developed with 19 attached residential condominium units in four buildings on 1.07 gross acres;
 - c. A conditional use permit to authorize a Development Program zone associated with zone change request.
3. The project is consistent with the General Plan as it is harmonious with the adjacent development and the General Plan's intent, 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, wall/fence heights and parking.
5. The project proposes an attached, residential townhouse-style condominium development within a predominantly residential 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 Zoning Permits 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-1-7,500 (Light Agricultural – 7,500 Square Foot Minimum Required Area) to R-3-18U-DP (Limited Density Multiple Residence, 18 Dwelling Units per Acre – Development Program).
2. That the Board of Supervisors adopt the Mitigated Negative Declaration, dated December 12, 2018, 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 December 12, 2018.

Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

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

JD:SDJ
11/26/18

ZONING CASE NUMBER RPPL2016003143

ORDINANCE NUMBER _____

An ordinance amending Section 22.16.230 of Title 22 of the County Code, changing regulations for the execution of the Countywide General Plan, relating to the Charter Oak Zoned District Number 87.

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

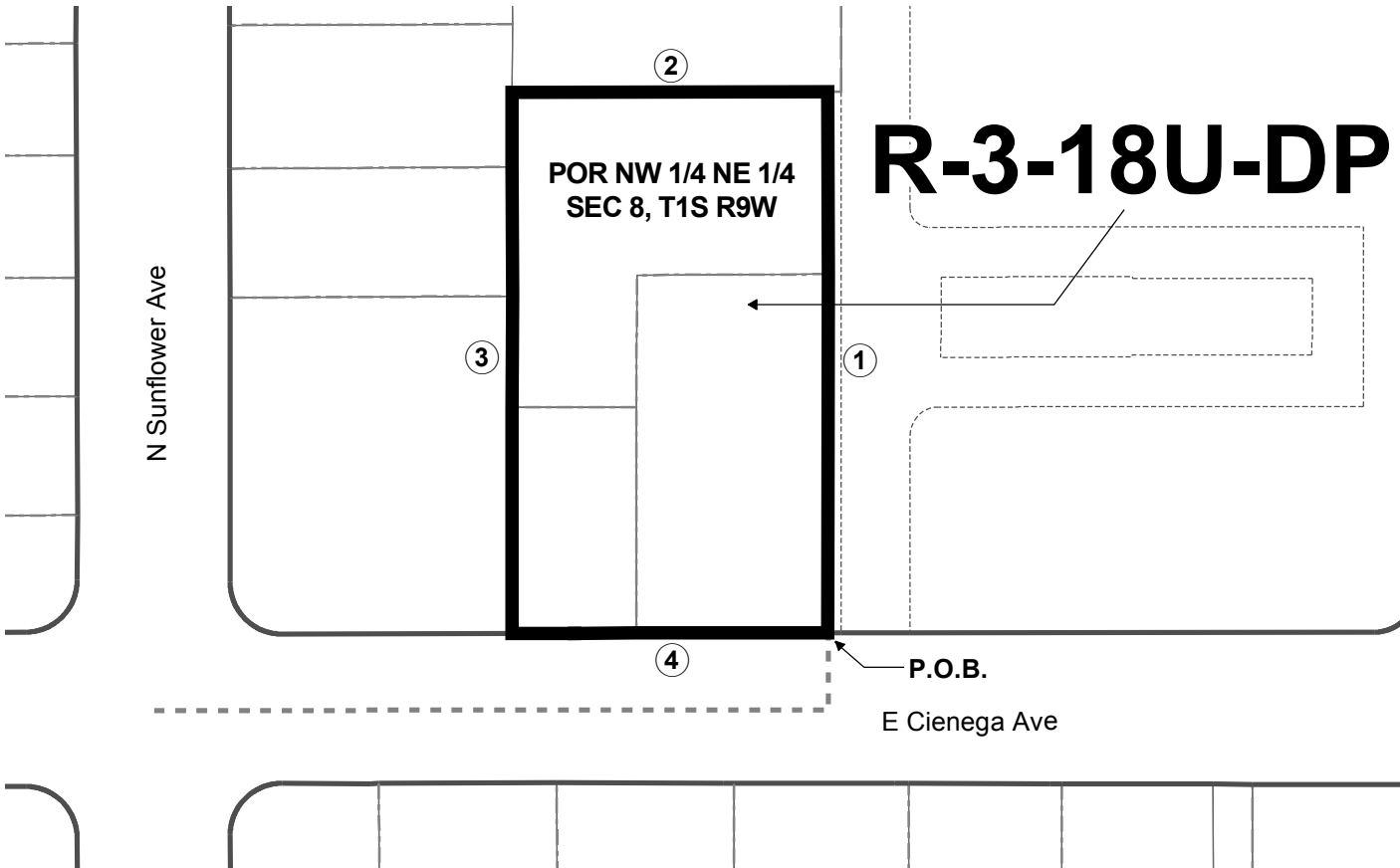
SECTION 1. Section 22.16.230 of the County Code is amended by amending the map of the Charter Oak Zoned District Number 87 as shown on the map attached hereto.

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

CHANGE OF PRECISE PLAN
CHARTER OAK ZONED DISTRICT

ADOPTED BY ORDINANCE: _____
ON: _____
ZONING CASE: **ZC 2016003143**

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE











LEGAL DESCRIPTION:

THAT PORTION OF THE W HALF OF THE NW QUARTER OF THE NE QUARTER OF SECTION 8, TOWNSHIP 1S, RANGE 9W, SAN BERNARDINO MERIDIAN, IN THE RANCHO ADDITION TO SAN JOSE, AS PER MAP OF THE SUBDIVISION OF THE RANCHO ADDITION TO SAN JOSE AND A PORTION OF RANCHO SAN JOSE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 22, PAGES 21 ET SEQ OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF SUNFLOWER AVENUE AND CIENEGA AVENUE
ALONG THE CENTERLINE OF CIENEGA AVENUE N89°56'25"E 352.54'
N0°00'03"W 40.00' TO THE N'LY LINE OF CIENEGA AVENUE ALSO BEING
THE POINT OF BEGINNING

- ① CONTINUING N0°00'03"W 283.00' TO THE NE CORNER
- ② S89°56'25"W 164.94'
- ③ S0°00'03"E 283.00' TO THE N'LY LINE OF CIENEGA AVENUE
- ④ ALONG THE N'LY LINE OF CIENEGA AVENUE N89°56'25"E 164.94' TO THE
POINT OF BEGINNING.

LEGEND:

-  PARCEL
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  TRAVERSE
-  ZONE CHANGE AREA
-  P.O.B. POINT OF BEGINNING



0 50 100
FEET

COUNTY ZONING MAP
150H333

DIGITAL DESCRIPTION: \ZCO\ZD_CHARTER_OAK\
THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DAVID LOUIE, CHAIR
AMY J. BODEK, AICP, PLANNING DIRECTOR

ATTACHMENT

“D”

DRAFT

FINDINGS

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**DRAFT FINDINGS OF THE HEARING OFFICER/REGIONAL PLANNING
COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. 2016-001192-(5)
VESTING TENTATIVE TRACT MAP NO. 74433 (RPPL2017008860)**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Vesting Tentative Tract Map No. 74433 RPPL2017008860 on December 12, 2018.
2. Unless otherwise apparent from the context, subdivider or successor in interest ("subdivider") shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
3. The subdivider requests a vesting tentative tract map dated July 19, 2018 to create one multi-family residence lot developed with 19 attached residential condominium units in four buildings on 1.07 acres ("Project").
4. The Project site is located at 21017 and 21027 E. Cienega Avenue on a property with Assessor Parcel Numbers 8401019040, 8401019041 8401019054 and in the unincorporated community of Charter Oak
5. The Project site is approximately 1.07 gross acres.
6. The Project site is currently with single-family residences and a vacant lot used for overflow parking for a church building on an adjoining site.
7. The Project will take access from Cienega Avenue (a Secondary Highway) to the south.
8. General Plan/Plan Amendment Case No. 2016003145 is a related request to amend the Los Angeles Countywide General Plan ("General Plan") by amending the project site's land use designation from H9 (Residential: 0-9 du/net ac) to H18 (Residential: 0-18 du/net ac).
9. Zone Change Case No. RPPL2016003143 is a related request to amend the Project site's zoning from Zone A-1-7,500 (Light Agricultural 7,500 Square Feet Minimum Required Area) to Zone R-3-18U-DP (Limited Density Multiple Residence, 18 Dwelling Units per Acre, Development Program).
10. The Conditional Use Permit ("CUP") is a related request to establish the Development Program Zone ("-DP"). The -DP overlay zone will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area.

11. The approval of the vesting tentative tract map, and conditional use permit will not become effective unless and until the Board of Supervisors has approved the Plan amendment and zone change, and both have become effective.
12. Surrounding land uses within a 500-foot radius include:
 - North: Multi-family residences.
 - South: Single-family residences.
 - East: Multi-family residences.
 - West: Church building.
13. Surrounding Zoning within a 500-foot radius includes:
 - North: Zone R-3-18U-DP.
 - South: Zone A-1-7,500.
 - East: Zone R-3-18U-DP.
 - West: Zone A-1-7,500.
14. The Project site has been zoned A-1-7,500 since June 27, 1950 (Ordinance No. 5553).
15. The vesting tentative tract map dated July 19, 2018 depicts the three existing parcels currently vacant or being used for single-family residences into one proposed multi-family residence lot.
16. The Exhibit Map/Exhibit "A" dated July 19, 2018 depicts a residential condominium development of 19 attached dwelling units within four buildings throughout the rectangular shaped site on one multi-family residence lot.
17. The subdivider has met with area residents, and held neighborhood meetings prior to the Commission public hearing on the Project (see attached correspondence).
18. The conditions of the Los Angeles County Subdivision Committee (Departments of Public Works, Fire, Parks and Recreation, and Public Health) based on maps dated July 19, 2018 are attached.
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 hearing by mail, newspaper, property posting, and departmental website posting. A total of 472 notices were mailed out to properties located within the 1,000 foot radius of the project site and to those on the courtesy mailing list for the Charter Oak Zoned District and to any additional interested parties.
21. As of the writing of the draft findings, no public comments have been received.
22. A duly noticed public hearing was held on December 12, 2018 before the Commission. [Summary of proceedings]
23. This map has been submitted as a vesting tentative tract map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the Los Angeles County Code (Subdivision Ordinance).
24. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
25. The Commission finds that the proposed use will be consistent with the adopted General Plan for the area.
26. The Commission finds that the proposed use is consistent with the General Plan's Needs and Policies that support urban residential infill development with a high quality of design since the existing infrastructure capacity could accommodate the needs of future residents.
27. The Commission finds that the proposed use is consistent with the General Plan's Needs and Policies to encourage development of well-designed houses and garden apartments, particularly on by-passed parcels within existing urban communities.
28. The Commission finds that a zone change to R-3-18U-DP will ensure that the zoning and land use designations for the Project are consistent with each other.
29. The Commission finds that the requested zone change of the Project Site is required in order to establish and implement a development program for the Project.

30. The Commission finds that the Project is consistent with the development standards of the proposed Zone R-3 and the requirements of the –DP zone.
31. The Commission finds that the development program provides the necessary safeguards to ensure completion of the proposed development by the subdivider and that the development program ensures that the Project will not be replaced by a lesser type of development contrary to public convenience, welfare, or development needs of the area.
32. The Commission finds that compatibility with the surrounding land uses will be ensured through the zone change and the CUP.
33. The Commission finds that the proposed use is consistent with the existing neighborhood pattern because the area is a predominantly residential neighborhood.
34. The Commission finds that the Project is consistent with the surrounding area in the unincorporated community of Charter Oak and in keeping with the character of the area.
35. The Commission finds that the Project is in compliance with the proposed zoning designation and other applicable standards of the Zoning Code, such as those for building height, setbacks, wall/fence heights and parking.
36. The Commission finds that the Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
37. The proposed condominiums units will be connected to public sewer and water.
38. 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.
39. The design of the subdivision and the proposed improvements will not cause substantial environmental damage with mitigation or substantial and unavoidable injury to fish or wildlife or their habitat. The subject property is not located within an adopted Significant Ecological Area (“SEA”) and will not affect any stream courses or high value riparian habitat.
40. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein.

41. Pursuant to Article 3.5, Chapter 4 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
42. 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.
43. The Commission finds that the requested use on the Project 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 Project Site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare.
44. 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 the West Covina Library located at 1601 W Covina Parkway, West Covina, CA. On Thursday, November 8, 2018 a total of 472 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as to those on the courtesy mailing list for the Charter Oak Zoned District and to any additional interested parties.
45. The Commission finds that the subdivider 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.
46. 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 Commission 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 subdivider's compliance with the attached conditions of approval and MMRP.
47. The MMRP is attached to and incorporated into the conditions of approval for the project.

48. 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.
49. 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:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- 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.
- 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.
- 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.

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 Vesting Tentative Tract Map No. 74433 RPPL20178860, subject to the attached conditions.

**PROJECT NO. 2016-001192-(5)
VESTING TENTATIVE TRACT MAP NO. 74433
(RPPL201700860)**

**DRAFT FINDINGS
PAGE 8 OF 8**

ACTION DATE: December 12, 2018

VOTE: [Concurring:Dissenting:Abstaining:Absent, e.g. 5:0:0:0 or 4:0:1:0]

Concurring:

Dissenting:

Abstaining:

Absent:

JH:SDJ

11/26/18

ATTACHMENT

“E”

DRAFT

**CONDITIONS
OF APPROVAL**

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**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. 2016-01192-(5)
VESTING TENTATIVE TRACT MAP NO. 74433 (RPPL201700860)**

PROJECT DESCRIPTION

The project is a vesting tentative tract map dated July 19, 2018 to create one multi-family residence lot developed with 19 attached residential condominium units in four buildings on 1.07 acres ("Project") subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, subdivider or successor in interest ("subdivider") 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 subdivider, and the owner of the subject property if other than the subdivider, 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 this grant have been recorded as required by Condition No. 7[recordation] and until all required monies have been paid pursuant to Condition Nos. 11[NOD/F&G fee], and 14[Mitigation Monitoring Fee]. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4[indemnification], 5[litigation deposit], 8[expiration if not vested], and 11[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 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.
4. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this 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 subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the subdivider 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 subdivider 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 subdivider or subdivider's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of \$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 subdivider, 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 subdivider 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 subdivider, or the owner of the subject property if other than the subdivider, 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 subdivider, or the owner of the subject property if other than the subdivider, 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. 74433 RPPL2017008860. Time extensions may be requested in writing and with the payment of the applicable fee prior to such expiration date. In the event that Vesting Tentative Tract Map No. 74433 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. If 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 subdivider 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 subdivider shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The subdivider 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 subdivider shall provide proof of payment upon request from Regional Planning.

11. Within five (5) working days from the day after your appeal period ends [**December 31, 2018**], the subdivider shall remit processing fees at the County Registrar-Recorder/County Clerk Office, 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 Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the subdivider 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 **\$2,291.25** (\$2,216.25 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee), or **\$3,153.25** (\$3,078.25 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 subdivider shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), 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 subdivider shall record a covenant/agreement, which attaches the Mitigation Monitoring and Reporting Program ("MMRP") and agree 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 subdivider 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 subdivider shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.
14. The subdivider 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 MMRP. The subdivider 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 the County Fire 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"/Exhibit Map or a revised Exhibit "A"/Amended Exhibit Map approved by the Director of Regional Planning ("Director").
19. The subdivider shall maintain the subject property in a neat and orderly fashion. The subdivider shall maintain free of litter all areas of the premises over which the subdivider 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 subdivider shall remove or cover said markings, drawings, or signage within 24 hours 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". If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **five (5) copies of** a modified Exhibit "A" shall be submitted to Regional Planning by **February 11, 2019**.
22. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the subdivider shall submit **three (3) copies of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

TENTATIVE TRACT MAP SPECIFIC CONDITIONS

23. The subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code.
24. The project site shall be developed and maintained in substantial compliance with the approved Exhibit "A" June 19, 2018, or Revised Exhibit "A"/Amended Exhibit Map approved by the Director.

25. Permission is granted to adjust lot lines to the satisfaction of the Department of Regional Planning.
26. The subdivider shall provide at least 50 feet of street frontage for each lot.
27. 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.
28. 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 19 attached residential units in four detached buildings 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.
29. Prior to issuance of the first certificate of occupancy for the first unit, the subdivider or successor in interest shall provide proof of recordation of the condominium plan.
30. Prior to recordation of the final map, subdivider shall provide a final draft of the condominium plan to the Director of Planning for review and approval.
31. Concurrent with recordation of the final map, subdivider shall record the condominium plan and provide proof of said recordation to the Director.
32. The private driveways shall be labeled as Private Driveway and Fire Lane on the final map.
33. Prior to final map approval, the subdivider shall construct or bond with the Los Angeles County Department of Public Works ("Public Works") for the private driveway and fire lane, complying with paving design and widths, as depicted on the approved Exhibit "A" dated June 19, 2018 or an Amended Exhibit Map approved by the Director.
34. A Homeowner's Association ("HOA") shall be formed for the project. Prior to issuance of any building permits, the subdivider shall establish the HOA.
35. 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.
36. Prior to issuance of certificates of occupancy, the subdivider shall post on private driveways: "No Parking-Fire Lane", unless designated parking otherwise permitted. The subdivider shall provide for continued enforcement in the covenants, conditions and restrictions or maintenance agreement. Submit a draft copy of the covenants,

conditions, and restrictions and/or maintenance agreement to the Department of Regional Planning for approval prior to Final Map.

37. 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 garden, private driveways and fire lanes, walkways, lighting system along all walkways, landscaping (including all front yard trees and street trees), irrigation systems, wall, fence and recreation area, to the satisfaction of the Director.
38. The subdivider shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the private driveways and fire lanes for access into and out of the subdivision.
39. Prior to obtaining final map approval, the subdivider shall submit a copy of the project's maintenance agreement for the continued maintenance of the private driveway to the Director for review and approval.
40. 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.
41. Prior to final map approval, the subdivider shall submit a draft copy of the reciprocal ingress and egress easement for the private driveway to the Director for review and approval.
42. Prior to issuance of building permits, the subdivider shall submit a copy of a recorded covenant to the Department of Regional Planning to provide adequate lighting systems along all walk ways within the common areas.
43. Prior to final map approval submit a plot plan to the Department of Regional Planning for approval to ensure that the development meets all parking and development requirements.
44. Prior to final map approval, provide a copy of the Park Obligation Fees receipt to the Department of Regional Planning.
45. The subdivider shall comply with all traffic mitigation measures to the satisfaction of the Department of Public Works.
46. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (Tentative Map dated June 19, 2018), consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health.

Attachments:

- A - Mitigation Monitoring and Reporting Program
- B - Subdivision Committee Report

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. 2016-01192-(5)
CONDITIONAL USE PERMIT NO. RPPL201800937**

PROJECT DESCRIPTION

The project is to authorize a General Plan amendment and establish a Development Program Zone for vesting tentative tract map dated July 19, 2018 to create one multi-family residence lot developed with 19 attached residential condominium units in four buildings on 1.07 acres ("Project") subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, permittee or successor in interest ("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 this grant have been recorded as required by Condition No. 7[recordation] and until all required monies have been paid pursuant to Condition Nos. 11[NOD/F&G fee], and 14[Mitigation Monitoring Fee]. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4[indemnification], 5[litigation deposit], 8[expiration if not vested], and 11[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 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.
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. 74433 RPPL2017008860. Time extensions may be requested in writing and with the payment of the applicable fee prior to such expiration date. In the event that Vesting Tentative Tract Map No. 74433 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. If 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 five (5) working days from the day after your appeal period ends **[December 31, 2018]**, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, 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 Wildlife 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 **\$2,291.25** (\$2,216.25 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee), or **\$3,153.25** (\$3,078.25 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 and Reporting Program ("MMRP"), 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/agreement, which attaches the Mitigation Monitoring and Reporting Program ("MMRP") and agree 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 MMRP. 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 the County Fire 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"/Exhibit Map or a revised Exhibit "A"/Amended Exhibit Map 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 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". If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **five (5) copies of a modified Exhibit "A"** shall be submitted to Regional Planning by **February 11, 2019**.
22. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS

23. The permittee shall conform to the requirements of Title 22 of the Los Angeles County Code.
24. The project site shall be developed and maintained in substantial compliance with the approved Exhibit "A" June 19, 2018, or Revised Exhibit "A"/Amended Exhibit Map approved by the Director.

25. No building or structure of any kind except a temporary structure used only in the developing of the property according to the program shall be built, erected, or moved onto any part of the property.
26. No existing building or structure which under the program is to be demolished shall be used.
27. 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.
28. All improvements shall be completed prior to the occupancy of any structures.
29. 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.
30. The permittee shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director.
31. Prior to issuance of the first certificate of occupancy for the first unit, the permittee or successor in interest shall provide proof of recordation of the condominium plan.
32. Concurrent with recordation of the final map, permittee shall record the condominium plan and provide proof of said recordation to the Director.
33. A Homeowner's Association ("HOA") shall be formed for the project. Prior to issuance of any building permits, the permittee shall establish the HOA.
34. 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.
35. The permittee shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, the community garden, private driveways and fire lanes, walkways, lighting system along all walkways, landscaping (including all front yard trees and street trees), irrigation systems, wall, fence and recreation area, to the satisfaction of the Director.
36. The permittee shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the private driveways and fire lanes for access into and out of the subdivision.

37. Prior to issuance of building permits, the permittee shall submit a copy of a recorded covenant to the Department of Regional Planning to provide adequate lighting system along all walk ways within the common areas.
38. Prior to issuance of building permits, the permittee shall submit a plot plan to the Department of Regional Planning for approval to ensure that the development meets all parking and development requirements.
39. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (Tentative Map dated June 19, 2018), consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health.

Attachments:

- A - Mitigation Monitoring and Reporting Program
- B - Subdivision Committee Report

ATTACHMENT

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Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



GENERAL PLAN AMENDMENT BURDEN OF PROOF

The applicant for a General Plan Amendment Application shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. The proposed amendment supports the Guiding Principles of the General Plan:

1. The proposed amendment employs Smart Growth.

each new condo will be built with the latest, most sound resistant techniques & floor plan layouts to ensure peaceful living for residents & neighbors. cc&r's implemented will ensure quality of living is also enforceable. this development is very safe due to the requirements of the 2016 building code, public health & welfare will improve because newer materials & products are much safer than what is currently installed.
this project complies with current low impact development (lid) requirements.

2. The proposed amendment ensures that community services and infrastructure are sufficient to accommodate growth.

The site abuts a major street thoroughfare that is already widened to it's maximum requirements and will serve this development as it's primary source of ingress & egress along with allowing compacting to the surrounding shopping & vital necessities. several of the nearby streets are also developed to their required condition. no other highways or streets will be required to serve this development if approved.

3. The proposed amendment provides the foundation for a strong and diverse economy.

This project will help promote a strong and diverse economy. The new condos will increase current property value, create pride of ownership & are more desireable to view.

4. The proposed amendment promotes excellence in environmental resource management.

The design of this project will preserve the negative impact of the storm water, preventing offsite drainage. the project will be grey water ready. open space is provided to promote owners to congregate together. this project exceeds the current title 24 energy efficiency standards and an initial study was performed that determined this project has no negative impacts. an intial study was performed under ceqa standards to prevent the negative impacts of the natural resources. this project complies with low impact development (lid) requirements.

5. The proposed amendment provides healthy, livable and equitable communities.
the surrounding area of the project is currently zoned either a-1 or r-3 18u-dp. by allowing
this project, it will help square up zoning lines and create livable homes similar to the properties
adjacent to the property that the housing market deperately needs.
B. The proposed amendment is consistent with the goals and policies of the General Plan.
This project's surrounding area is currently zoned either A-1 or R-3 18U-DP. By allowing this
project, it will help square up zoning lines and create a product that is consitent with the
zoning on the north and east property lines.
C. The proposed amendment will benefit the public interest and is necessary to realize an unmet local or regional need.
The proposed amendment will benefit the public interest and is necessary to meet the local
housing needs.
<u>D. FOR CONSERVATION (OS-C) DESIGNATED LANDS ONLY</u>
The proposed amendment to convert the OS-C designated property to another land use
designation(s) does not contribute to the overall loss of open space that protects water quality,
provides natural habitats, and contributes to improved air quality.
<u>E. FOR LANDS WITHIN THE EMPLOYMENT PROTECTION DISTRICT (EPD) OVERLAY ONLY</u>
The proposed amendment to convert lands within the EPD Overlay to a non-industrial land use
designation(s):
1. Is located on a parcel that adjoins a parcel with a comparable use, at a comparable scale and
intensity.

2. Will not negatively impact the productivity of neighboring industrial activities.
3. Is necessary to promote the economic value and the long-term viability of the site.
4. Will not subject future residents to potential noxious impacts, such as noise, odors or dust or pose significant health and safety risks.
F. <u>FOR LANDS WITHIN THE AGRICULTURAL RESOURCE AREAS (ARAs) ONLY</u>
The proposed amendment to convert lands within the ARAs:
1. Is located on a parcel that adjoins another parcel with a comparable use, at a comparable scale and intensity.
2. Will not negatively impact the productivity of neighboring agricultural activities.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



ZONE CHANGE APPLICATION BURDEN OF PROOF

In addition to the information required on the application by Chapter 22.16, Part 2, the applicant for a Zone Change Application shall substantiate to the satisfaction of the Commission the following facts:

(Do not provide one word or Yes/No responses. If necessary, attach additional pages.)

A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and

The current use of the properties in 3 separate APN's. APN #8401-019-040 & 41 are single family homes built in the early 1950's and used as single family homes. APN#8401-019-054 is vacant land. Together with a zone change, all 3 parcels combined create 1 lot large enough to accommodate 19, 2-story, 1530 sq ft attached townhomes with 2-car attached garages. The surrounding area is currently zones A-1 or R-3 18U-DP.

B. That a need for the proposed zone classification exists within such area or district; and

Yes. The surrounding area is currently zoned either A-1 or R-3 18U-DP. By allowing this zone change, the project will help square up zoning lines and create a product that is consistent with the zoning on the North and East property lines.

C. That the particular property under consideration is a proper location for said zone classification within such area or district; and

Yes. If approved, this project will meet every requirement in this zone of 18U-DP. In fact this same basic project, built in 2014, located at 19533 E Cypress St in Covina, has already been approved by the LA County Department of Regional Planning (TR073392).

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.

Yes. The surrounding area is currently zoned either A-1 or R-3 18U-DP. By allowing this zone change, the project will help square up zoning lines and create livable homes similar to the properties adjacent to the property that the housing market desperately needs.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



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.

1. No, each new condo will be built with the latest, most sound resistant techniques & floor plan

layouts to ensure peaceful living for residents & neighbors. cc&r's implemented will ensure quality of

living is also enforcable. 2. the new condos will increase current property value, create pride of

ownership & are more desireable to view.

3. this development is very safe due to the requirements of the 2016 building code. public health &

welfare will improve because newer materials & products are much safer than what is currently installed

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.

This development is a copy of and almost identical to TTM 073392, located at 19533 E. Cypress St,

covina, which was approved by la county planning commission on 7/13/16. this site is 4,131 sq ft

larger and has 1 less unit and meets, or exceeds the r-3-18 units per acre zone change density

and all other requirements without any variances or special considerations.

the 3 lots combined total approx 1.07 acres or 46,679 sq ft.

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.

1. the site abuts a major street thoroughfare that is already widened to it's maximum requirements and

will serve this development as it's primary source of ingress & egress along with allowing compacting

to the surrounding shopping & vital necessities. several of nearby streets are also developed to their

required condition.

2. no other highways or streets will be required to serve this development if approved.

there will be a 30' wide private driveway into the property with a fire lane.

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ATTACHMENT

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CORRESPONDENCE

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Steven Jones

From: Kristy Baur <Kristy@jbcontractors.com>
Sent: Thursday, November 08, 2018 11:09 AM
To: Steven Jones
Cc: John Begin
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina
Attachments: Church Condo Sale email.pdf; Notice of Hearing Posting 2.JPG; Notice of Hearing Posting.JPG; cert of posting signed.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Steven,

Attached is the photo of the posting that I will mail out today with the affidavit.

I have also attached an email between John and Pastor Rudy from the Covina Assembly of God Church. John is offering a 30%+ sale price discount, plus \$0 down, 0% interest for 30 years on one condo unit to the Church. John is willing to finance the unit for the Church as goodwill and do his part for the church community. This is John's second development working with a church. He strongly believes in giving back. John has made this agreement with the Church from day one, prior to any requests for affordable housing.

Let me know if you need any additional information.

Thank you,
Kristy

From: Steven Jones [mailto:sdjones@planning.lacounty.gov]
Sent: Wednesday, November 07, 2018 10:16 AM
To: Kristy Baur
Cc: Linda Carlucci
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

Yes. Let me know approximately what time and or someone from our staff, will be around room 1360 with a (blank) public hearing sign. I've copied our clerk so she's aware. Thanks.

Also, I'm noticing the RPC is having an hour-long discussion on affordable housing. I've let John know that it comes up in every subdivision lately, and, with the Plan amendment and zone change project is going from maximum 6 dwelling units to 19 dwelling units - an increase of 13 dwelling units. The additional 13 units would be seen as a bonus/incentive. While the County needs housing, it is the County's desire that a certain amount be affordable. Please send as much information as possible (agreement, contract or memo, etc...) on your transaction with the church and the unit you're offering and for what purpose it's being offered.

Thanks.

From: Kristy Baur [<mailto:Kristy@jbcontractors.com>]
Sent: Wednesday, November 07, 2018 9:56 AM
To: Steven Jones <sdjones@planning.lacounty.gov>
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

Would the sign be available to pick up at your office this afternoon? John would prefer to use your sign.

From: Steven Jones [<mailto:sdjones@planning.lacounty.gov>]
Sent: Wednesday, November 07, 2018 9:46 AM
To: Kristy Baur
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

Check with them as they may not have signs.

Alternatively, you could have the sample that I filled out reproduced and enlarged to the appropriate size.

From: Kristy Baur [<mailto:Kristy@jbcontractors.com>]
Sent: Wednesday, November 07, 2018 9:45 AM
To: Steven Jones <sdjones@planning.lacounty.gov>
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

Great, thank you.

John might be headed down there this afternoon. If not, can we pick it up at the La Puente Office?

From: Steven Jones [<mailto:sdjones@planning.lacounty.gov>]
Sent: Wednesday, November 07, 2018 9:44 AM
To: Kristy Baur
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

Filled out correctly.
Are you coming downtown today?

From: Kristy Baur [<mailto:Kristy@jbcontractors.com>]
Sent: Wednesday, November 07, 2018 9:42 AM
To: Steven Jones <sdjones@planning.lacounty.gov>
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

Thank you Steven! Do I need to notify the office I am picking up the sign from prior?

Can you please confirm that I have completed the Cert of Posting, "type of request" correctly (attached)?

Thank you for your help,
Kristy

From: Steven Jones [<mailto:sdjones@planning.lacounty.gov>]
Sent: Tuesday, November 06, 2018 3:20 PM

To: Kristy Baur
Cc: John Begin
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

No problem. Sending notice requirements today. I suggest having the site posted Friday, 9 November 2018, as this will give you more than the 30 -day minimum.
Newspaper ads are being published today and postcards will be sent out Thursday.

From: Kristy Baur [<mailto:Kristy@jbcontractors.com>]
Sent: Tuesday, November 06, 2018 2:27 PM
To: Steven Jones <sdjones@planning.lacounty.gov>
Cc: John Begin <John@jbcontractors.com>
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

Thank you Steven.

I have attached the signed Mitigation Monitoring & Reporting Program form. We will be applying for the No Effect Determination. I have attached a copy of the retainer agreement with the archeologists per the requirement of the CDFW. I believe you also need this prior to the issuance of the Grading Permit.

Please let me know if you have any questions or need additional information.

Thank you,
Kristy

From: Steven Jones [<mailto:sdjones@planning.lacounty.gov>]
Sent: Thursday, November 01, 2018 8:48 AM
To: Kristy Baur
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

Have the document signed, scanned and sent back.

The fees/deposits will be conditions of approval and will be due after appeal periods - after the Board hearings. This project will have two sets of hearings: one at the Regional Planning Commission and the other at the Board of Supervisors.

Nothing further (other than the signature) required at this point. I'll let you know when other items are required. Thanks.

From: Kristy Baur [<mailto:Kristy@jbcontractors.com>]
Sent: Wednesday, October 31, 2018 9:48 AM
To: Steven Jones <sdjones@planning.lacounty.gov>
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

Great, thank you.

Can you please confirm that I just need John Begin to sign the "Mitigation Monitoring & Reporting Program" and pay the \$6000.00 to Department of Regional Planning. We also need to pay California Dept of Fish and Wildlife \$2355.75 prior to Dec 12th public hearing? Is this all that is required from us?

Thank you,
Kristy

From: Steven Jones [<mailto:sdjones@planning.lacounty.gov>]
Sent: Wednesday, October 31, 2018 9:41 AM
To: Kristy Baur
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

That works. Thanks.

From: Kristy Baur [<mailto:Kristy@jbcontractors.com>]
Sent: Wednesday, October 31, 2018 9:13 AM
To: Steven Jones <sdjones@planning.lacounty.gov>
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

Hi Steven,
Please see attached Will Serve dated 4/26/18. Will that work?

From: Steven Jones [<mailto:sdjones@planning.lacounty.gov>]
Sent: Tuesday, October 30, 2018 3:54 PM
To: Kristy Baur
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

Take a look at the documents released in [EPIC-LA](#) (RPPL2017008862).

We need a new water will-serve letter prior to the public hearing which could be tentatively scheduled for Wednesday, Dec 12, 2018, 9am. How soon can I get that?

From: Kristy Baur [<mailto:Kristy@jbcontractors.com>]
Sent: Monday, October 29, 2018 3:59 PM
To: Steven Jones <sdjones@planning.lacounty.gov>
Subject: FW: TR74433 - 21017/21027 Cienega Ave, Covina

Hi Steven,
Just following up...do you have an update for us yet?

Thank you,
Kristy

From: Kristy Baur
Sent: Thursday, August 23, 2018 9:53 AM
To: 'Steven Jones'
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

Hi Steven,
Just following up on the environmental report...do you need any information from our office?

Thank you,
Kristy

From: Steven Jones [<mailto:sdjones@planning.lacounty.gov>]
Sent: Friday, July 27, 2018 9:33 PM
To: Kristy Baur
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

Thanks, I'll be starting up my version again next week.

From: Kristy Baur [<mailto:Kristy@jbcontractors.com>]
Sent: Thursday, July 26, 2018 12:11 PM
To: Steven Jones <sdjones@planning.lacounty.gov>
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

Hi Steven,
John returned from your meeting this morning and wanted me to forward you the Soils Report and Sewer Area Study for the project. Is there an initial study template that I need to complete as well?

Thank you,
Kristy

From: Steven Jones [<mailto:sdjones@planning.lacounty.gov>]
Sent: Thursday, July 26, 2018 7:49 AM
To: Kristy Baur
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

I apologize for the delay, thanks for checking back. No items needed today; just a discussion.

From: Kristy Baur [<mailto:Kristy@jbcontractors.com>]
Sent: Wednesday, July 25, 2018 4:15 PM
To: Steven Jones <sdjones@planning.lacounty.gov>
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

Hi Steven,
What items do we need to bring for the meeting in the morning?

From: Steven Jones [<mailto:sdjones@planning.lacounty.gov>]
Sent: Wednesday, July 25, 2018 3:32 PM
To: Kristy Baur
Subject: RE: TR74433 - 21017/21027 Cienega Ave, Covina

You're right - Fire did clear the map. All departments cleared the map.







Try the [website](#) (I had some misinformation in there so the SCM report is being updated today).

OR, when you're in [EPIC-LA](#), look at the attachments for RPPL2017008860, sort by file name (or some other way to make it easier for you). This way, you'll be able to see who cleared, who didn't and what, if any, are the holds/corrections.

I'll follow up with my return phone call.

Attachments

✓ Upload Successful! After these attachments have been approved, they will be available in the att

 <p>Elevation Plan, Floor Plan</p> <p>00020015 A2-0 TYPICAL BUILDING FLOOR Version: 1</p> <p>Status: Corrections Added</p>	 <p>Elevation Plan, Floor Plan</p> <p>00030005 A2-1 TYPICAL UNIT FLOOR Version: 1</p> <p>Status: Corrections Added</p>	 <p>Elevation Plan, Floor Plan</p> <p>00040100 A2-2 TYPICAL END FLOOR PLANS_v1.PDF Version: 1</p> <p>Status: Corrections Added</p>
 <p>Elevation Plan, Floor Plan</p> <p>00060005 A3-1 TYPICAL BUILDING</p>	 <p>Attachment</p> <p>16-013 HYDRO.pdf</p>	 <p>Attachment</p> <p>cover_letter_response.pdf</p>

To: Steven Jones <sdjones@planning.lacounty.gov>
Subject: TR74433 - 21017/21027 Cienega Ave, Covina

Hi Steven,
We have a Subdivision Committee meeting scheduled for tomorrow at 8am. Is the attached Subdivision Committee Report accurate for our meeting? It is the only one I could find on the EPIC LA website. It shows Fire having a "hold" when we received clearance on July 17, 2018 and Public Health also cleared the project. Please advise.

Thank you,
Kristy

Kristy Baur
JB Contractors, Inc
133 East Bonita Ave Suite 201
San Dimas Ca 91773
Phone (909) 592-3900
Fax (909) 394-6733
Email kristy@jbcontractors.com

John Begin

From: Rudy Gonzales [rudya.gonzales@gmail.com]
nt: Thursday, May 19, 2016 5:23 PM
To: john@jbcontractors.com
Subject: Fwd: Condo Price & Financing

----- Forwarded message -----

From: "John Begin" <john@jbcontractors.com>
Date: Jan 23, 2016 10:23 AM
Subject: Condo Price & Financing
To: <rudya.gonzales@gmail.com>
Cc:

Good Morning Pastor Rudy,

The Email is to let you and your Board Members of your church know that I John Begin will sell you or your church 1 Condominium in the future new development located on the vacant lot and two houses abutting Cienega St. just East of your church under the following terms.

Purchase Price: \$375,000.00

Down Payment: \$0.00

Financing: John Begin will carry a 1st trust deed in the amount of \$375,000.00 with 0% interest for 30 years with monthly payments of \$1,041.66 (360 x \$1041.66 =

\$375,000.00). This loan is non assumable, in the event this property is sold the balance will be due in full just like any traditional loan.

Terms: As soon as the development is completed you may take occupancy and start making payments but this Condo will have to be the last unit to close escrow and

record because it would negatively affect the sales comparisons and appraisals for future buyers if we did this transaction right away.

his language above will be drawn up in an official Purchase Agreement prior to the re-financing of the current note you have with the Covina Assembly of God. I hope this clears up and satisfies all your concerns if not please feel free to contact me at any time.

South Central Coastal Information Center
California State University, Fullerton - Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
(657) 278-5395 / FAX (657) 278-5542
sccic@fullerton.edu
California Historical Resources Information System
Serving Los Angeles, Orange, San Bernardino and Ventura Counties

Project Review / Quick Check**

Date: 2018 August 28

Lead Agency (Name & billing address): County of Los Angeles, Department of Regional Planning, 320 W Temple Street, 13th Floor, Los Angeles, CA 90012

Case Planner: Steven Jones

Phone 213-974-6433

Email address to send results and invoice sdjones@planning.lacounty.gov

USGS 7.5' Quad: San Dimas

Permit/Project #: RPPL2017008862/TR74433

Project Address: 21017-21027 E Cienega Avenue, Covina, CA 91724

Always attach a map (either a 7.5' USGS Topographic Quadrangle or similar map) that clearly indicates project area location. APN and aerial maps may be added in addition to – but not in place of - a required map. Please describe the current project area conditions in addition to providing a brief project description. If any buildings or structures (45 years and older) are within the project area, please note the age of the resource and how it will be affected. How has the project area been utilized in the past? If more space is needed, add an additional sheet. Please do not delete any of the information or instructions from this form.

The project is a request to create one multi-family residence lot developed with 19 attached, single-family residence condominium units within four detached buildings on approximately one acre, a Plan amendment, zone change request and a conditional use permit to authorize development associated with a zone change request.

The current project area include a vacant, undeveloped lot being used as (overflow) parking for a church and single-family residence dwelling units built circa 1950, proposed to be demolished.

Project Review / Quick Check Summary

SCCIC #19325.5290

// The project area has been surveyed by a qualified cultural resource consultant and cultural resources were found / were not found.

// The project area was last surveyed in _____.

X The project area has not been surveyed by a qualified cultural resource consultant.

X The archaeological sensitivity of the project site is known / unknown.

// Based upon the known archaeological sensitivity of the surrounding area, prehistoric or historic cultural resources may be present within the project site.

// Current surface conditions appear / do not appear to allow for an adequate survey of potential surface or sub-surface cultural artifacts.

// The project area appears to contain built-environment resources that are 45 years old or older.

// Other findings:

RECOMMENDATIONS for Permit/Project #

RPL 201700 8862/TR 74433

- // A Phase I * archaeological survey should be done by a professional archaeologist prior to approval of project plans.
- // An architectural historian should evaluate the built-environment of the project site for local, state, or national significance prior to the approval of project plans.
- // The effects of this project on recorded resources needs to be further evaluated by a qualified cultural resource consultant prior to the approval of project plans.
- // A professional archaeologist should be retained to monitor* any ground disturbing activities.
- * No archaeological work is needed prior to approval of the project plans. However, customary caution and a halt-work condition should be in place for all ground disturbing activities. In the event that cultural resources are encountered, all work within the vicinity of the find should stop until a professional archaeologist can be retained to assess such finds and make recommendations. Project personnel should not attempt to excavate any finds.
- // Other recommendation (see below)

ADDITIONAL RECOMMENDATIONS OR COMMENTS:

Although the project occurs in an area that has been disturbed by urban development, there is still the potential for the discovery of prehistoric or historic cultural resources during project activities

* Phase I survey, and archaeological monitoring should include a complete records search, field evaluation, and a final report with results and recommendations.

** Quick Checks do not review built-environment resources adjacent to the project site or in the area-of-potential-effect (APE). Only a complete records search would satisfy this requirement and is billed at a different rate. Call the office for a current rate schedule.

Date completed: 9/4/18

Signature: Stacy St. James

Stacy St. James, Coordinator

Invoice # 19325.5290

PROJECT REVIEWS / QUICK CHECKS

By Memorandum of Agreement (MOU) only

These reviews were developed as a way for city and county planners to assess the potential for cultural resources in their preliminary planning or permit process while providing land-owners and/or developers with the earliest possible notice of the potential presence of cultural remains that may have special considerations as required by local, state, and federal laws. **These reviews were never intended to replace a complete Records Search where the cultural resource sensitivity of the project site and the area of potential effect is reviewed.**

Projects directed by cities or counties that require Federal permits or Federal funding by other government agencies (such as HUD, FHA, OHP, Army Corps of Engineers, etc.) are not included in the Quick Check review process and require a full records search. The fee for the Quick Check is \$75.00. The review is limited to the project boundaries only and does not provide information or recommendations for any property beyond the boundaries of the area being reviewed. Projects with non-contiguous boundaries or multiple locations may result in separate summaries and recommendations and may be processed and billed as separate searches. Failure to pay for services rendered under this agreement may result in denial of service for this and all other services provided by this office.

ATTACHMENT

“H”

ENVIRONMENTAL

DOCUMENT

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Environmental Checklist Form (Draft Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: “Cienega Ave Subdivision” / Project No. 2016-001192 / Vesting Tentative Tract Map No. 74433 / Plan Amendment No. RPPL2016003145 / Zone Change No. RPPL2016003143 / Environmental Review No. RPPL2017008862.

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Steven Jones (213)974-6433

Project sponsor’s name and address: John Begin, JB Contractors, 133 E Bonita Avenue #201, San Dimas, CA 91773

Project location: 21017, 21027 E Cienega Avenue, Covina, CA 91724
APNs: 8401019040, 8401019041, and 8401019054 USGS Quad: San Dimas

Gross Acreage: 1.07

General plan designation: H9 (Residential: 0-9 du/net ac)

Community/Area wide Plan designation: N/A

Zoning: A-1-7,500 (Light Agricultural, 7,500 Square Feet Minimum Required Lot Area)

Description of project: The project is a request to amend the County of Los Angeles General Plan residential land use category of H9 to category H18 (Residential: 0-18 du/net ac), to change from Zone A-1-7,500 to Zone R-3-18U-DP (Limited Density Multiple Residence, 18 Dwelling Units Per Acre, Development Program Zone) and to authorize a development program associated with a zone change request for a proposal to create one multi-family residence lot developed with 19 new attached single-family residence townhouse-style condominium units in four detached buildings.

The project site is located on three lots on the north side of Cienega Avenue approximately 150 feet east of Sunflower Avenue in the unincorporated Covina area. Much of the site is currently developed with detached single-family residence dwelling units with accessory structures and an unpaved overflow parking lot for a church on an adjoining lot. The existing structures are proposed to be demolished.

The project proposes 970 cubic yards of grading consisting of 485 cubic yards of cut, 485 cubic yards of fill to be balanced on site.

Surrounding land uses and setting: Townhouse-style condominiums are located north and east of the site, single-family residences and a church and parking lot are located to the west and single-family residences are located to the south.

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, has consultation begun? Yes. A formal notification of the proposed project was sent to the following Tribes:

Kizh Nation (Attn: Andrew Salas, Chair) June 25, 2018, no response received.

Gabrieleno Tongva (Attn: Anthony Morales) June, 25, 2018, no response received.

The Local Government Tribal Consultation List Request was sent to the Native American Heritage Commission on June 25, 2018. No response has been received.

No consultation has begun.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

<i>Public Agency</i>	<i>Approval Required</i>
<u>Department of Public Works</u>	<u>Demolition, Grading and Building Permits</u>

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
<u>ZCO 1494</u>	<u>Zone Change Ordinance 1494 established zoning to classify regularly and restrict the locations of trades and the location of buildings designed for special uses, and the use of premises for the general welfare of the County of Los Angeles, adopted by the Board of Supervisors and made effective May 2, 1927.</u>
<u>ZCO 5553</u>	<u>Zone Change Ordinance 5553 designated area as Charter Oak (District no. 87) and changed zone to A-1-7,500, effective June 27, 1950.</u>
<u>ZC85038</u>	<u>Zone Change Ordinance 86-0135Z for zone change from A-1-7,500 to R-3-18U-DP, adopted August 12, 1986.</u>
<u>RCUP201400070</u>	<u>Conditional use permit (“CUP”) request to authorize modification to an existing wireless telecommunication facility (“WTF”) to add/replace three panels, radio heads, junction boxes and cables approved March 4, 2015.</u>
<u>RCUP02-123/RENV 02-123</u>	<u>CUP request to authorize construction, operation and maintenance of an unmanned WTF camouflaged as a palm tree with appurtenant equipment, including a permanent power generator and five equipment cabinets, approved April 15, 2003.</u>
<u>TR43776</u>	<u>Tentative tract map request to create three multi-family residence lots developed with 254 single-family residence condominium dwelling units on 13.14 acres, approved December 18, 1986.</u>
<u>CUP-201200015</u>	<u>CUP request to authorize removal of a “monopalm”-camouflaged unmanned WTF for replacement with a “monopine”, withdrawn March 13, 2013.</u>
<u>CUP-CP-01-041</u>	<u>CUP request for authorization to construct, operate and maintain an unmanned WTF, approved August 13, 2001.</u>
<u>CUP-200600151</u>	<u>CUP request for authorization to construct, operate and maintain an unmanned, 75 foot tall, “monopalm” WTF camouflaged as a palm tree, approved March 6, 2007.</u>

RPA-SP2016

Mobilehome park permit request to authorize an extension for Special Permit Nos. 2016 and 2013 for continued operation and maintenance of a mobilehome park - the Royal Palms Mobile Home Park - approved on July 25, 2002.

CUP-CP-89022

CUP request to authorize construction, operation and maintenance of an adult residential care facility approved on May 1, 1989.

CUP-201000151

CUP request to authorize the continued operation and maintenance of an adult residential facility – Sunflower Homes, Inc. – approved June 21, 2011.

CUP-CP-94104

CUP request to authorize grading and development associated with a tentative tract map, denied due to inactivity on September 21, 2010.

TM-TR51692

To create eight single-family residence lots on 1.8 acres, denied due to inactivity on September 21, 2010.

CUP-CP-97132

CUP request to authorize a senior citizen's residence approved on February 24, 1998.

Reviewing Agencies:

Responsible Agencies

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

Special Reviewing Agencies

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

Regional Significance

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

Trustee Agencies

- ☐ None
☒ State Dept. of Fish and Wildlife
☐ State Dept. of Parks and Recreation
☐ State Lands Commission
☐ University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- ☒ DPW
☒ Fire Department
- Planning Division
- Land Development Unit
- Health Hazmat
☒ Sanitation District
☒ Public Health/Environmental Health Division: Toxics Epidemiology Program (Noise)
☐ Sheriff Department
☐ Parks and Recreation
☐ Subdivision Committee
☐

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

- | | | |
|--|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture/Forest | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Services |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | |

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)

2018 October 31

Date

Signature (Approved by)

Date

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

No scenic highway is adjoining or adjacent to the project site. There are no significant ridgelines adjacent to the subject property. The proposed project's location is within an established urbanized residential community and the proposed residential, townhouse-style development will not adversely affect a scenic vista (source GIS-NET Scenic Highway and Significant Ridgeline Layers).

b) Be visible from or obstruct views from a regional riding, hiking, or multi-use trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

The closest County regional trail to the project site is the Antonovich Trail located approximately 5 miles south of the property. The site is not visible from the trail and will not obstruct or impact views from any regional riding, hiking or multi-use trail. (Source: GIS-NET Trails Layer).

c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

Within an approximate 3.8-mile radius of the project site, two properties are listed on the National Register of Historic Places. The following are also State landmarks: San Dimas Hotel and Glendora Bougainvillea. The properties are listed on the County's Historical Resource Sites Policy Map (Figure 9.9) of the General Plan. (<http://ohp.parks.ca.gov/listedresources/>).

Due to the use of the use as single-family residences, the proposed project would be on already-disturbed area. The site is also not visible from the scenic resources. The proposed project would result in less than significant aesthetic impacts (Source: tentative map, aerial photos).

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The construction of 19 attached, single-family residence condominium units within four buildings should not degrade the existing visual character since the residential use is compatible with the surrounding residential uses in the neighborhood. The project entails a proposed subdivision for condominium purposes on land used as single-family residences. The properties are currently developed with detached single-family residence dwelling units with accessory structures and an unpaved overflow parking lot for a church on an adjoining lot.

The proposed project entails construction of 19 attached single-family residence condominium dwelling units within four buildings. There is no proposal for the height of the residential structures to exceed the maximum height of the 35 feet allowed pursuant to the Zoning Code. No degradation of the existing area of quality of the site is expected to occur.

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.

The proposed residential development will be subject to the applicable County zoning standards and requirements including the limiting of heights of proposed structures. The project site is located within an urbanized area where there are numerous sources of light. The proposed project will introduce new sources of light (e.g., vehicles, street lights, residential lights, etc....) but should not adversely affect day or nighttime views of the area. The construction of the condominium dwelling units should not create substantial shadows, light or glare, since the residential buildings are proposed to be compatible uses with the other surrounding residential buildings in the neighborhood.

The project site is not located within the Rural Outdoor Lighting District.

2. AGRICULTURE / FOREST

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

The project site has been zoned A-1-7500 since March 29, 1950, and is not comprised of any farmland. The construction of the proposed residential buildings in an already established urbanized area will not result in the conversion of Prime Farmland, Unique Farmland or Farmland (Source: Farmland Mapping and Monitoring Program, California Department of Conservation, (<http://www.conservation.ca.gov/dlrp/fmmp/Pages/LosAngeles.aspx>, accessed on August 27, 2018).

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

The project site is currently zoned A-1-7,500. The project site was zoned A-1-7,500 in 1950. The project site is currently developed with detached single-family residence dwelling units with accessory structures and an unpaved overflow parking lot for a church on an adjoining lot. The site has no designation as an Agricultural Opportunity Area neither is the project site under a Williamson Act contract (source: GIS accessed August 27, 2018).

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

There is no forest land or timberland zoned Timberland Production within the project site. The Angeles National Forest is located approximately 15 miles from the project site (source: GIS accessed August 27, 2018).

d) Result in the loss of forest land or conversion of forest land to non-forest use?

☐☐☐☒

No Impact.

There is no forest land or timberland zoned Timberland Production within the project site. The Angeles National Forest is located approximately 15 miles from the project site (source: GIS accessed August 27, 2018).

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.

There is no forest land or timberland zoned Timberland Production within the project site. The Angeles National Forest is located approximately 15 miles from the project site (source: GIS accessed August 27, 2018).

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 either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

The project site is located within the South Coast Air Quality Management District ("SCAQMD"). The project entails the development of 19 attached single-family residence condominium units within four detached buildings. The addition of 19 dwelling units should not exceed the SCAQMD's Air Quality Significant Thresholds.

The construction, operation, and maintenance of the proposed project would not cause a violation of the SCAQMD AQMP (Air Quality Management Plan) because the proposed addition of 19 attached residential condominium units within four detached buildings would not impede the ability of the basin to achieve the NAAQS (National Ambient Air Quality Standards) attainment deadlines for those pollutants not in attainment. In addition, the proposed project would not have a long-term consequence on achieving attainment deadlines in the SCAQMD AQMP for criteria pollutants that are not in attainment because construction and operational emissions are anticipated below significance.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The proposed project entails developing existing single-family residence lots into one multi-family residence lot developed with 19 attached single-family residence condominium units within four detached buildings. Project implementation should not exceed the SCAQMD significant thresholds for construction-related emissions. The proposed project will need to comply with applicable SCAQMD rules and regulations. The project will need to meet SCAQMD's District Rule 403 related to fugitive dust, and should not violate any applicable federal or state air quality standard or projected air quality violation.

Construction, operation and maintenance of the dwelling units would be comparable to other homes in the area and likely more energy efficient as the development would adhere to the California Green Building Code.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Less Than Significant Impact.

The project would not result in a cumulatively considerable net increase of non-attainment criteria pollutants. The development of 19 attached single-family residence condominium units, individually or cumulatively, should not exceed the SCAQMD Air Quality Significant Thresholds. The proposed project will result in some long-term stationary and mobile emissions, and contribute incrementally to the South Coast Air basin's current non-attainment status. The major local sources for long-term emissions associated with the occupancy of the 19 attached residential condominium units within four detached buildings will be associated with the use of household equipment (e.g., lawnmowers, leaf blowers, etc.), outdoor grills, fireplaces, and personal vehicles. The cumulative air quality impacts are considered to be less than significant. The proposed project will need to comply with applicable SCAQMD rules and regulations

d) Expose sensitive receptors to substantial pollutant concentrations?

☐☐☒☐

Less Than Significant Impact.

The proposed condominium project is not considered a sensitive land use. The project site is surrounded by single-family residence dwelling units, apartment house dwelling units and a church.

The proposed project would not expose sensitive receptors to substantial amounts of pollutants. The proposed project is considered consistent with the existing land uses in the neighborhood and is not a contributor of substantial pollution concentration.

e) Create objectionable odors affecting a substantial number of people?

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Less Than Significant.

The proposed project of developing a multi-family residence lot with 19 attached single-family residence condominium dwelling units would not create objectionable odors that would be perceptible to a substantial number of people. The SCAQMD has identified land uses that are typically associated with odor complaints. These uses include activities involving livestock, food processing plants, chemical plants, refineries, landfills, and composting activities. No odor emissions are anticipated, given the nature of the proposed use is residential. The proposed project will not result in any significant adverse odor impacts. The proposed project would not violate AQMD Rule 402, which states "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals."

4. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact With Mitigation Incorporated.

The project site is located in an urbanized area and is currently utilized for detached single-family residence dwelling units with accessory structures and an unpaved overflow parking lot for a church on an adjoining lot. The project site is located within the San Dimas USGS quad sheet area. The California Natural Diversity Database lists 49 species of special-status interest for the region including the pallid bat (*Antrozous pallidus*). Pallid bat utilizes a wide variety of habitats, including grasslands, shrublands, woodlands, and forests from sea level through mixed conifer forests and the project site could be potentially used. Day roosts are in caves, crevices, mines, and occasionally in hollow trees and buildings. Roost must protect bats from high temperatures. Bats move deeper into cover if temperatures rise¹. Night roosts may be in more open sites, such as porches and open buildings. Existing buildings on site provide roosting habitat that could potentially be used by this species. Implementation of Mitigation Measures 1 and 2 will reduce this potential impact to less than significant.

Mitigation Measure

1. **Special-Status Roosting Bats** - To avoid the direct loss of bats that could result from disturbance to trees or structures that may provide maternity roost habitat (e.g., in cavities or under loose bark) or structures that contain a hibernating bat colony, the following steps shall be taken:
 - a) To the extent feasible, demolition or disturbance to suitable bat roosting habitat shall be scheduled between October 1 and February 28, outside of the maternity roosting season.
 - b) If trees must be encroached during the maternity season (March 1 to September 30), or structures must be removed at any time of the year, a qualified bat specialist shall conduct a pre-construction survey to identify those trees or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats.
 - c) Each tree or structure identified as potentially supporting an active maternity roost and each structure potentially supporting a hibernating colony shall be closely inspected by the bat specialist no greater than seven (7) days prior to tree disturbance to more precisely determine the presence or absence of roosting bats.

¹ Zeiner, D.C., W.F. Laudenslayer, Jr., K.E. Mayer, and M. White, eds. 1988 – 1990. California's Wildlife. Vol. I – III. California Department of Fish and Game, Sacramento, California. Species account for pallid bat, online at <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=2349&inline=1>. Accessed August 28, 2018.

- d) If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year, it is preferable to bring down trees or structures in a controlled manner using heavy machinery. In order to ensure the optimum warning for any roosting bats that may still be present, the trees or structures shall be nudged lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. Trees or structures may then be pushed to the ground slowly under the supervision of a bat specialist. Felled trees shall remain in place until they are inspected by a bat specialist. Trees that are known to be bat roosts shall not be sawn up or mulched immediately. A period of at least 48 hours shall elapse prior to such operations to allow bats to escape. Bats shall be allowed to escape prior to demolition of buildings. This may be accomplished by placing one way exclusionary devices into areas where bats are entering a building that allow bats to exit but not enter the building.
 - e) Maternity season lasts from March 1 to September 30. Trees or structures determined to be maternity roosts shall be left in place until the end of the maternity season. A structure containing a hibernating colony shall be left in place until a qualified biologist determines that the bats are no longer hibernating.
 - f) The bat specialist shall document all demolition monitoring activities and prepare a summary report to the County upon completion of tree disturbance or building demolition activities. If Townsend's big-eared bat is detected during pre-construction surveys, all construction-related activity shall be halted immediately and CDFW shall be notified. Work may only resume subsequent to CDFW approval.
2. **Bat Relocation** - If confirmed occupied or formerly occupied bat roosting habitat is destroyed, artificial bat roosts of comparable size and quality shall be constructed and maintained at a suitable undisturbed area. The design and location of the artificial bat roosts shall be determined by the bat specialist in consultation with CDFW.
- a) In exceptional circumstances, such as when roosts cannot be avoided and bats cannot be evicted by non-invasive means, it may be necessary to capture and transfer the bats to appropriate natural or artificial bat roosting habitat in the surrounding area. Bats raising young or hibernating shall not be captured and relocated. Capture and relocation shall be performed by the bat specialist in coordination with CDFW, and shall be subject to approval by LACDRP and CDFW.
 - b) A monitoring plan shall be prepared for the replacement roosts, which shall include performance standards for the use of the replacement roosts by the displaced species, as well as provisions to prevent harassment, predation, and disease of relocated bats.
 - c) Annual reports detailing the success of roost replacement and bat relocation shall be prepared and submitted to LACDRP and CDFW for five (5) years following relocation or until performance standards are met, whichever period is longer.

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?

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Less Than Significant Impact.

There are no native or natural riparian plant habitats located within the project site. No streams or jurisdictional waters of the U.S. are located within the project site's boundaries, and the proposed project is anticipated to result in no adverse impacts on riparian habitats.

The closest wetlands are located 0.75 mile from the project. The San Dimas Wash is northwest of the sit and the Charter Oak Creek is to the southwest (source: GIS-NET Wetlands layer; U.S. Fish and Wildlife Service National Wetlands Inventory website, <https://www.fws.gov/wetlands/data/Mapper.html>, accessed on August 28, 2018).

No coastal sage scrub, oak woodlands or non-jurisdictional waters have been identified on the site.

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 federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?

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Less Than Significant Impact.

The proposed project entails developing an existing developed site used as single-family residence dwelling units into a multi-family residence lot developed with 19 attached single-family residence condominium units within four detached buildings. There are no native or natural riparian plant habitats located within the project site. No streams or jurisdictional waters of the U.S. are located within the project site's boundaries, and the proposed project is anticipated to have no adverse impacts on riparian habitats.

The closest wetlands are located 0.75 mile from the project. The San Dimas Wash is northwest of the sit and the Charter Oak Creek is to the southwest (source: GIS-NET Wetlands layer; U.S. Fish and Wildlife Service National Wetlands Inventory website, <https://www.fws.gov/wetlands/data/Mapper.html>, accessed on August 28, 2018).

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?

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Less Than Significant Impact.

The project site is located outside of Significant Ecological Area (SEA) boundaries, SEA Buffer Areas, or Sensitive Environmental Resource Areas (SERAs). The 19-unit attached residential condominium unit buildings are proposed in an urbanized and developed area, and the project site connects to no natural habitat areas, recognized wildlife linkage corridors, riparian corridors, or significant ridgelines. However, the project will be subject to the Federal Migratory Bird Treaty Act and a breeding bird survey will be required.

Native wildlife nursery sites: Native wildlife nursery sites include active bird nests and bat roosts. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). Bats are considered non-game mammals and are afforded protection by state

law from take and/or harassment, (Fish and Game Code Section 4150, California Code of Regulations (CCR), Section 251.1). Several bat species are also considered California Species of Special Concern (CSC) and meet the California Environmental Quality Act (CEQA) definition of rare, threatened or endangered species (CEQA Guidelines 15065). Take of CSC could require a mandatory finding of significance by the Lead Agency, (CEQA Guidelines 15065). Birds may nest on site on the ground or within tree and shrub cover. Bats may roost within juniper trees. Implementation of Mitigation Measures 1, 2, and 3 will reduce potential impacts to nesting birds and roosting and migratory bats to less than significant.

Mitigation Measure

3. 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 weekly bird surveys beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys should continue on a weekly basis with the last survey being conducted no more than three (3) days prior to the initiation of project activities. If a protected native bird is found, the project proponent should delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any 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.

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.)?

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No Impact.

No oak or other unique native tree woodlands have been observed on or near the project site

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 10)?

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No Impact.

The project site is located outside of Significant Ecological Area (SEA) boundaries, SEA Buffer Areas, or Sensitive Environmental Resource Areas (SERAs). The 19-unit attached residential condominium unit buildings are proposed in an urbanized and developed area, and the project site connects to no natural habitat areas, recognized wildlife linkage corridors, riparian corridors, or significant ridgelines.

There are no Wildflower Reserve Areas on or around the subject property. No oak trees or oak woodlands on or near the subject property.

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

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No Impact.

The project site is located outside of boundaries subject to an adopted state, regional, or local habitat conservation plan. No oak woodlands have been observed to be located on or near the site.

The project site is located outside of the boundaries of a Significant Ecological Areas (SEAs) and outside of Coastal areas.

5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

No records of national or state-designated historical resources on the project site.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Less than Significant Impact With Mitigation Incorporated.

The South Central Coastal Information Center (SCCIC) has been notified about the proposed project and a Project Review/Quick Check has been requested.

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.

In addition, due to the potential for discovering cultural resources and artifacts of Native American tribal groups, a mitigation measure may be incorporated into the project for retaining the services of an approved tribal monitor on-site during the construction phases that involve any ground disturbing activities.

Mitigation Measure:

4. “Customary caution is advised in developing within the project area; should unanticipated cultural resource remains be encountered during land modification activities, work must cease, and the Los Angeles County Director of Regional Planning contacted immediately to determine appropriate measures to mitigate adverse impact to the discovered resources; If human remains are discovered within the boundaries of the project area, then the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed; These procedures require notification of the County Coroner. If the County Coroner determines that the discovered remains are those of Native American ancestry, then the Native American Heritage Commission (NAHC) must be notified by telephone within 24 hours; Sections 5097.94 and 5097.98 of the Public Resources Code describes the procedures to be followed after the notification of the NAHC.”

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

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Less Than Significant Impact With Mitigation Incorporated.

No paleontological resources or sites, unique geological features, or rock formations. However, 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.

Mitigation Measure:

5. In the event that paleontological resources have been observed or encountered, however, during the construction process, the proposed project would be required to halt all development activities, contact the Los Angeles County Natural History Museum and inform them of the encounter. Subsequently, the applicant should retain the services of a certified paleontological resource specialist. Only the specialist will be able to tell the contractor when development activities can recommence.

d) Disturb any human remains, including those interred outside of dedicated cemeteries?

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Less Than Significant Impact With Mitigation Incorporated.

No record of human remains have been observed or reported on the project site.

Mitigation Measure:

6. In the event that human remains are encountered on the project site, the proposed project would be required to halt all development activities and contact the Los Angeles County Coroner. If it is determined that the human remains are of Native American descent, the Native American Heritage Commission should be contacted who will in turn contact the likely descendants. Descendants would be informed of the encounter and, in consultation with the property owner, decide how to proceed. Only after this, and all necessary actions occur, would development activities recommence.

6. ENERGY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project: a) Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)? <u>Less Than Significant Impact.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project is subject to and shall be in compliance with the Los Angeles County Green Building Standards Code. The project is subject to all components of the Green Building Standards (e.g., Green Building, Low-Impact Development, and Drought Tolerant Landscaping). The Green Building Standards Code, Title 31, states that the purpose of the County's Green Building Standards Code, which was adopted in 2010, is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact, or positive environmental impact, and encouraging sustainable construction practices.

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)? <u>Less Than Significant Impact.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Appendix F, Section 1 of the CEQA Guidelines requires evaluation of energy efficiency only for Environmental Impact Reports.

7. GEOLOGY AND SOILS

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) 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.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project site is located outside of any mapped seismic hazard zone for landslides, liquefaction and fault rupture. No fault trace has been identified within the project site. Therefore, there is no anticipation that people or structures on the project site will be exposed to potential substantial adverse effects (Source: California Department of Conservation, Alquist-Priolo Earthquake Fault Zones Map; GIS-NET3).

ii) Strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

No fault trace has been identified within the project site. Therefore, there is no anticipation that people or structures on the project site will be exposed to potential substantial adverse effects (Source: California Department of Conservation, Alquist-Priolo Earthquake Fault Zones Map; GIS-NET3).

Per Preliminary Geotechnical Investigation Report ("Duco Report") prepared by Duco Engineering, Inc. dated November 16, 2017, "The area is geologically mapped as young fan alluvium...." The same report identifies no faults on or near the subject site. Also, per the Duco Report, "surface fault rupture is not anticipated...."

iii) Seismic-related ground failure, including liquefaction and lateral spreading?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant.

The site is located outside of liquefaction zones. The impact during any liquefaction event is expected to be less-than-significant since there is no proposed habitable structure within any liquefaction area (Source: California Department of Conservation, Alquist-Priolo Earthquake Fault Zones Map; GIS-NET3).

iv) Landslides?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project site is located outside the landslide zones. The project site is located four miles south of the nearest landslide zone.

b) Result in substantial soil erosion or the loss of topsoil?

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Less Than Significant.

The project site is located within an urbanized area. The proposed development of 19 residential condominium units requires 485 cubic yards of cut, 485 cubic yards of fill – 970 cubic yards total. Over-excavation cut and fill has not been anticipated and no projected import or export is expected. No impacts involving loss of topsoil are anticipated. Potential erosion will be minimized through the application of Best Management Practices (BMPs).

New development and redevelopment projects must incorporate storm water mitigation measures pursuant to the Regional Water Quality Control Board regulations. As such, a Municipal Separate Storm Sewer System (MS4) Permit, effective since December 2012, is required to reduce the quantity and improve the quality of rainfall runoff that leaves the site. The proposed project should not cause substantial soil erosion or the loss of topsoil.

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?

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Less Than Significant Impact.

There is no liquefaction area within the project site. The impact during any liquefaction event is expected to be less-than-significant since there is no proposed habitable structure within the liquefaction area (Source: California Department of Conservation, Alquist-Priolo Earthquake Fault Zones Map; GIS-NET3).

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?

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Less Than Significant Impact.

The project site is not located on soil considered expansive. The 19-unit residential condominiums will be required to comply with the Los Angeles County Building Code, which includes construction and engineering standards, as well as any recommendations developed in tandem with a soils or geology report. Per the Duco Report, “the proposed grading construction will not adversely affect the geologic stability of the property outside of the building site.”

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?

☐☐☐☒

No Impact.

The proposed project does not entail the installation of onsite wastewater treatment systems, since public sewers are available for the disposal of wastewater.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.217)?

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No Impact.

The project site is located outside of any hillside management areas and the site contains no areas with slopes exceeding 25 percent.

8. GREENHOUSE GAS EMISSIONS

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project entails a development of 19 residential condominium units. The proposed project is a permitted use within the zone, however, the number of units exceeds than the maximum density allowed within the designated H9 land use category of the countywide 2035 General Plan.

Construction activities are short-term and cease to emit greenhouse gases upon completion. Considering its scale and requirements of the County's Green Building Ordinance, it is not expected that the project will generate greenhouse gas (GHG) emissions that would have a significant impact on the environment. In addition, the proposed project will be subject to the County's Title 31 that identifies sustainable policies for new building designs, Healthy Design Ordinance, and the County's LID requirements, which are existing initiatives of the Community Climate Action Plan (CCAP).

The CCAP is the County's plan to reduce GHG emissions and is a component of the Air Quality Element in the General Plan. The CCAP includes an inventory of emissions generated by community activities in the unincorporated areas, identifies a target reduction needed to achieve the County's goal, and identifies specific actions that can be taken to support reduced emissions. The CCAP lists five strategy areas with existing initiatives and 26 new actions. The County has implemented the existing initiatives and the 26 new actions are voluntary. The required GHG emission reductions for year 2020 have been met through the implementation of the existing initiatives. The additional new actions will further reduce GHG emissions.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project entails a development of 19 attached residential condominium units within four detached buildings. Considering its scale and requirements of the County's Green Building Ordinance, County's Title 31, and County's Healthy Design Ordinance, it is not expected that the project will generate GHGs that would have a significant impact on the environment. Therefore, the project will not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.

The Los Angeles Regional Climate Action Plan (CAP) is a method for measuring and forecasting GHG emissions for the unincorporated areas of the County. It is comprised of three phases (1) GHG Inventory, (2) Measure Development and Quantification, (3) Climate Action Plan Development. Phase 1 was completed in August 2012, and Phase 2 was completed in October 2012. Phase 3 builds on Phase 2 to identify additional GHG reduction measures and/or revise the measures identified in Phase 2 as well as implementation. The Los Angeles County Community Climate Action Plan 2020 (CCAP) was adopted by the Los Angeles County

Board of Supervisors on October 6, 2015 as part of the Los Angeles County 2035 General Plan. Since the County has met the required GHG reduction goals for 2020 through implementation of the General Plan and the Existing Initiatives of the CCAP, and the proposed project is consistent with the land use and zoning, the proposed project will be in conformance with any pertinent sections of the CCAP.

9. HAZARDS AND HAZARDOUS MATERIALS

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The 19-unit attached residential condominium within four detached buildings project is proposed in an already developed area being used as single-family residences and an unpaved overflow parking lot for a church on an adjoining lot. The existing structures total approximately less than 5,000 square feet in floor area. The existing structures are proposed to be demolished to accommodate the proposed project.

The proposed demolition shall be subject to the requirements and guidelines of the demolition permit. In the event any lead paint or asbestos-containing materials are in the building, they would be removed by a trained and licensed asbestos abatement contractor. The proposed residential project should not include the routine transportation, storage, production, use, or disposal of hazardous materials. During the construction phase of the project, the project may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils, which would not create a significant hazard to the public or the environment.

The proposed project entails no export or import of earth material.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The 19-unit attached residential condominium within four detached buildings project is proposed in an already developed area being used as single-family residences and an unpaved overflow parking lot for a church on an adjoining lot. The buildings on the project site total approximately 3,000 square feet of 1950's-era floor area proposed to be demolished to accommodate the proposed project. The proposed demolition shall be subject to the requirements and guidelines of the demolition permit. In the event any lead paint or asbestos-containing materials are in the building, they would be removed by a trained and licensed asbestos abatement contractor. No routine transportation, storage, production, use, or disposal of hazardous materials is anticipated with project implementation. During the construction phase of the project, the project may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils, which would not create a significant hazard to the public or the environment.

The proposed project anticipates no export or import of earth materials.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?

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Less Than Significant Impact.

The project site is surrounded by single-family residences and a church. Charter Oak Day School daycare is found to be located within one mile of the subject property. The proposed development of 19 attached single-family residence condominium dwelling units in four detached buildings anticipates no hazardous emissions or the handling of hazardous or acutely hazardous materials, substances or waste. The project may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils, which jeopardize no residences located in the vicinity of the project site.

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 California Department of Toxic Substances Control EnviroStor database of clean-up sites and hazardous waste permitted facilities (<http://www.envirostor.dtsc.ca.gov/public/>) lists no properties in the vicinity. No hazardous material sites were found to be located within one mile of the project site.

According to the U.S. Environmental Protection Agency ("EPA") National Priority List, one location has been identified as a superfund site approximately eight miles from the project site. San Gabriel Valley (Area 2) has been identified as an active federal Superfund site. San Gabriel Valley (Area 2) is a ground water plume of trichloroethylene (TCE), perchloroethylene (PCE), and carbon tetrachloride. EPA continues its investigation to identify sources of the contamination.

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.

No airport land use was identified within the vicinity of the project site. No public airport or public use airport were found to be located within the vicinity of the project site.

The closest public airport is Brackett Field Airport, approximately five miles southeast of the site.

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 project site is located outside the vicinity of private airstrips. The project is anticipated to result in no safety hazard for people residing or working in the project area.

The closest private heliports are City of Pomona, Foothill Presbyterian Hospital and a business within the boundaries of the city of San Dimas at 2.9 miles, 3.5 miles and 5.8 miles away, respectively.

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

☐☐☒☐

Less Than Significant Impact.

The project is proposed along Cienega Avenue, which is not designated as a Highway Disaster Route in the General Plan. Access to the proposed development is off of Cienega Avenue. Residents will be using Cienega Avenue to enter into the residential development. The proposed project would impede no emergency responders from using routes as planned. The project will neither impair implementation of, nor physically interfere with, an adopted emergency response plan or emergency evacuation plan.

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a Very High Fire Hazard Severity Zones (Zone 4)?

☐☐☐☒

No Impact.

The project site is located outside of high fire severity zones.

ii) within a high fire hazard area with inadequate access?

☐☐☐☒

No Impact.

The project site is located outside of high fire severity zones. The project site is located in an urbanized area of unincorporated Covina. Cienega Avenue is a fully-built out street, capable of carrying the type of traffic expected to be generated with project implementation.

iii) within an area with inadequate water and pressure to meet fire flow standards?

☐☐☒☐

Less Than Significant Impact.

Public fire hydrants exist and at least one new public fire hydrant will be required. The minimum fire flow from the public fire hydrant for the proposed development can be up to 1,500 gallons per minute at 20 psi for a duration of two hours over and above maximum daily domestic demand.

A fire flow test performed by Golden State Water Company on June 26, 2018, identified the existing fire hydrants and water system as meeting the current Fire Department requirements.

iv) within proximity to land uses that have the potential for dangerous fire hazard?

☐☐☒☐

Less Than Significant Impact.

The project site is located outside of Very High Fire Hazard Severity Zones. The project site is located within an urbanized area and within an existing residential neighborhood, surrounded by other residential uses, where there are no land uses with a potential for dangerous fire hazard. The proposed project would be required to comply with all of the requirements of the Los Angeles County Fire Code.

The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.

i) Does the proposed use constitute a potentially dangerous fire hazard?

☐☐☒☐

Less Than Significant Impact.

The project site is located outside the boundary of any Very High Fire Hazard Severity Zone. The proposed project for the development of 19-unit residential condominium units does entails no use of any hazardous materials or substances.

The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.

10. HYDROLOGY AND WATER QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

The proposed project received will-serve letters from the Golden State Water Company dated August 23, 2017 and the County of Los Angeles Sanitation District dated April 11, 2018. The project is proposed to be connected to public water and to the municipal wastewater treatment system, and would not violate any water quality standards or discharge requirements related to the point sources. The proposed project of 19-unit residential condominium units would not violate any water quality standards or waste discharge requirements.

In unincorporated Los Angeles County, the proposed project would be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County's MS4 Permit (Municipal Separate Storm Sewer System), in order to control and minimize potentially polluted runoff. Because all projects are required to comply with these requirements in order to obtain construction permits and certificates of occupancy, the proposed project would not impact any nonpoint source requirements.

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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project site is located within the Los Angeles Regional Water Quality Control Board –Region 4 and will be served by the Golden State Water Company for the use of public water and the County of Los Angeles for public sewer. The project proposed to impact no local ground water supplies. No water well has been identified within the project site. Since the proposed project will be connected to public water, the project site should neither influence the local groundwater basin nor serve as a groundwater recharge site (California Water Quality Control Board, <http://geotracker.waterboards.ca.gov/gama/gamamap/public/accessed> August 30, 2018).

Based on the project exhibit/condominium map, based on the net lot area of 1.07 acres, 41.5% (19,380 square feet) of the lot consist of building-covered areas, 10.5% (4,900 square feet) will consist of drought-tolerant-landscaped areas, 3.9% (1,800 square feet) will consist of hardscape and 44.1% (20,598.02 square feet) will consist of private driveway and fire lane, parking, pedestrian access and trash enclosure area.

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.

Much of the site is currently developed with detached single-family residence dwelling units with accessory structures and an unpaved overflow parking lot for a church on an adjoining lot. The existing structures are proposed to be demolished.

The project proposes 970 cubic yards of grading consisting of 485 cubic yards of cut, 485 cubic yards of fill to be balanced on site.

Any physical change to the project site implemented as part of development activities will result in changes to the drainage patterns. There is no anticipation that project implementation would substantially alter the existing drainage pattern of the site in a manner which would result in flooding, erosion, or siltation on-site or off-site. The project will be required to comply with the requirements of the conceptually-approved Hydrology Report, to the satisfaction of the Department of Public Works.

The proposed project would need to comply with the regulations and requirements of the Los Angeles Regional Water Quality Control Board, the National Pollutant Discharge Elimination System, the County's Low Impact Development Ordinance, and the Los Angeles County MS4. Grading and construction activities could potentially result in impacts to stormwater runoff. Construction activities would require a stormwater pollution prevention plan before issuance of grading permit and compliance with those provisions would prevent substantial erosion to occur.

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.

Much of the site is currently developed with detached single-family residence dwelling units with accessory structures and an unpaved overflow parking lot for a church on an adjoining lot. The existing structures are proposed to be demolished.

The project proposes 970 cubic yards of grading consisting of 485 cubic yards of cut, 485 cubic yards of fill to be balanced on site.

Any physical change to the project site implemented as part of development activities will result in changes to the drainage patterns. There is no anticipation that project implementation would substantially alter the existing drainage pattern of the site in a manner which would result in flooding, erosion, or siltation on-site or off-site. The project will be required to comply with the requirements of the conceptually-approved Hydrology Report, to the satisfaction of the Department of Public Works.

The proposed project would need to comply with the regulations and requirements of the Los Angeles Regional Water Quality Control Board, the National Pollutant Discharge Elimination System, the County's Low Impact Development Ordinance, and the Los Angeles County MS4. Grading and construction activities could potentially result in impacts to stormwater runoff. Construction activities would require a stormwater pollution prevention plan before issuance of grading permit and compliance with those provisions would prevent substantial erosion to occur.

e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?

☐ ☐ ☒ ☐

Less Than Significant Impact.

The proposed project entails the development of 19 residential condominium units. No recreational water features are proposed, however, a rain garden is a part of the project. Drought tolerant landscaping is proposed to be planted in and around the proposed rain garden area which should aid with percolation and dispersal.

f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

☐ ☐ ☒ ☐

Less Than Significant Impact.

There are no drainage courses within the project site. No activity associated with project implementation is expected to substantially alter existing drainage patterns on the subject property. There is no expectation that runoff would exceed existing capacity for stormwater drainage. The proposed project would need to comply with all regulations and standards of the National Pollutant Discharge Elimination System, the MS4, and the County's stormwater ordinance.

g) 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.

The subject property is under the jurisdiction of the Los Angeles Regional Water Quality Control Board (4). The proposed project would need to comply with all applicable runoff standards maintained by the Regional Water Quality Control Board. The proposed project would have to demonstrate compliance with such requirements in order to receive construction permits and certificates of occupancy. The proposed project would also be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County's MS4 (Municipal Separate Storm Sewer System) in order to control and minimize potentially polluted runoff. The proposed project would be required to comply with all runoff requirements identified by the applicable basin plan. The proposed project for the development of 19 residential condominium units should not generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or significantly affect surface water or groundwater quality.

Construction runoff is regulated by the National Pollutant Discharge Elimination System (NPDES) Construction General Permit. This permit applies to all construction that disturbs an area of at least one acre.

h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)?

☐ ☐ ☒ ☐

Less Than Significant Impact.

The project will be required to comply with the Los Angeles County Low-Impact Development Ordinance.

i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?

☐ ☐ ☒ ☐

Less Than Significant Impact.

The project site is located inland from the coastal portions of Los Angeles County and connects to the municipal storm drain system. Since the proposed is subject to the County's Low-Impact Development Ordinance, adherence to the requirements would prevent any substantial amount of nonpoint sources of pollutants.

j) 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.

No onsite wastewater treatment system is proposed.

k) Otherwise substantially degrade water quality?

☐ ☐ ☒ ☐

Less Than Significant Impact.

The proposed project of developing 19 residential condominium units should not substantially degrade water quality. The proposed project will be connected to the existing public water, storm drains, and sewer systems.

l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?

☐ ☐ ☐ ☒

No Impact.

The project site is located outside of any 100-year flood hazard area as mapped by a Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM").

m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?

☐ ☐ ☐ ☒

No Impact.

The project site is not located outside of any 100-year flood hazard area as mapped by a Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM").

n) 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.

No dams or levees were found to be located within 7.5 miles of the project site.

o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow? ☐ ☐ ☐ ☒

No Impact.

The project site is located outside the boundaries of flood zones, seiche/dam inundation areas, mudflow/landslide zones, and tsunami inundation zones.

11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

The proposed project entails the development of 19 residential condominium units on a site developed with detached single-family residence dwelling units, accessory structures and an unpaved overflow parking lot for a church on an adjoining lot. The project requires no construction of new freeways or rail lines or flood control channels, and the project will conform to the existing street grid.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project site is located within the General Plan unincorporated Covina area and has a land use category of "H9" (Residential: 0-9 dwelling units/net acre). The proposed project application requests a change from the current land use category to the proposed "H18" (Residential: 0-18 dwelling units/net acre). The proposed residential project maintains the established community character of residential developments in the neighborhoods. Thus, the proposed project is consistent with the General Plan and land uses in the area, in keeping with the established residential community character.

c) Be inconsistent with the County zoning ordinance as applicable to the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The subject property is zoned A-1-7,500 and the proposed project is subject to permit within the Zone A-1 designation. The project proposes to exceed the maximum density allowed by the zoning designation of having 7,500 square feet minimum required area. The proposed project application requests a change from the current zoning designation to the proposed Zone R-3-18U-DP.

A conditional use permit is required to restrict the use to that which is proposed. The CUP request, along with the zone change request, if approved, would ensure no conflict with the applicable zoning regulations.

The proposed residential project maintains the established community character of residential developments in the existing surrounding neighborhoods.

d) Conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

The project site contains no areas with slopes that exceed 25 percent. The site is located outside of any Hillside Management Area boundary.

The subject property is also located outside of the boundary of any significant ecological area.

12. MINERAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

No mineral resource that would be of value to the region and the residents of the state has been identified on the site.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

No locally-important mineral resource recovery site has been delineated.

13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in:				
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

The proposed project is anticipated to result in no exposure of persons to, or generation of, noise levels in excess of standards established in the County Noise Ordinance or the General Plan Noise Element. The project site is located outside areas of noise-generating sites (e.g., airports, industrial sites). The project will conform to Title 12, Chapter 12.08 (“Noise Control Ordinance”) of the Los Angeles County Code, which provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10 p.m. (daytime) in Noise Zone II (residential areas). The proposed residential use on the project site is anticipated to be within these limits.

The Noise Control Ordinance regulates construction noise and the hours of operation of mobile construction equipment.

The General Plan EIR Noise and Vibration Section (“Noise and Vibration”) discusses the fundamentals of sound, overall regulatory frameworks, various noise level standards, and potential noise impacts as well as mitigations to reduce those impacts. As a part of the regulatory framework, this chapter incorporates County Code Section 26.1207 (“Building Code”) and Section 12.08 (“Noise Control Ordinance”).

The Building Code Section discusses prevention or mitigation of excessive noise through construction and materials.

The Noise Control Ordinance is intended to control unnecessary, excessive, and annoying noise and vibration. This ordinance defines terms, identifies noise zones, provides standards for interior and exterior noise, identifies specific noise that is exempt from exterior noise standards, and hours for noise regulation. County Code Section 12.12 provides additional regulation of construction noise.

The proposed project will be subject to all county regulations as specified in the relevant building codes and noise control ordinance.

The noise from vehicular traffic along Cienega Avenue affecting the proposed residential development would be less than significant with adherence to California Noise Insulation Standards (interior noise 45 dBA) as found in CCR Title 24.

Adherence with the noise ordinance and following best management practices during construction should minimize noise levels to the extent possible. Best management practices may include but not limited to the following:

- Where feasible, use on-site electrical powered sources rather than diesel operated equipment. Locate equipment and staging areas furthest from nearby sensitive receptors, where feasible.
- Use temporary noise barriers/enclosures around stationary equipment as needed to minimize noise levels.
- Ensure that operating equipment is maintained in good condition.
- If the construction involves pile driving, the contractor should use caisson pile drilling or other quieter method, where feasible. Use temporary noise barriers as needed.
- The contractor should schedule operations such that noise impacts would be minimized and avoid operating several pieces of equipment simultaneously, where feasible.
- Staging and or loading/unloading areas should be located furthest from nearby residential and school properties.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

☐ ☐ ☒ ☐

Less Than Significant Impact.

The project will conform to the Title 12 Chapter 12.08 ("Noise Control Ordinance") of the Los Angeles County Code, which provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10 p.m. (daytime) in Noise Zone II (residential areas).

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.

The project should is anticipated to produce no significant vehicle noise from traffic and parking. Private, enclosed parking, along with rear property line guest parking. The project is anticipated to create no substantial permanent increase in ambient noise in the project vicinity above levels existing without the project, including noise from parking areas.

The project proposes 19 residential condominium units with 2-car attached garages. Guest parking spaces are proposed with the residential development. Construction will create temporary noise impacts but once completed, noise from normal residential traffic is anticipated.

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.

The construction of the proposed 19 residential condominium units will be subject to standard building guidelines and requirements, and the Los Angeles County Noise Ordinance. The proposed development will create temporary construction noise but will be in compliance with the requirements of the Los Angeles County Noise Ordinance and no significant impacts related to a substantial increase in temporary noise are expected. The subdivision is anticipated to neither create substantial temporary or periodic new noise sources, nor result in any significant impacts related to a substantial increase in temporary noise. The

proposed project would be required to comply with all operational noise requirements to minimize the amount of noise generated as well as comply with the operational times of day that the additional noise occurs.

Noise generated by construction equipment during the construction phase of the project may result in a substantial temporary increase in ambient noise levels. Construction activities will 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 will be limited by compliance with the Noise Control Ordinance and County Code Section 12.12.

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.

The project site is located outside of the boundary of any airport land use plans.

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 located outside the boundary of any private airstrip.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

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)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project site is located within an existing urbanized area with urban infrastructure. The project site is surrounded by development at urban densities. The project proposes 19 residential condominium units with access from Cienega Avenue.

The proposed development is consistent with the single- and multi-family residential type of development existing in this area and is not anticipated to induce substantial growth in the area.

b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

The development will introduce 19 new attached single-family residence condominium dwelling units, increasing housing stock in the area.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

There are two existing single-family residence dwelling units on the site. A portion of the project site is vacant currently used as overflow parking for an existing church on an adjoining lot. The project is anticipated to displace no substantial numbers of people necessitating the construction of replacement housing elsewhere.

d) Cumulatively exceed official regional or local population projections?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The proposed project is inconsistent with the density permitted by the H9 land use category of the countywide General Plan. The project is requesting a change to the H18 land use category. The project may exceed official regional or local population projections by about 10 units, however, this is negligible for such a large area. The region needs housing and this project will increase housing stock. The proposed 19 unit residential condominiums is expected to result in no substantial increase in population. The creation of one the multi-

family residence lot should increase the ability of the county to meet housing objectives set forth in the general plan's housing element.

15. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The Fire Department has indicated no significant effects on fire response time, service level, or facilities. The nearest Los Angeles County Fire Station (#85), 650 E Gladstone Street, Glendora, CA, is approximately one mile to the northwest of the project site. No additional fire facilities are required for this project. Fire hydrants are proposed.

Sheriff protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project is anticipated to create neither capacity nor service level problems or result in substantial adverse physical impacts. The project site is approximately 2.7 miles from the Los Angeles County San Dimas Sheriff Station. The proposed project will add new permanent residents to the project site, but not enough to substantially reduce service ratios.

Schools?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project site is located within the area served by the Charter Oak Unified School District ("School District"). Considering the scale of the project, the development of 19 residential condominium units is expected to create no capacity problem for the School District. The proposed project will add new permanent residents to the project site which could increase the school-age population, but not enough to substantially create a capacity problem for the School District. The new residents are within the boundaries of the Glen Oak Elementary School, Royal Oak Middle School, and Charter Oak High School.

Parks?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project will be conditioned to pay Quimby fees pursuant to Los Angeles County Code Section 21.28.140. Trails are neither required nor proposed.

Libraries?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project will be conditioned to pay the library fees pursuant to the Los Angeles County Code Section 22.72.

Other public facilities?

☐☐☒☐

Less Than Significant Impact.

The project is anticipated to neither create capacity nor service level problems or result in substantial adverse physical impacts for any other public facility.

16. RECREATION

- | | <i>Potentially
Significant
Impact</i> | <i>Less Than
Significant
Impact with
Mitigation
Incorporated</i> | <i>Less Than
Significant
Impact</i> | <i>No
Impact</i> |
|--|---|--|---|--------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Less Than Significant Impact.

Review of the project by the Los Angeles County Department of Parks and Recreation ("Parks and Recreation") has indicated that the project would result in no substantial increased use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Less Than Significant Impact.

The project proposes no public recreational facilities. As indicated on the Parks and Recreation Park Obligation Report, this project has a park obligation of 0.16 acre or an in-lieu fee of \$45,463.91 per the Quimby Act. Since the project entails no dedication of park space, the subdivider will be required to pay the in-lieu fees to satisfy the park obligation. No construction or expansion of recreational facilities is required.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Would the project interfere with regional open space connectivity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Less Than Significant Impact.

There are no trails located in the vicinity or on the project site. There are no expected impacts to regional open space connectivity.

17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

The proposed project is anticipated to provide no conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system. Growth is accounted for in the Baseline Growth Forecast of the 2016 Southern California Association of Governments' Regional Transportation Plan ("RTP").

The population growth from the creation of one multi-family residence lot for 19 residential units zoned for residential use should be less than significant. The project should result in no substantial increase in demand for additional transportation systems or create a development that significantly reduces the ability of the county to meet transportation objectives set forth in the General Plan.

b) Conflict with an applicable congestion management program (CMP), 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project proposes the creation of one multi-family residence lot for the development of 19 residential condominium units. Considering the relatively low intensity of the project, it is expected that the project will conflict with no provisions of the CMP.

No traffic study has been required.

c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

The project site is located outside the boundary of public airports and private airstrips. No encroachment into air traffic patterns is expected.

- d) 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 project proposes the creation of one multi-family residence lot for the development of 19 residential condominium units. The project entails the creation of no sharp curves or dangerous intersections or incompatible uses. Therefore, there will be no increased hazards due to design features.

- e) Result in inadequate emergency access? ☐ ☐ ☒ ☐
Less Than Significant Impact.

Implementation of the proposed project neither blocks nor creates inadequate emergency access. There is a proposed turnaround adequate for a fire engine to maneuver and there is access from a public street.

- f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? ☐ ☐ ☒ ☐

Less Than Significant Impact.

The project site is located outside of the boundary of any identified routes on the Bikeway Plan. The project proposes to take access from Cienega Avenue and should not conflict with any proposed bike routes.

18. TRIBAL CULTURAL RESOURCES

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

- a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k), or ☐ ☐ ☒ ☐

Less Than Significant Impact.

The project site is neither listed nor eligible for listing in the California Register of Historical Resources, or in a local register of historical resources.

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

☐☒☐☐

Less Than Significant Impact With Mitigation Incorporated.

Mitigation Measure:

7. Due to the potential for discovering cultural resources and artifacts of Native American tribal groups, mitigation measures are proposed for impacts to cultural resources for incorporation into the project.

19. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

All public wastewater disposal (sewer) systems are required to obtain and operate under the terms of an NPDES (National Pollution Discharge Elimination System) permit, which is issued by the local Regional Water Quality Control Board (RWQCB). Because all municipal wastewater treatment facilities are required to obtain NPDES permits from the RWQCB, any project which would connect to such a system would be required to comply with the same standards imposed by the NPDES permit. As such, these connections would ensure the project's compliance. The project site will be served by the County Sanitation District of Los Angeles County.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The creation of a multi-family residence lot should neither create water or wastewater system capacity problem nor result in the construction of new water or wastewater treatment facilities. The project site will be served by the County Sanitation District of Los Angeles County and has received a "will serve" letter from this district.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The Department of Public Works' review of the project indicates that the project would create no drainage system capacity problems; and no construction of new storm water drainage facilities or expansion of existing facilities is required. The County's Low Impact Development (LID) Ordinance was created to deal with stormwater runoff from new projects. The proposed project will be subject to the County's LID ordinance.

d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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and resources, considering existing and projected water demands from other land uses?

Less Than Significant Impact.

The project will have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources. Water will be provided by the Golden State Water Company, which has provided the applicant with a “will serve” letter. Verification of a sustainable source of potable water will still be required at the final map stage.

e) 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 creation of one multi-family residence lot is anticipated to create no energy utility capacity problems or result in the construction of new energy facilities or expansion of existing facilities. In addition, the proposed project will be subject to the Green Building Ordinance, which would require the project to provide energy saving measures to further reduce the amount of energy consumed by the proposed project.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?

☐☐☒☐

Less Than Significant Impact.

The Los Angeles County Integrated Waste Management Plan (IWMP), which is compiled by the interagency Integrated Waste Management Task Force and updated annually, has identified landfills with sufficient disposal capacity for the next 15 years, assuming current growth and development patterns remain the same. The proposed project of creating one multi-family residence lot for the development of 19 residential units is anticipated to cause no significant impact to solid waste disposal capacity.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

☐☐☒☐

Less Than Significant Impact.

The project would be required to comply with federal, state, and local statutes and regulations related to solid waste. The California Integrated Waste Management Act of 1989 requires the County of Los Angeles to attain specific waste diversion goals. In addition, the California Solid Waste Reuse and Recycling Access Act of 1991 mandates that expanded or new development projects to incorporate storage areas for recycling bins into the existing design. The project will include sustainable elements to ensure compliance with all federal, state, and local statutes and regulations related to solid waste. It is anticipated that these project elements will comply with federal, state, and local statutes and regulations to reduce the amount of solid waste.

20. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

The project has little 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.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The proposed project is not expected to disadvantage of long-term goals. The proposed project would have a less than significant impact on 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project requires no additional infrastructure beyond that existing and necessary to serve the project. There are no impacts that are cumulatively considerable. Therefore, the proposed project would have a less than significant impact.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

☐☒☐☐

Less Than Significant With Mitigation Incorporated.

The project entails the creation of one multi-family residence lot from two detached, single-family residence dwelling units, accessory structures and an unpaved overflow parking for an existing church on an adjoining lot. The proposed project entails the development of 19 residential condominium units and will either have No Impact or Less than Significant Impact on the environment. The project will be subject to the mitigation measures.

Mitigation Measure:

8. Mitigation measures/conditions will be imposed to ensure the project meets current guidelines, standards, and requirements for potential archaeological or cultural resources. As a means of ensuring compliance of all mitigation measures, the owner/applicant and subsequent owner(s) are responsible for submitting an annual mitigation compliance report to the Department of Regional Planning for review and replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed.

Therefore, the proposed project would have a less than significant impact with mitigation.

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT NO. 2016-001196-(5) / TENTATIVE TRACT MAP NO. 74433 / ENV NO. RPPL2017008862 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	Special-Status Roosting Bats —To avoid the direct loss of bats that could result from disturbance to trees or structures that may provide maternity roost habitat (e.g., in cavities or under loose bark) or structures that contain a hibernating bat colony, the following steps shall be taken:	Special-Status Roosting Bats	Prior to issuance of a grading permit.	Owner/applicant	Regional Planning (DRP)
		a) To the extent feasible, demolition or disturbance to suitable bat roosting habitat shall be scheduled between October 1 and February 28, outside of the maternity roosting season.				
		b) If trees must be encroached during the maternity season (March 1 to September 30), or structures must be removed at any time of the year, a qualified bat specialist shall conduct a pre-construction survey to identify those trees or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats.				
		c) Each tree or structure identified as potentially supporting an active maternity roost and each structure potentially supporting a hibernating colony shall be closely inspected by the bat specialist no greater than seven (7) days prior to tree disturbance to more precisely determine the presence or absence of roosting bats.				

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT NO. 2016-001196-(5) / TENTATIVE TRACT MAP NO. 74433 / ENV NO. RPPL2017008862 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		d) If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year, it is preferable to bring down trees or structures in a controlled manner using heavy machinery. In order to ensure the optimum warning for any roosting bats that may still be present, the trees or structures shall be nudged lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. Trees or structures may then be pushed to the ground slowly under the supervision of a bat specialist. Felled trees shall remain in place until they are inspected by a bat specialist. Trees that are known to be bat roosts shall not be sawn up or mulched immediately. A period of at least 48 hours shall elapse prior to such operations to allow bats to escape. Bats shall be allowed to escape prior to demolition of buildings. This may be accomplished by placing one way exclusionary devices into areas where bats are entering a building that allow bats to exit but not enter the building.				
		e) Maternity season lasts from March 1 to September 30. Trees or structures determined to be maternity roosts shall be left in place until the end of the maternity season. A structure containing a hibernating colony shall be left in place until a qualified biologist determines that the bats are no longer hibernating.				
		f) The bat specialist shall document all demolition monitoring activities and prepare a summary report to the Los Angeles County (County) upon completion of tree disturbance or building demolition activities. If Townsend's big-eared bat is detected during pre-construction surveys, all construction-related activity shall be halted immediately and California Department of Fish & Wildlife (CDFW) shall be notified. Work may only resume subsequent to CDFW approval.				

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT NO. 2016-001196-(5) / TENTATIVE TRACT MAP NO. 74433 / ENV NO. RPPL2017008862 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.2	Biological Resources	Bat Relocation —If confirmed occupied or formerly occupied bat roosting habitat is destroyed, artificial bat roosts of comparable size and quality shall be constructed and maintained at a suitable undisturbed area. The design and location of the artificial bat roosts shall be determined by the bat specialist in consultation with CDFW.	Bat Relocation	Prior to issuance of a grading permit.	Owner/applicant	Regional Planning
		a) In exceptional circumstances, such as when roosts cannot be avoided and bats cannot be evicted by non-invasive means, it may be necessary to capture and transfer the bats to appropriate natural or artificial bat roosting habitat in the surrounding area. Bats raising young or hibernating shall not be captured and relocated. Capture and relocation shall be performed by the bat specialist in coordination with CDFW, and shall be subject to approval by Los Angeles County Department of Regional Planning (DRP) and CDFW.				
		b) A monitoring plan shall be prepared for the replacement roosts, which shall include performance standards for the use of the replacement roosts by the displaced species, as well as provisions to prevent harassment, predation, and disease of relocated bats.				
		c) Annual reports detailing the success of roost replacement and bat relocation shall be prepared and submitted to DRP and CDFW for five years following relocation or until performance standards are met, whichever period is longer.				

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT NO. 2016-001196-(5) / TENTATIVE TRACT MAP NO. 74433 / ENV NO. RPPL2017008862 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.3	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.	Breeding Bird Survey	Prior to issuance of a grading permit.	Owner/applicant	Regional Planning

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT NO. 2016-001196-(5) / TENTATIVE TRACT MAP NO. 74433 / ENV NO. RPPL2017008862 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys shall conduct weekly bird surveys beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys should continue on a weekly basis with the last survey being conducted no more than three (3) days prior to the initiation of project activities. If a protected native bird is found, the project proponent should delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor neo exit but not enter the building.ed 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.</p>				

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT NO. 2016-001196-(5) / TENTATIVE TRACT MAP NO. 74433 / ENV NO. RPPL2017008862 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		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.				

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT NO. 2016-001196-(5) / TENTATIVE TRACT MAP NO. 74433 / ENV NO. RPPL2017008862 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.4	Cultural Resources	Customary caution is advised in developing within the project area; should unanticipated cultural resource remains be encountered during land modification activities, work must cease, and the Los Angeles County Director of Regional Planning contacted immediately to determine appropriate measures to mitigate adverse impact to the discovered resources; If human remains are discovered within the boundaries of the project area, then the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed; These procedures require notification of the County Coroner. If the County Coroner determines that the discovered remains are those of Native American ancestry, then the Native American Heritage Commission (NAHC) must be notified by telephone within 24 hours; Sections 5097.94 and 5097.98 of the Public Resources Code describes the procedures to be followed after the notification of the NAHC.	If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified.	During ground disturbance, grading and/or construction.	Owner/applicant	County Coroner, NAHC, Regional Planning, or designee
5.5	Cultural Resources	Prior to commencement of any grading activity on site, the owner/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.	Owner/applicant	Regional Planning

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT NO. 2016-001196-(5) / TENTATIVE TRACT MAP NO. 74433 / ENV NO. RPPL2017008862 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.6	Cultural Resources	Prior to commencement of any grading activity on site, the owner/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.	Owner/applicant	Regional Planning
18.7	Tribal Cultural Resources	Prior to commencement of any ground-disturbing activities, measures incorporated into the project for impacts to cultural resources shall be employed.	Provide written evidence of employing applicable mitigation measures to the Director of Regional Planning or designee to the satisfaction of the Department of Regional Planning. Provide a log and compliance report of the monitoring requirements.	Prior to issuance of a grading permit.	Owner/applicant	Regional Planning or designee
20.8	Mitigation Compliance	As a means of ensuring compliance of all above mitigation measures, the owner/applicant and subsequent owner(s) are responsible for submitting an annual mitigation compliance report to the Department of Regional Planning for review and replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed.	Submittal and approval of annual mitigation compliance report. Replenishment of mitigation monitoring account as required.	Yearly and as required until all measures are completed.	Owner/applicant	Regional Planning
* In the "#" column, the number before the decimal corresponds with the chapter number in the initial study.						

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ATTACHMENT

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SITE

PHOTOGRAPHS

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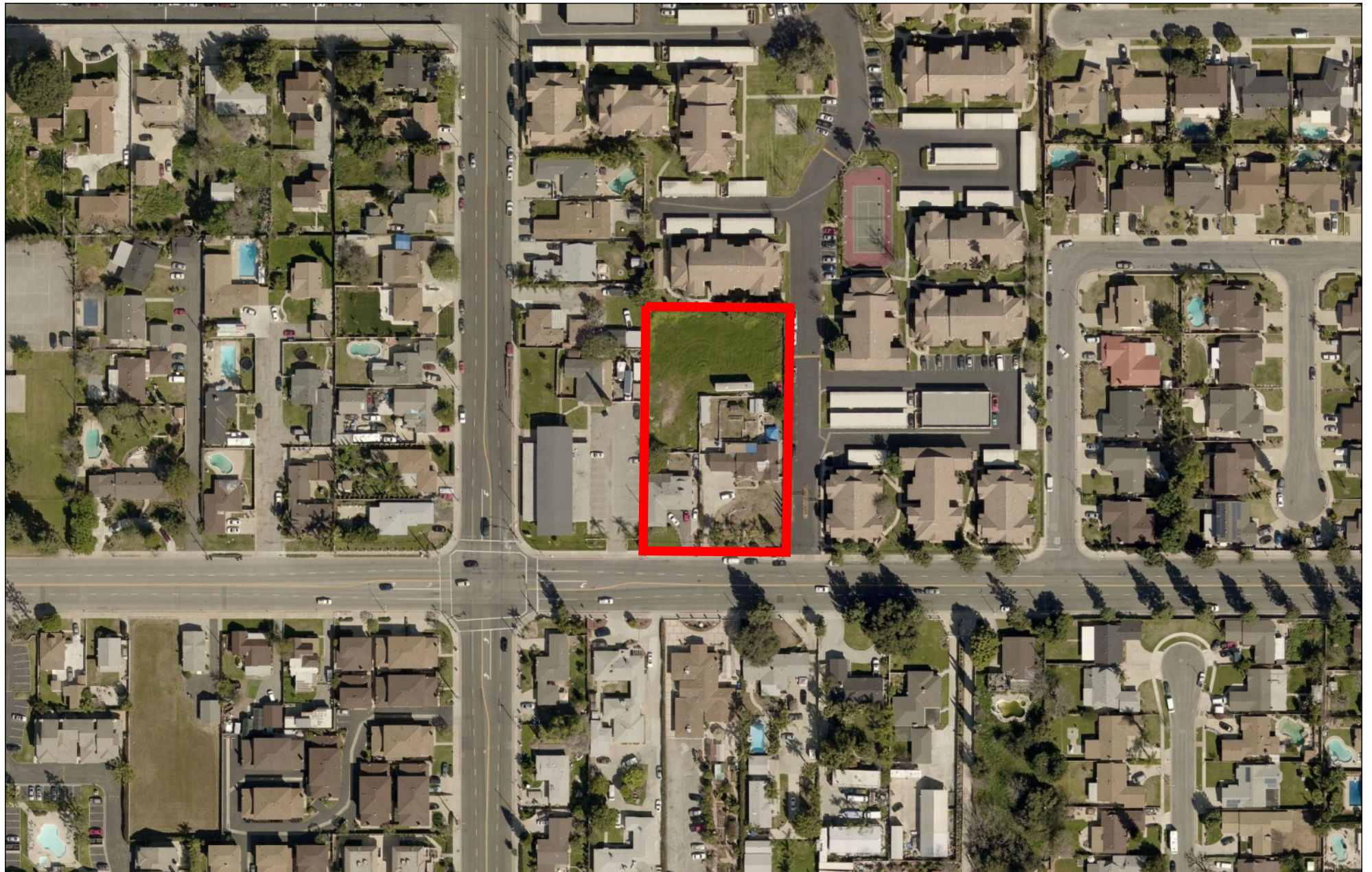


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TR74433 RPPL2017008860

AERIAL IMAGE

Printed: 11/27/18



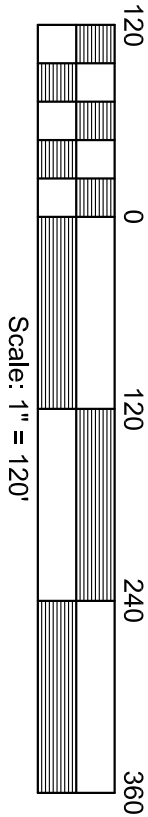
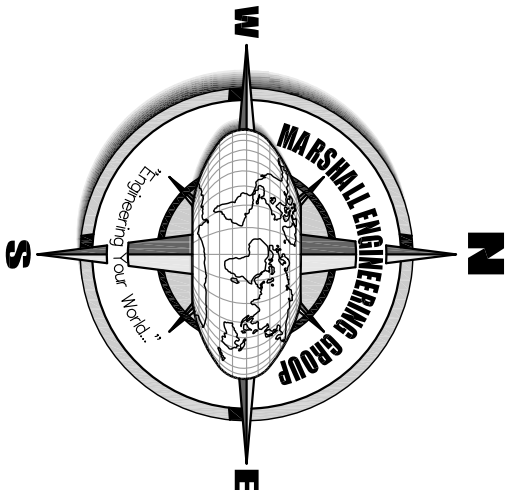
Disclaimer: This map represents a quick representation of spatial imagery or vector layers using GIS-NET. The map should be interpreted in accordance with the GIS-NET Public disclaimer statement. Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.



ATTACHMENT
“K”
LAND USE MAP

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IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



NOTES:

1. NO HILLY TERRAIN WITHIN THE LIMITS OF THIS MAP.
2. NO OFF-STREET WATER COURSES EXIST WITHIN THE LIMITS OF THIS MAP.
3. NO OAK TREES EXIST ON SITE.
4. NO SENSITIVE OR PROTECTIVE SPECIES HABITATS HAVE BEEN IDENTIFIED ON SITE.

Prepared Under The Supervision Of:		PRINCIPAL ENGINEER	
Date: _____ WILLIAM M. RAYMOND JR. REGISTERED CIVIL ENGINEER NO. 57580 REGISTRATION EXPIRES: 12/31/13			
Approved By: _____			
Date: _____		Scale: 1" = 120'	
Date: FEB 23, 2016		Bench Mark No:	
Dwg. Info:		CONSTRAINTS MAP	
File name: 16-013		APN: 8401-019-040, 041, 054 COVINA, CA 91723	
Sheet No. _____ 1		OF 1 SHEETS FILE NO. 16-013	

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ATTACHMENT

“L”

EXHIBIT ‘A’

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

EXCEPT THEREFROM THAT PORTION INCLUDED WITHIN PUBLIC ROADS, AS SHOWN BY SAID MAP.

THE WESTERLY 65 FEET OF THE EASTERLY 472.41 FEET OF THE NORTHERLY 118 FEET OF THE SOUTHERLY 156 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 9 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE RANCHO ADDITION TO THE SAN JOSE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP OF THE SUBDIVISION OF THE RANCHO ADDITION TO SAN JOSE AND A PORTION OF THE RANCHO SAN JOSE RECORDED IN BOOK 22, PAGE 21 ET SEQ. OF M.R. RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM:

THE NORTHERLY 130.00 FEET OF THE NORTHERLY 130 FEET OF THE SOUTHERLY 353.00 FEET OF THE WESTERLY 99.94 FEET OF THE EASTERLY 407.41 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN, IN THE RANCHO ADDITION TO SAN JOSE AS PER MAP OF THE SUBDIVISION OF THE RANCHO ADDITIONS TO SAN JOSE AND A PORTION OF RANCHO SAN JOSE, RECORDED IN BOOK 22 PAGE 21 ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER.

EXCEPT THEREFROM:

TUBE STEEL CONSTRUCTION

NON-LOCKING DOOR
HARDWARE(TYP.)

TYP. MEANDERING
WALKWAY 5' WIDE,
OPEN TO SKY

8.7'

5'

1'

1'

TYP. WALKWAY

SCALE: 1"=20'

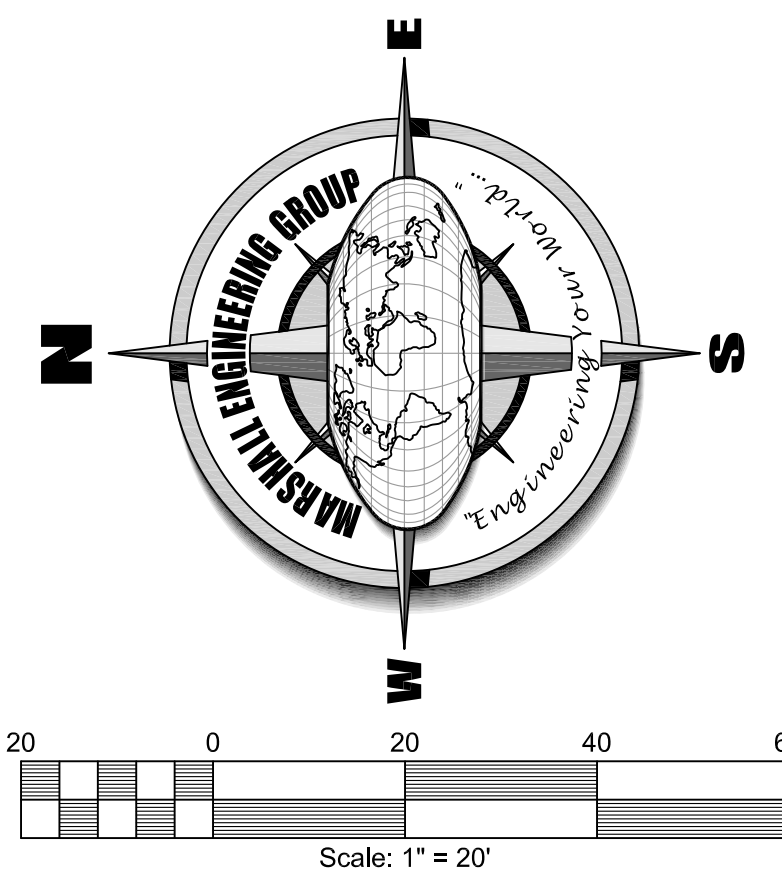
The diagram is a cross-sectional elevation of a fire limited access device, labeled "ELEVATION 1\"=10\"". It shows a central rectangular unit with vertical internal dividers. The unit is flanked by two building structures, labeled "BLDG." on both sides. A dimension line indicates a height of "H=6'" for the central unit. Another dimension line shows a width of "30'" for the central section. Labels include "FIRE LIMITED ACCESS DEVICE (KNOX BOX.)" at the top, "TUBE STEEL CONSTRUCTION" on the left side, and "BLDG." on the right side.

The diagram illustrates a typical street cross-section for Cienega Ave. It shows a 2% slope leading to an 8-inch curb. The total width of the street is 40 feet, with a 32-foot section and an 8-foot section. The scale is 1 inch equals 10 feet.

**TYPICAL STREET SECTION FOR
CIENEGA AVE.**
SCALE: 1"=10'

EXHIBIT MAP FOR
MAJOR LAND SUBDIVISION
TENTATIVE TRACT NUMBER 074433
FOR CONDOMINIUM PURPOSES
LOCATED IN THE UNINCORPORATED TERRITORY OF
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

ALL SITE IMPROVEMENTS SHOWN
ON SITE ARE PROPOSED UNLESS
NOTED OTHERWISE.



MERGE 3 EXISTING PARCELS INTO ONE SINGLE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES. REMOVE EXISTING STRUCTURES AND IMPROVEMENTS ONSITE AND CONSTRUCT 19 CONDOMINIUM UNITS WITH REQUIRED PARKING, RECREATION AREA AND LANDSCAPING

LOT 1 1.07 ACRES(164.94' X 283')
-ATTACHED SINGLE-FAMILY RESIDENCE CONDOMINIUM UNITS
WITHIN 4 DETACHED BUILDINGS.(19 CONDOMINIUM UNITS)
-2 EXISTING SINGLE FAMILY RESIDENCES TO BE REMOVED.
-EXISTING ZONING: A-1-7,500
-PROPOSED ZONING: R-3-DP-18U
-FRONTAGE: 164.94'; FIRE LANE LENGTH: 150'; PRIVATE DRIVE: 330'

I. PLAN AMENDMENT NO. RPPL2016003145
II. ZONE CHANGE NO. RPPL20160003143
III. CONDITIONAL USE PERMIT NO. RPPL201800937
IV. ENVIRONMENTAL ASSESSMENT NO. RPPL2017008862

JOHN BEGIN/JB DEVELOPMENT
133 EAST BONITA AVE, SUITE 201
SAN DIMAS, CA 91773

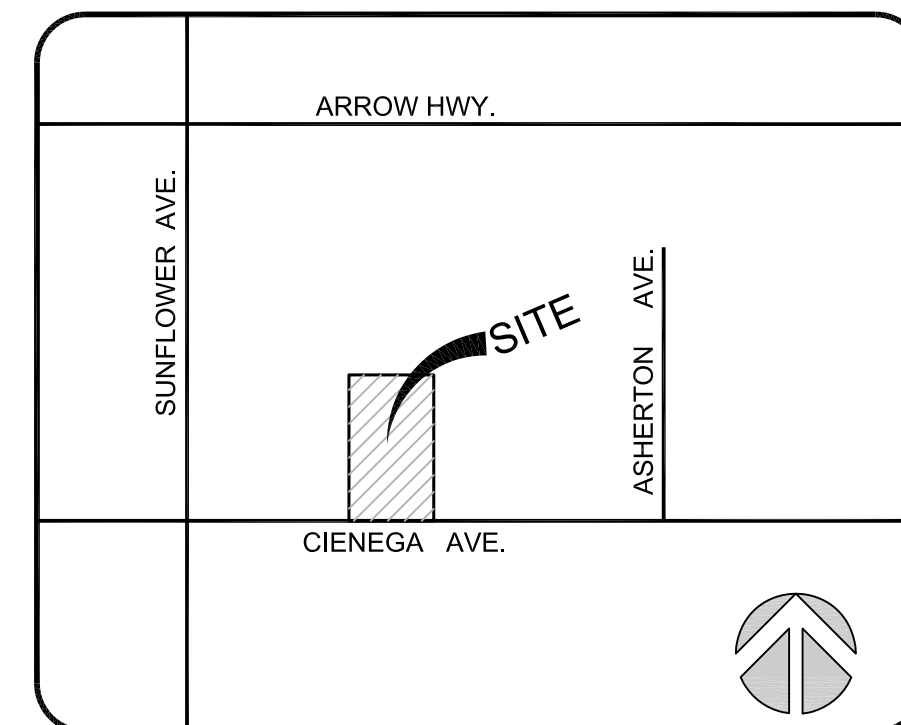
JB DEVELOPMENT
133 EAST BONITA AVE, SUITE 201
SAN DIMAS, CA 91773
909-592-3900

MARSHALL ENGINEERING GROUP, INC.
625 E. ARROW HWY, SUITE 7
GLEN DORA, CA 91740
626-914-5788

8401-019-040,041,054

1.07 ACRES (46,678 sf) GROSS

EX. 6' EASEMENT TO SOUTHERN CALIFORNIA EDISON TO BE ABANDONED WITH FINAL MAP
RECORDING. (NORTH 166.97' OF THE WEST 6')



N.T.S.
THOMAS GUIDE 599-G



- LAND PLANNING
- CIVIL ENGINEERING
- GPS & ROBOTIC SURVEYING
- LEED® CERTIFICATION
- STORMWATER QUALITY DESIGN & INSPECTION

MARSHALL ENGINEERING GROUP, INC.
625 E. ARROW HWY., STE. 7, GLENDORA, CA 91740
PHONE: (626) 914-5788 FAX: (626) 914-5757 WEB: www.megi.us

EXHIBIT MAP FOR TENTATIVE TRACT NUMBER 074433
FOR CONDOMINIUM PURPOSES
APN: 8401-019-040,041,054
UNINCORPORATED CHARTER OAK, CA 91724

Plan No.: 16-013	Scale: AS NOTED
Date: 4/25/2018	Drawn by: SWM
Sheet 1 of 1 Sheets	File No.:

UNIT SUMMARY (NET FLOOR AREA SQUARE FEET)						
UNIT TYPE	UNIT DESCRIPTION	1ST FLOOR	2ND FLOOR	DWELLING	GARAGE	UNIT TOTAL
PLAN A	3 BR. + 2.5 BA	586.83	943.17	1,530	413.25	1,943.25

UNIT		1ST FLOOR		2ND FLOOR	TOTAL
		HABITABLE	GARAGE		
BUILDING A-1	(4 UNITS)	2,428 SQ. FT.	1,652 SQ. FT.	4,080 SQ. FT.	8,160 SQ. FT. GROSS
BUILDING A-2	(5 UNITS)	3,035 SQ. FT.	2,065 SQ. FT.	5,100 SQ. FT.	10,200 SQ. FT. GROSS
BUILDING A-3	(5 UNITS)	3,035 SQ. FT.	2,065 SQ. FT.	5,100 SQ. FT.	10,200 SQ. FT. GROSS
BUILDING A-4	(5 UNITS)	3,035 SQ. FT.	2,065 SQ. FT.	5,100 SQ. FT.	10,200 SQ. FT. GROSS
TOTAL	19 UNITS	11,533 SQ. FT.	7,847 SQ. FT.	19,380 SQ. FT.	38,760 SQ. FT. GROSS

ADA ACCESSIBLE UNITS REQUIRED - 2 UNITS (10% OF TOTAL MULTI-STORY UNITS)
ADA ACCESSIBLE UNITS PROVIDED - 2 UNITS (UNITS #8 AND #9)

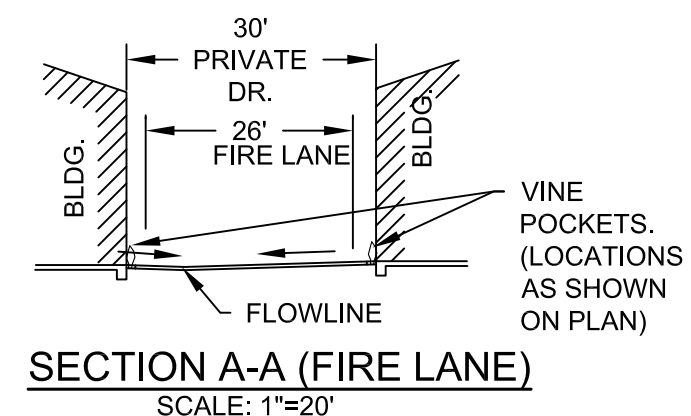
NOTES:

1. ANY DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPAIRED AT OWNER'S COST TO THE SATISFACTION OF PUBLIC WORKS.
2. UNDERGROUND ALL NEW UTILITIES LINE TO THE SATISFACTION OF PUBLIC WORKS AND SOUTHERN CALIFORNIA Edison.
3. REQUIRED FIRE FLOW FOR THIS PROJECT IS 4000 GPM AT 20 PSI FOR FIVE HOURS.
4. MAINTAIN 5' FIREFIGHTER ACCESS ALL AROUND BUILDINGS
5. ALL PROPOSED VEHICULAR GATES SHALL BE FENCED, CONSTRUCTED, AND MAINTAINED IN ACCORDANCE WITH ASTM F2200 AND UL 325 AS SPECIFIED BY THE COUNTY OF LOS ANGELES FIRE CODE.
6. AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IS REQUIRED FOR PROPOSED BUILDINGS WITH DEVELOPMENT.
7. ALL PROPOSED GATES, BOTH VEHICULAR AND PEDESTRIAN TRAFFIC, SHALL COMPLY WITH THE FIRE DEPARTMENT'S REGULATION 5.
8. ALL REQUIRED FIRE FIGHTER ACCESS SHALL BE MAINTAINED AND BE POSTED WITH SIGNS STATING "NO PARKING - FIRE LANE" AND OR STRIPED ACCORDINGLY IN COMPLIANCE WITH THE COUNTY OF LOS ANGELES FIRE CODE PRIOR TO OCCUPANCY.
9. ALL FUTURE BUILDINGS SHALL PROVIDE APPROVED ADDRESS NUMBERS, COMPLIANCE REQUIRED PRIOR TO OCCUPANCY TO THE SATISFACTION OF THE COUNTY OF PUBLIC WORKS AND THE COUNTY OF LOS ANGELES FIRE CODE.

WATER - GOLDEN STATE WATER
SEWER - LA COUNTY SANITATION
ELECTRIC - SOUTHERN CALIFORNIA EDISON
TELEPHONE - VERIZON TELEPHONE

ALL 19 UNITS WILL CONNECT TO THE EXISTING SEWER MAIN IN CIENEGA VIA A PROPOSED ONSITE SEWER MAIN THAT WILL RUN DOWN THE 30' DRIVEWAY.

GARAGE PARKING REQUIRED: 38 STALLS (TWO PER UNIT)
GARAGE PARKING PROVIDED: 38 STALLS (TWO PER UNIT)
GUEST PARKING REQUIRED: 5 STALLS (0.25 PER UNIT) 7 PROVIDED
ADA UNASSIGNED GUEST PARKING REQUIRED: 1 STALL (14% OF 7 STALLS)
ADA PARKING PROVIDED: 1 STALL (ONE VAN-ACCESSIBLE)



APN:8401-019-040
NO EXISTING BUILDINGS TO BE REMOVED

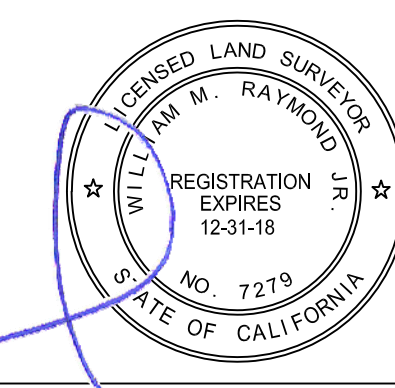
APN:8401-019-041
2,500 SF RESIDENCE TO BE REMOVED
600 SF OF SHEDS TO BE REMOVED

APN:8401-019-054
2,400 SF OF RESIDENCE TO BE REMOVED

NOT REQUIRED. NO OAK TREES EXIST ON SITE

485 CY CUT
485 CY FILL
EXPORT/IMPORT 0 CY
OVER-EXCAVATE AND RECOMPACT(3.0' DOWN): 3,100 CY

BUILDING FOOTPRINTS: 19,380 SF
COMMUNAL OUTDOOR/RECREATION SPACE: 1,800 SF±
DROUGHT TOLERANT LANDSCAPING AREA: 4,900 SF±



RDBM TAG IN E CB 300MM S/O BCR @ NE
COR GRAND AVE & CYPRESS ST
ELEV =630.499
SAN DIMAS QUAD 2005



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead




Amy J. Bodek, AICP
Director

Dennis Slavin
Chief Deputy Director

December 12, 2018

TO: David W. Louie, Chair
Elvin W. Moon, Vice Chair
Doug Smith, Commissioner
Laura Shell, Commissioner
Pat Modugno, Commissioner

FROM: Steven Jones 
Land Divisions Section

**Project No. 2016-001192 –
VESTING TENTATIVE TRACT MAP NO. 74433 RPPL2017008860
PLAN AMENDMENT NO. RPPL2016003145
ZONE CHANGE NO. RPPL2016003143
CONDITIONAL USE PERMIT NO. RPPL2018000937
ENVIRONMENTAL ASSESSMENT NO. RPPL2018008862
RPC Meeting: December 12, 2018 - Agenda Item: 6**

ENTITLEMENTS REQUESTED

- Vesting Tentative Tract Map No. 74433 RPPL2017008860: a subdivision to create one multi-family residence lot developed with 19 attached residential condominium units in four buildings on 1.07 gross acres pursuant to County Code Section 21.40.010.
- Plan Amendment No. RPPL2016003145: to amend the Countywide General Plan land use category of H9 (Residential: 0-9 du/net ac) to H18 (Residential: 0-18 du/net ac) pursuant to County Code Section 22.16.070.
- Zone Change No. RPPL2016003143: to change the existing Zone A-1-7,500 (Light Agricultural 7,500 Square Feet Minimum Required Area) to Zone R-3-18U-DP (Limited Density Multiple Residence, 18 Dwelling Units per Acre, Development Program) pursuant to 22.16.090.
- Conditional Use Permit No. RPPL2018000937: authorization for the Development Program zone associated with zone change request as set forth in Section 22.40.040 of the Zoning Code.

In response to the applicant's proposal to address the Countywide concern of affordable housing, please find attached a proposed language for a draft finding and a draft condition of approval for the above-referenced item. See CUP drafting finding no. and CUP draft condition of approval no.

If you need further information, please contact Steven Jones at (213) 974-6433 or sdjones@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

JH:SDJ

Enclosure:

Attachment A – Draft Findings and Conditions

SUGGESTED APPROVAL MOTION:

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

I MOVE THAT THE REGIONAL PLANNING COMMISSION INDICATE ITS INTENT TO RECOMMEND APPROVAL OF PLAN AMENDMENT NO. RPPL2016003145 AND ZONE CHANGE NO. RPPL2016003143 AND APPROVE VESTING TENTATIVE TRACT MAP NO. 74433 RPPL201800004065, CONDITIONAL USE PERMIT NO. RPPL2018000937 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

ATTACHMENT
“A” DRAFT
FINDINGS
AND
CONDITIONS
OF APPROVAL

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**DRAFT FINDINGS OF THE HEARING OFFICER/REGIONAL PLANNING
COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. 2016-001192-(5)
PLAN AMENDMENT NO. RPPL2016003145
CONDITIONAL USE PERMIT NO. RPPL2018000937**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Project No. 2016-001192-(5) consisting of Plan Amendment No. RPPL2016003145 ("Plan Amendment") and Conditional Use Permit No. RPPL2018000937 ("CUP") on December 12, 2018. (The Plan Amendment and CUP are referred to collectively as the "Project Permits.") The Project Permits were heard concurrently with Vesting Tentative Tract Map No. 74433 RPPL2017008860.
2. Unless otherwise apparent from the context, permittee or successor in interest ("permittee") shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
3. The permittee requests the Project Permits to authorize amendment of the Los Angeles Countywide General Plan ("General Plan") land use designation from H9 (Residential: 0-9 du/net ac) to H18 (Residential: 0-18 du/net ac) and establish a Development Program Zone ("-DP"). The -DP overlay zone will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area for the development of a new residential condominium development consisting of 19 attached dwelling units in four detached buildings on a property in unincorporated Charter Oak ("Project").
4. The Project site is located at 21017 and 21027 E. Cienega Avenue on a property with Assessor Parcel Numbers 8401019040, 8401019041 8401019054 and in the unincorporated community of Charter Oak.
5. The Project site is approximately 1.07 gross acres.
6. The Project site is currently with single-family residences and a vacant lot used for overflow parking for a church building on an adjoining site.
7. The Project will take access from Cienega Avenue (a Secondary Highway) to the south.
8. The vesting tentative tract map, dated June 19, 2018, is a related request to create one multi-family residence lot developed with 19 attached residential condominium units in four buildings on 1.07 acres.
9. Zone Change Case No. RPPL2016003143 is a related request to amend the Project site's zoning from Zone A-1-7,500 (Light Agricultural 7,500 Square Feet Minimum

Required Area) to Zone R-3-18U-DP (Limited Density Multiple Residence, 18 Dwelling Units per Acre, Development Program).

10. The approval of the vesting tentative tract map, and conditional use permit will not become effective unless and until the Board of Supervisors has approved the Plan amendment and zone change, and both have become effective.
11. Surrounding land uses within a 500-foot radius include:
 - North: Multi-family residences.
 - South: Single-family residences.
 - East: Multi-family residences.
 - West: Church building.
12. Surrounding Zoning within a 500-foot radius includes:
 - North: Zone R-3-18U-DP.
 - South: Zone A-1-7,500.
 - East: Zone R-3-18U-DP.
 - West: Zone A-1-7,500.
13. The Project site has been zoned A-1-7,500 since June 27, 1950 (Ordinance No. 5553).
14. The vesting tentative tract map dated June 19, 2018 depicts the three existing parcels currently vacant or being used for single-family residences into one proposed multi-family residence lot.
15. The Exhibit Map/Exhibit "A" dated June 19, 2018 depicts a residential condominium development of 19 attached dwelling units within four buildings throughout the rectangular shaped site on one multi-family residence lot.
16. The permittee has met with area residents, and held neighborhood meetings prior to the Commission public hearing on the Project (see attached correspondence).
17. The conditions of the Los Angeles County Subdivision Committee (Departments of Public Works, Fire, Parks and Recreation, and Public Health) based on maps dated June 19, 2018 are attached.
18. 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.

19. 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 hearing by mail, newspaper, property posting, and departmental website posting. A total of 472 notices were mailed out to properties located within the 1,000 foot radius of the project site and to those on the courtesy mailing list for the Charter Oak Zoned District and to any additional interested parties.
20. As of the writing of the draft findings, no public comments had been received.
21. A duly noticed public hearing was held on December 12, 2018 before the Commission. [Summary of proceedings]
22. The Commission finds that the proposed use will be consistent with the adopted General Plan for the area.
23. The Commission finds that the proposed use is consistent with the General Plan's Goals and Policies that support urban residential infill development with a high quality of design since the existing infrastructure capacity could accommodate the needs of future residents.
24. The Commission finds that the proposed use is consistent with the General Plan's Goals and Policies to encourage development of well-designed houses and garden apartments, particularly on by-passed parcels within existing urban communities.
25. The Commission finds that a zone change to R-3-18U-DP will ensure that the zoning and land use designations for the Project are consistent with each other.
26. The Commission finds that the requested zone change of the Project Site is required in order to establish and implement a development program for the Project.
27. The Commission finds that an approved zone change would allow greater density on the Project Site.
28. The Commission finds that an affordable housing set-aside proposed to be available to particular household income limits is appropriate and consistent with the General Plan and a benefit to the community.

29. The Commission finds that the Project is consistent with the development standards of the proposed Zone R-3 and the requirements of the –DP zone.
30. The Commission finds that the development program provides the necessary safeguards to ensure completion of the proposed development by the permittee and that the development program ensures that the Project will not be replaced by a lesser type of development contrary to public convenience, welfare, or development needs of the area.
31. The Commission finds that compatibility with the surrounding land uses will be ensured through the zone change and the CUP.
32. The Commission finds that the proposed use is consistent with the existing neighborhood pattern because the area is a predominantly residential neighborhood.
33. The Commission finds that the Project is consistent with the surrounding area in the unincorporated community of Charter Oak and in keeping with the character of the area.
34. The Commission finds that the Project is in compliance with the proposed zoning designation and other applicable standards of the Zoning Code, such as those for building height, setbacks, wall/fence heights and parking.
35. The Commission finds that the Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
36. The Commission finds that the requested use on the Project 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 Project Site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare.
37. 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 the West Covina Library located at 1601 W Covina Parkway, West Covina, CA. On Thursday, November 8, 2018 a total of 472 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from

the Project Site, as well as to those on the courtesy mailing list for the Charter Oak Zoned District and to any additional interested parties.

38. 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.
39. 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 Commission 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.
40. The MMRP is attached to and incorporated into the conditions of approval for the project.
41. 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.
42. 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 Plan Amendment:

- A. A need for the Plan Amendment exists.
- B. The Plan Amendment is consistent with the General Plan and is necessary to implement the General Plan.
- C. Public convenience, the general welfare and good zoning practice justifies action.

Regarding the CUP:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- 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.
- 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.
- 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.

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. Recommends approval of Plan Amendment No. RPPL2018003145 to the Board of Supervisors, and
- 3. Approves Conditional Use Permit No. RPPL2018000937, subject to the attached conditions.

PROJECT NO. 2016-001192-(5)
PLAN AMENDMENT NO. RPPL2016003145
CONDITIONAL USE PERMIT NO. RPPL2018000937

DRAFT FINDINGS
PAGE 7 OF 7

ACTION DATE: December 12, 2018

VOTE: [Concurring:Dissenting:Abstaining:Absent, e.g. 5:0:0:0 or 4:0:1:0]

Concurring:

Dissenting:

Abstaining:

Absent:

JH:SDJ

11/26/18

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. 2016-01192-(5)
CONDITIONAL USE PERMIT NO. RPPL201800937**

PROJECT DESCRIPTION

The project is to authorize a General Plan amendment and establish a Development Program Zone for vesting tentative tract map dated July 19, 2018 to create one multi-family residence lot developed with 19 attached residential condominium units in four buildings on 1.07 acres ("Project") subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, permittee or successor in interest ("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 this grant have been recorded as required by Condition No. 7[recordation] and until all required monies have been paid pursuant to Condition Nos. 11[NOD/F&G fee], and 14[Mitigation Monitoring Fee]. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4[indemnification], 5[litigation deposit], 8[expiration if not vested], and 11[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 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.
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. 74433 RPPL2017008860. Time extensions may be requested in writing and with the payment of the applicable fee prior to such expiration date. In the event that Vesting Tentative Tract Map No. 74433 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. If 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 five (5) working days from the day after your appeal period ends **[December 31, 2018]**, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, 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 Wildlife 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 **\$2,291.25** (\$2,216.25 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee), or **\$3,153.25** (\$3,078.25 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 and Reporting Program ("MMRP"), 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/agreement, which attaches the Mitigation Monitoring and Reporting Program ("MMRP") and agree 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 MMRP. 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 the County Fire 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"/Exhibit Map or a revised Exhibit "A"/Amended Exhibit Map 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 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". If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **five (5) copies of a modified Exhibit "A"** shall be submitted to Regional Planning by **February 11, 2019**.
22. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS

23. The permittee shall conform to the requirements of Title 22 of the Los Angeles County Code.
24. The project site shall be developed and maintained in substantial compliance with the approved Exhibit "A" June 19, 2018, or Revised Exhibit "A"/Amended Exhibit Map approved by the Director.

25. No building or structure of any kind except a temporary structure used only in the developing of the property according to the program shall be built, erected, or moved onto any part of the property.
26. No existing building or structure which under the program is to be demolished shall be used.
27. 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.
28. All improvements shall be completed prior to the occupancy of any structures.
29. 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.
30. The permittee shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director.
31. Prior to issuance of the first certificate of occupancy for the first unit, the permittee or successor in interest shall provide proof of recordation of the condominium plan.
32. Concurrent with recordation of the final map, permittee shall record the condominium plan and provide proof of said recordation to the Director.
33. A Homeowner's Association ("HOA") shall be formed for the project. Prior to issuance of any building permits, the permittee shall establish the HOA.
34. 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.
35. The permittee shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, the community garden, private driveways and fire lanes, walkways, lighting system along all walkways, landscaping (including all front yard trees and street trees), irrigation systems, wall, fence and recreation area, to the satisfaction of the Director.
36. The permittee shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the private driveways and fire lanes for access into and out of the subdivision.

37. Prior to issuance of building permits, the permittee shall submit a copy of a recorded covenant to the Department of Regional Planning to provide adequate lighting system along all walk ways within the common areas.
38. Prior to issuance of building permits, the permittee shall submit a plot plan to the Department of Regional Planning for approval to ensure that the development meets all parking and development requirements.
39. Prior to issuance of building permits, the permittee shall designate on a Revised Exhibit "A" at least one unit as an affordable housing dwelling unit set-aside to the satisfaction of the Director.
40. Prior to issuance of building permits, a covenant shall be recorded to evidence that at least one unit of the project shall be designated an affordable housing dwelling unit set-aside for a minimum of 55 years, or a particular duration to the satisfaction of the Director, whichever is greater.
41. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (Tentative Map dated June 19, 2018), consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health.

Attachments:

- A - Mitigation Monitoring and Reporting Program
- B - Subdivision Committee Report

Environmental Checklist Form (Draft Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: “Cienega Ave Subdivision” / Project No. 2016-001192 / Vesting Tentative Tract Map No. 74433 / Plan Amendment No. RPPL2016003145 / Zone Change No. RPPL2016003143 / Environmental Review No. RPPL2017008862.

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Steven Jones (213)974-6433

Project sponsor’s name and address: John Begin, JB Contractors, 133 E Bonita Avenue #201, San Dimas, CA 91773

Project location: 21017, 21027 E Cienega Avenue, Covina, CA 91724
APNs: 8401019040, 8401019041, and 8401019054 USGS Quad: San Dimas

Gross Acreage: 1.07

General plan designation: H9 (Residential: 0-9 du/net ac)

Community/Area wide Plan designation: N/A

Zoning: A-1-7,500 (Light Agricultural, 7,500 Square Feet Minimum Required Lot Area)

Description of project: The project is a request to amend the County of Los Angeles General Plan residential land use category of H9 to category H18 (Residential: 0-18 du/net ac), to change from Zone A-1-7,500 to Zone R-3-18U-DP (Limited Density Multiple Residence, 18 Dwelling Units Per Acre, Development Program Zone) and to authorize a development program associated with a zone change request for a proposal to create one multi-family residence lot developed with 19 new attached single-family residence townhouse-style condominium units in four detached buildings.

The project site is located on three lots on the north side of Cienega Avenue approximately 150 feet east of Sunflower Avenue in the unincorporated Covina area. Much of the site is currently developed with detached single-family residence dwelling units with accessory structures and an unpaved overflow parking lot for a church on an adjoining lot. The existing structures are proposed to be demolished.

The project proposes 970 cubic yards of grading consisting of 485 cubic yards of cut, 485 cubic yards of fill to be balanced on site.

Surrounding land uses and setting: Townhouse-style condominiums are located north and east of the site, single-family residences and a church and parking lot are located to the west and single-family residences are located to the south.

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, has consultation begun? Yes. A formal notification of the proposed project was sent to the following Tribes:

Kizh Nation (Attn: Andrew Salas, Chair) June 25, 2018, no response received.

Gabrieleno Tongva (Attn: Anthony Morales) June, 25, 2018, no response received.

The Local Government Tribal Consultation List Request was sent to the Native American Heritage Commission on June 25, 2018. No response has been received.

No consultation has begun.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

<i>Public Agency</i>	<i>Approval Required</i>
<u>Department of Public Works</u>	<u>Demolition, Grading and Building Permits</u>

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
<u>ZCO 1494</u>	<u>Zone Change Ordinance 1494 established zoning to classify regularly and restrict the locations of trades and the location of buildings designed for special uses, and the use of premises for the general welfare of the County of Los Angeles, adopted by the Board of Supervisors and made effective May 2, 1927.</u>
<u>ZCO 5553</u>	<u>Zone Change Ordinance 5553 designated area as Charter Oak (District no. 87) and changed zone to A-1-7,500, effective June 27, 1950.</u>
<u>ZC85038</u>	<u>Zone Change Ordinance 86-0135Z for zone change from A-1-7,500 to R-3-18U-DP, adopted August 12, 1986.</u>
<u>RCUP201400070</u>	<u>Conditional use permit (“CUP”) request to authorize modification to an existing wireless telecommunication facility (“WTF”) to add/replace three panels, radio heads, junction boxes and cables approved March 4, 2015.</u>
<u>RCUP02-123/RENV 02-123</u>	<u>CUP request to authorize construction, operation and maintenance of an unmanned WTF camouflaged as a palm tree with appurtenant equipment, including a permanent power generator and five equipment cabinets, approved April 15, 2003.</u>
<u>TR43776</u>	<u>Tentative tract map request to create three multi-family residence lots developed with 254 single-family residence condominium dwelling units on 13.14 acres, approved December 18, 1986.</u>
<u>CUP-201200015</u>	<u>CUP request to authorize removal of a “monopalm”-camouflaged unmanned WTF for replacement with a “monopine”, withdrawn March 13, 2013.</u>
<u>CUP-CP-01-041</u>	<u>CUP request for authorization to construct, operate and maintain an unmanned WTF, approved August 13, 2001.</u>
<u>CUP-200600151</u>	<u>CUP request for authorization to construct, operate and maintain an unmanned, 75 foot tall, “monopalm” WTF camouflaged as a palm tree, approved March 6, 2007.</u>

RPA-SP2016

Mobilehome park permit request to authorize an extension for Special Permit Nos. 2016 and 2013 for continued operation and maintenance of a mobilehome park - the Royal Palms Mobile Home Park - approved on July 25, 2002.

CUP-CP-89022

CUP request to authorize construction, operation and maintenance of an adult residential care facility approved on May 1, 1989.

CUP-201000151

CUP request to authorize the continued operation and maintenance of an adult residential facility – Sunflower Homes, Inc. – approved June 21, 2011.

CUP-CP-94104

CUP request to authorize grading and development associated with a tentative tract map, denied due to inactivity on September 21, 2010.

TM-TR51692

To create eight single-family residence lots on 1.8 acres, denied due to inactivity on September 21, 2010.

CUP-CP-97132

CUP request to authorize a senior citizen's residence approved on February 24, 1998.

Reviewing Agencies:

Responsible Agencies

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

Special Reviewing Agencies

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

Regional Significance

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

Trustee Agencies

- ☐ None
☒ State Dept. of Fish and Wildlife
☐ State Dept. of Parks and Recreation
☐ State Lands Commission
☐ University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- ☒ DPW
☒ Fire Department
- Planning Division
- Land Development Unit
- Health Hazmat
☒ Sanitation District
☒ Public Health/Environmental Health Division: Toxics Epidemiology Program (Noise)
☐ Sheriff Department
☐ Parks and Recreation
☐ Subdivision Committee
☐

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

- | | | |
|--|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture/Forest | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Services |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | |

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)

2018 October 31

Date

Signature (Approved by)

Date

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

No scenic highway is adjoining or adjacent to the project site. There are no significant ridgelines adjacent to the subject property. The proposed project's location is within an established urbanized residential community and the proposed residential, townhouse-style development will not adversely affect a scenic vista (source GIS-NET Scenic Highway and Significant Ridgeline Layers).

b) Be visible from or obstruct views from a regional riding, hiking, or multi-use trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

The closest County regional trail to the project site is the Antonovich Trail located approximately 5 miles south of the property. The site is not visible from the trail and will not obstruct or impact views from any regional riding, hiking or multi-use trail. (Source: GIS-NET Trails Layer).

c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

Within an approximate 3.8-mile radius of the project site, two properties are listed on the National Register of Historic Places. The following are also State landmarks: San Dimas Hotel and Glendora Bougainvillea. The properties are listed on the County's Historical Resource Sites Policy Map (Figure 9.9) of the General Plan. (<http://ohp.parks.ca.gov/listedresources/>).

Due to the use of the use as single-family residences, the proposed project would be on already-disturbed area. The site is also not visible from the scenic resources. The proposed project would result in less than significant aesthetic impacts (Source: tentative map, aerial photos).

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The construction of 19 attached, single-family residence condominium units within four buildings should not degrade the existing visual character since the residential use is compatible with the surrounding residential uses in the neighborhood. The project entails a proposed subdivision for condominium purposes on land used as single-family residences. The properties are currently developed with detached single-family residence dwelling units with accessory structures and an unpaved overflow parking lot for a church on an adjoining lot.

The proposed project entails construction of 19 attached single-family residence condominium dwelling units within four buildings. There is no proposal for the height of the residential structures to exceed the maximum height of the 35 feet allowed pursuant to the Zoning Code. No degradation of the existing area of quality of the site is expected to occur.

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.

The proposed residential development will be subject to the applicable County zoning standards and requirements including the limiting of heights of proposed structures. The project site is located within an urbanized area where there are numerous sources of light. The proposed project will introduce new sources of light (e.g., vehicles, street lights, residential lights, etc....) but should not adversely affect day or nighttime views of the area. The construction of the condominium dwelling units should not create substantial shadows, light or glare, since the residential buildings are proposed to be compatible uses with the other surrounding residential buildings in the neighborhood.

The project site is not located within the Rural Outdoor Lighting District.

2. AGRICULTURE / FOREST

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

The project site has been zoned A-1-7500 since March 29, 1950, and is not comprised of any farmland. The construction of the proposed residential buildings in an already established urbanized area will not result in the conversion of Prime Farmland, Unique Farmland or Farmland (Source: Farmland Mapping and Monitoring Program, California Department of Conservation, (<http://www.conservation.ca.gov/dlrp/fmmp/Pages/LosAngeles.aspx>, accessed on August 27, 2018).

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

The project site is currently zoned A-1-7,500. The project site was zoned A-1-7,500 in 1950. The project site is currently developed with detached single-family residence dwelling units with accessory structures and an unpaved overflow parking lot for a church on an adjoining lot. The site has no designation as an Agricultural Opportunity Area neither is the project site under a Williamson Act contract (source: GIS accessed August 27, 2018).

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

There is no forest land or timberland zoned Timberland Production within the project site. The Angeles National Forest is located approximately 15 miles from the project site (source: GIS accessed August 27, 2018).

d) Result in the loss of forest land or conversion of forest land to non-forest use?

☐☐☐☒

No Impact.

There is no forest land or timberland zoned Timberland Production within the project site. The Angeles National Forest is located approximately 15 miles from the project site (source: GIS accessed August 27, 2018).

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.

There is no forest land or timberland zoned Timberland Production within the project site. The Angeles National Forest is located approximately 15 miles from the project site (source: GIS accessed August 27, 2018).

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 either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

The project site is located within the South Coast Air Quality Management District ("SCAQMD"). The project entails the development of 19 attached single-family residence condominium units within four detached buildings. The addition of 19 dwelling units should not exceed the SCAQMD's Air Quality Significant Thresholds.

The construction, operation, and maintenance of the proposed project would not cause a violation of the SCAQMD AQMP (Air Quality Management Plan) because the proposed addition of 19 attached residential condominium units within four detached buildings would not impede the ability of the basin to achieve the NAAQS (National Ambient Air Quality Standards) attainment deadlines for those pollutants not in attainment. In addition, the proposed project would not have a long-term consequence on achieving attainment deadlines in the SCAQMD AQMP for criteria pollutants that are not in attainment because construction and operational emissions are anticipated below significance.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The proposed project entails developing existing single-family residence lots into one multi-family residence lot developed with 19 attached single-family residence condominium units within four detached buildings. Project implementation should not exceed the SCAQMD significant thresholds for construction-related emissions. The proposed project will need to comply with applicable SCAQMD rules and regulations. The project will need to meet SCAQMD's District Rule 403 related to fugitive dust, and should not violate any applicable federal or state air quality standard or projected air quality violation.

Construction, operation and maintenance of the dwelling units would be comparable to other homes in the area and likely more energy efficient as the development would adhere to the California Green Building Code.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Less Than Significant Impact.

The project would not result in a cumulatively considerable net increase of non-attainment criteria pollutants. The development of 19 attached single-family residence condominium units, individually or cumulatively, should not exceed the SCAQMD Air Quality Significant Thresholds. The proposed project will result in some long-term stationary and mobile emissions, and contribute incrementally to the South Coast Air basin's current non-attainment status. The major local sources for long-term emissions associated with the occupancy of the 19 attached residential condominium units within four detached buildings will be associated with the use of household equipment (e.g., lawnmowers, leaf blowers, etc.), outdoor grills, fireplaces, and personal vehicles. The cumulative air quality impacts are considered to be less than significant. The proposed project will need to comply with applicable SCAQMD rules and regulations

d) Expose sensitive receptors to substantial pollutant concentrations?

☐☐☒☐

Less Than Significant Impact.

The proposed condominium project is not considered a sensitive land use. The project site is surrounded by single-family residence dwelling units, apartment house dwelling units and a church.

The proposed project would not expose sensitive receptors to substantial amounts of pollutants. The proposed project is considered consistent with the existing land uses in the neighborhood and is not a contributor of substantial pollution concentration.

e) Create objectionable odors affecting a substantial number of people?

☐☐☒☐

Less Than Significant.

The proposed project of developing a multi-family residence lot with 19 attached single-family residence condominium dwelling units would not create objectionable odors that would be perceptible to a substantial number of people. The SCAQMD has identified land uses that are typically associated with odor complaints. These uses include activities involving livestock, food processing plants, chemical plants, refineries, landfills, and composting activities. No odor emissions are anticipated, given the nature of the proposed use is residential. The proposed project will not result in any significant adverse odor impacts. The proposed project would not violate AQMD Rule 402, which states "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals."

4. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact With Mitigation Incorporated.

The project site is located in an urbanized area and is currently utilized for detached single-family residence dwelling units with accessory structures and an unpaved overflow parking lot for a church on an adjoining lot. The project site is located within the San Dimas USGS quad sheet area. The California Natural Diversity Database lists 49 species of special-status interest for the region including the pallid bat (*Antrozous pallidus*). Pallid bat utilizes a wide variety of habitats, including grasslands, shrublands, woodlands, and forests from sea level through mixed conifer forests and the project site could be potentially used. Day roosts are in caves, crevices, mines, and occasionally in hollow trees and buildings. Roost must protect bats from high temperatures. Bats move deeper into cover if temperatures rise¹. Night roosts may be in more open sites, such as porches and open buildings. Existing buildings on site provide roosting habitat that could potentially be used by this species. Implementation of Mitigation Measures 1 and 2 will reduce this potential impact to less than significant.

Mitigation Measure

1. **Special-Status Roosting Bats** - To avoid the direct loss of bats that could result from disturbance to trees or structures that may provide maternity roost habitat (e.g., in cavities or under loose bark) or structures that contain a hibernating bat colony, the following steps shall be taken:
 - a) To the extent feasible, demolition or disturbance to suitable bat roosting habitat shall be scheduled between October 1 and February 28, outside of the maternity roosting season.
 - b) If trees must be encroached during the maternity season (March 1 to September 30), or structures must be removed at any time of the year, a qualified bat specialist shall conduct a pre-construction survey to identify those trees or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats.
 - c) Each tree or structure identified as potentially supporting an active maternity roost and each structure potentially supporting a hibernating colony shall be closely inspected by the bat specialist no greater than seven (7) days prior to tree disturbance to more precisely determine the presence or absence of roosting bats.

¹ Zeiner, D.C., W.F. Laudenslayer, Jr., K.E. Mayer, and M. White, eds. 1988 – 1990. California's Wildlife. Vol. I – III. California Department of Fish and Game, Sacramento, California. Species account for pallid bat, online at <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=2349&inline=1>. Accessed August 28, 2018.

- d) If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year, it is preferable to bring down trees or structures in a controlled manner using heavy machinery. In order to ensure the optimum warning for any roosting bats that may still be present, the trees or structures shall be nudged lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. Trees or structures may then be pushed to the ground slowly under the supervision of a bat specialist. Felled trees shall remain in place until they are inspected by a bat specialist. Trees that are known to be bat roosts shall not be sawn up or mulched immediately. A period of at least 48 hours shall elapse prior to such operations to allow bats to escape. Bats shall be allowed to escape prior to demolition of buildings. This may be accomplished by placing one way exclusionary devices into areas where bats are entering a building that allow bats to exit but not enter the building.
 - e) Maternity season lasts from March 1 to September 30. Trees or structures determined to be maternity roosts shall be left in place until the end of the maternity season. A structure containing a hibernating colony shall be left in place until a qualified biologist determines that the bats are no longer hibernating.
 - f) The bat specialist shall document all demolition monitoring activities and prepare a summary report to the County upon completion of tree disturbance or building demolition activities. If Townsend's big-eared bat is detected during pre-construction surveys, all construction-related activity shall be halted immediately and CDFW shall be notified. Work may only resume subsequent to CDFW approval.
2. **Bat Relocation** - If confirmed occupied or formerly occupied bat roosting habitat is destroyed, artificial bat roosts of comparable size and quality shall be constructed and maintained at a suitable undisturbed area. The design and location of the artificial bat roosts shall be determined by the bat specialist in consultation with CDFW.
- a) In exceptional circumstances, such as when roosts cannot be avoided and bats cannot be evicted by non-invasive means, it may be necessary to capture and transfer the bats to appropriate natural or artificial bat roosting habitat in the surrounding area. Bats raising young or hibernating shall not be captured and relocated. Capture and relocation shall be performed by the bat specialist in coordination with CDFW, and shall be subject to approval by LACDRP and CDFW.
 - b) A monitoring plan shall be prepared for the replacement roosts, which shall include performance standards for the use of the replacement roosts by the displaced species, as well as provisions to prevent harassment, predation, and disease of relocated bats.
 - c) Annual reports detailing the success of roost replacement and bat relocation shall be prepared and submitted to LACDRP and CDFW for five (5) years following relocation or until performance standards are met, whichever period is longer.

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?

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Less Than Significant Impact.

There are no native or natural riparian plant habitats located within the project site. No streams or jurisdictional waters of the U.S. are located within the project site's boundaries, and the proposed project is anticipated to result in no adverse impacts on riparian habitats.

The closest wetlands are located 0.75 mile from the project. The San Dimas Wash is northwest of the sit and the Charter Oak Creek is to the southwest (source: GIS-NET Wetlands layer; U.S. Fish and Wildlife Service National Wetlands Inventory website, <https://www.fws.gov/wetlands/data/Mapper.html>, accessed on August 28, 2018).

No coastal sage scrub, oak woodlands or non-jurisdictional waters have been identified on the site.

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 federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?

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Less Than Significant Impact.

The proposed project entails developing an existing developed site used as single-family residence dwelling units into a multi-family residence lot developed with 19 attached single-family residence condominium units within four detached buildings. There are no native or natural riparian plant habitats located within the project site. No streams or jurisdictional waters of the U.S. are located within the project site's boundaries, and the proposed project is anticipated to have no adverse impacts on riparian habitats.

The closest wetlands are located 0.75 mile from the project. The San Dimas Wash is northwest of the sit and the Charter Oak Creek is to the southwest (source: GIS-NET Wetlands layer; U.S. Fish and Wildlife Service National Wetlands Inventory website, <https://www.fws.gov/wetlands/data/Mapper.html>, accessed on August 28, 2018).

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?

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Less Than Significant Impact.

The project site is located outside of Significant Ecological Area (SEA) boundaries, SEA Buffer Areas, or Sensitive Environmental Resource Areas (SERAs). The 19-unit attached residential condominium unit buildings are proposed in an urbanized and developed area, and the project site connects to no natural habitat areas, recognized wildlife linkage corridors, riparian corridors, or significant ridgelines. However, the project will be subject to the Federal Migratory Bird Treaty Act and a breeding bird survey will be required.

Native wildlife nursery sites: Native wildlife nursery sites include active bird nests and bat roosts. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). Bats are considered non-game mammals and are afforded protection by state

law from take and/or harassment, (Fish and Game Code Section 4150, California Code of Regulations (CCR), Section 251.1). Several bat species are also considered California Species of Special Concern (CSC) and meet the California Environmental Quality Act (CEQA) definition of rare, threatened or endangered species (CEQA Guidelines 15065). Take of CSC could require a mandatory finding of significance by the Lead Agency, (CEQA Guidelines 15065). Birds may nest on site on the ground or within tree and shrub cover. Bats may roost within juniper trees. Implementation of Mitigation Measures 1, 2, and 3 will reduce potential impacts to nesting birds and roosting and migratory bats to less than significant.

Mitigation Measure

3. 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 weekly bird surveys beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys should continue on a weekly basis with the last survey being conducted no more than three (3) days prior to the initiation of project activities. If a protected native bird is found, the project proponent should delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any 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.

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.)?

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No Impact.

No oak or other unique native tree woodlands have been observed on or near the project site

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 10)?

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No Impact.

The project site is located outside of Significant Ecological Area (SEA) boundaries, SEA Buffer Areas, or Sensitive Environmental Resource Areas (SERAs). The 19-unit attached residential condominium unit buildings are proposed in an urbanized and developed area, and the project site connects to no natural habitat areas, recognized wildlife linkage corridors, riparian corridors, or significant ridgelines.

There are no Wildflower Reserve Areas on or around the subject property. No oak trees or oak woodlands on or near the subject property.

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

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No Impact.

The project site is located outside of boundaries subject to an adopted state, regional, or local habitat conservation plan. No oak woodlands have been observed to be located on or near the site.

The project site is located outside of the boundaries of a Significant Ecological Areas (SEAs) and outside of Coastal areas.

5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

No records of national or state-designated historical resources on the project site.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Less than Significant Impact With Mitigation Incorporated.

The South Central Coastal Information Center (SCCIC) has been notified about the proposed project and a Project Review/Quick Check has been requested.

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.

In addition, due to the potential for discovering cultural resources and artifacts of Native American tribal groups, a mitigation measure may be incorporated into the project for retaining the services of an approved tribal monitor on-site during the construction phases that involve any ground disturbing activities.

Mitigation Measure:

4. “Customary caution is advised in developing within the project area; should unanticipated cultural resource remains be encountered during land modification activities, work must cease, and the Los Angeles County Director of Regional Planning contacted immediately to determine appropriate measures to mitigate adverse impact to the discovered resources; If human remains are discovered within the boundaries of the project area, then the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed; These procedures require notification of the County Coroner. If the County Coroner determines that the discovered remains are those of Native American ancestry, then the Native American Heritage Commission (NAHC) must be notified by telephone within 24 hours; Sections 5097.94 and 5097.98 of the Public Resources Code describes the procedures to be followed after the notification of the NAHC.”

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

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Less Than Significant Impact With Mitigation Incorporated.

No paleontological resources or sites, unique geological features, or rock formations. However, 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.

Mitigation Measure:

5. In the event that paleontological resources have been observed or encountered, however, during the construction process, the proposed project would be required to halt all development activities, contact the Los Angeles County Natural History Museum and inform them of the encounter. Subsequently, the applicant should retain the services of a certified paleontological resource specialist. Only the specialist will be able to tell the contractor when development activities can recommence.

d) Disturb any human remains, including those interred outside of dedicated cemeteries?

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Less Than Significant Impact With Mitigation Incorporated.

No record of human remains have been observed or reported on the project site.

Mitigation Measure:

6. In the event that human remains are encountered on the project site, the proposed project would be required to halt all development activities and contact the Los Angeles County Coroner. If it is determined that the human remains are of Native American descent, the Native American Heritage Commission should be contacted who will in turn contact the likely descendants. Descendants would be informed of the encounter and, in consultation with the property owner, decide how to proceed. Only after this, and all necessary actions occur, would development activities recommence.

6. ENERGY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Less Than Significant Impact.</u>				

The project is subject to and shall be in compliance with the Los Angeles County Green Building Standards Code. The project is subject to all components of the Green Building Standards (e.g., Green Building, Low-Impact Development, and Drought Tolerant Landscaping). The Green Building Standards Code, Title 31, states that the purpose of the County's Green Building Standards Code, which was adopted in 2010, is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact, or positive environmental impact, and encouraging sustainable construction practices.

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

Appendix F, Section 1 of the CEQA Guidelines requires evaluation of energy efficiency only for Environmental Impact Reports.

7. GEOLOGY AND SOILS

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) 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.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project site is located outside of any mapped seismic hazard zone for landslides, liquefaction and fault rupture. No fault trace has been identified within the project site. Therefore, there is no anticipation that people or structures on the project site will be exposed to potential substantial adverse effects (Source: California Department of Conservation, Alquist-Priolo Earthquake Fault Zones Map; GIS-NET3).

ii) Strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

No fault trace has been identified within the project site. Therefore, there is no anticipation that people or structures on the project site will be exposed to potential substantial adverse effects (Source: California Department of Conservation, Alquist-Priolo Earthquake Fault Zones Map; GIS-NET3).

Per Preliminary Geotechnical Investigation Report ("Duco Report") prepared by Duco Engineering, Inc. dated November 16, 2017, "The area is geologically mapped as young fan alluvium...." The same report identifies no faults on or near the subject site. Also, per the Duco Report, "surface fault rupture is not anticipated...."

iii) Seismic-related ground failure, including liquefaction and lateral spreading?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant.

The site is located outside of liquefaction zones. The impact during any liquefaction event is expected to be less-than-significant since there is no proposed habitable structure within any liquefaction area (Source: California Department of Conservation, Alquist-Priolo Earthquake Fault Zones Map; GIS-NET3).

iv) Landslides?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project site is located outside the landslide zones. The project site is located four miles south of the nearest landslide zone.

b) Result in substantial soil erosion or the loss of topsoil?

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Less Than Significant.

The project site is located within an urbanized area. The proposed development of 19 residential condominium units requires 485 cubic yards of cut, 485 cubic yards of fill – 970 cubic yards total. Over-excavation cut and fill has not been anticipated and no projected import or export is expected. No impacts involving loss of topsoil are anticipated. Potential erosion will be minimized through the application of Best Management Practices (BMPs).

New development and redevelopment projects must incorporate storm water mitigation measures pursuant to the Regional Water Quality Control Board regulations. As such, a Municipal Separate Storm Sewer System (MS4) Permit, effective since December 2012, is required to reduce the quantity and improve the quality of rainfall runoff that leaves the site. The proposed project should not cause substantial soil erosion or the loss of topsoil.

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?

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Less Than Significant Impact.

There is no liquefaction area within the project site. The impact during any liquefaction event is expected to be less-than-significant since there is no proposed habitable structure within the liquefaction area (Source: California Department of Conservation, Alquist-Priolo Earthquake Fault Zones Map; GIS-NET3).

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?

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Less Than Significant Impact.

The project site is not located on soil considered expansive. The 19-unit residential condominiums will be required to comply with the Los Angeles County Building Code, which includes construction and engineering standards, as well as any recommendations developed in tandem with a soils or geology report. Per the Duco Report, “the proposed grading construction will not adversely affect the geologic stability of the property outside of the building site.”

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?

☐☐☐☒

No Impact.

The proposed project does not entail the installation of onsite wastewater treatment systems, since public sewers are available for the disposal of wastewater.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.217)?

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No Impact.

The project site is located outside of any hillside management areas and the site contains no areas with slopes exceeding 25 percent.

8. GREENHOUSE GAS EMISSIONS

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project entails a development of 19 residential condominium units. The proposed project is a permitted use within the zone, however, the number of units exceeds than the maximum density allowed within the designated H9 land use category of the countywide 2035 General Plan.

Construction activities are short-term and cease to emit greenhouse gases upon completion. Considering its scale and requirements of the County's Green Building Ordinance, it is not expected that the project will generate greenhouse gas (GHG) emissions that would have a significant impact on the environment. In addition, the proposed project will be subject to the County's Title 31 that identifies sustainable policies for new building designs, Healthy Design Ordinance, and the County's LID requirements, which are existing initiatives of the Community Climate Action Plan (CCAP).

The CCAP is the County's plan to reduce GHG emissions and is a component of the Air Quality Element in the General Plan. The CCAP includes an inventory of emissions generated by community activities in the unincorporated areas, identifies a target reduction needed to achieve the County's goal, and identifies specific actions that can be taken to support reduced emissions. The CCAP lists five strategy areas with existing initiatives and 26 new actions. The County has implemented the existing initiatives and the 26 new actions are voluntary. The required GHG emission reductions for year 2020 have been met through the implementation of the existing initiatives. The additional new actions will further reduce GHG emissions.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project entails a development of 19 attached residential condominium units within four detached buildings. Considering its scale and requirements of the County's Green Building Ordinance, County's Title 31, and County's Healthy Design Ordinance, it is not expected that the project will generate GHGs that would have a significant impact on the environment. Therefore, the project will not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.

The Los Angeles Regional Climate Action Plan (CAP) is a method for measuring and forecasting GHG emissions for the unincorporated areas of the County. It is comprised of three phases (1) GHG Inventory, (2) Measure Development and Quantification, (3) Climate Action Plan Development. Phase 1 was completed in August 2012, and Phase 2 was completed in October 2012. Phase 3 builds on Phase 2 to identify additional GHG reduction measures and/or revise the measures identified in Phase 2 as well as implementation. The Los Angeles County Community Climate Action Plan 2020 (CCAP) was adopted by the Los Angeles County

Board of Supervisors on October 6, 2015 as part of the Los Angeles County 2035 General Plan. Since the County has met the required GHG reduction goals for 2020 through implementation of the General Plan and the Existing Initiatives of the CCAP, and the proposed project is consistent with the land use and zoning, the proposed project will be in conformance with any pertinent sections of the CCAP.

9. HAZARDS AND HAZARDOUS MATERIALS

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The 19-unit attached residential condominium within four detached buildings project is proposed in an already developed area being used as single-family residences and an unpaved overflow parking lot for a church on an adjoining lot. The existing structures total approximately less than 5,000 square feet in floor area. The existing structures are proposed to be demolished to accommodate the proposed project.

The proposed demolition shall be subject to the requirements and guidelines of the demolition permit. In the event any lead paint or asbestos-containing materials are in the building, they would be removed by a trained and licensed asbestos abatement contractor. The proposed residential project should not include the routine transportation, storage, production, use, or disposal of hazardous materials. During the construction phase of the project, the project may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils, which would not create a significant hazard to the public or the environment.

The proposed project entails no export or import of earth material.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The 19-unit attached residential condominium within four detached buildings project is proposed in an already developed area being used as single-family residences and an unpaved overflow parking lot for a church on an adjoining lot. The buildings on the project site total approximately 3,000 square feet of 1950's-era floor area proposed to be demolished to accommodate the proposed project. The proposed demolition shall be subject to the requirements and guidelines of the demolition permit. In the event any lead paint or asbestos-containing materials are in the building, they would be removed by a trained and licensed asbestos abatement contractor. No routine transportation, storage, production, use, or disposal of hazardous materials is anticipated with project implementation. During the construction phase of the project, the project may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils, which would not create a significant hazard to the public or the environment.

The proposed project anticipates no export or import of earth materials.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?

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Less Than Significant Impact.

The project site is surrounded by single-family residences and a church. Charter Oak Day School daycare is found to be located within one mile of the subject property. The proposed development of 19 attached single-family residence condominium dwelling units in four detached buildings anticipates no hazardous emissions or the handling of hazardous or acutely hazardous materials, substances or waste. The project may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils, which jeopardize no residences located in the vicinity of the project site.

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 California Department of Toxic Substances Control EnviroStor database of clean-up sites and hazardous waste permitted facilities (<http://www.envirostor.dtsc.ca.gov/public/>) lists no properties in the vicinity. No hazardous material sites were found to be located within one mile of the project site.

According to the U.S. Environmental Protection Agency ("EPA") National Priority List, one location has been identified as a superfund site approximately eight miles from the project site. San Gabriel Valley (Area 2) has been identified as an active federal Superfund site. San Gabriel Valley (Area 2) is a ground water plume of trichloroethylene (TCE), perchloroethylene (PCE), and carbon tetrachloride. EPA continues its investigation to identify sources of the contamination.

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?

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No Impact.

No airport land use was identified within the vicinity of the project site. No public airport or public use airport were found to be located within the vicinity of the project site.

The closest public airport is Brackett Field Airport, approximately five miles southeast of the site.

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?

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No Impact. The project site is located outside the vicinity of private airstrips. The project is anticipated to result in no safety hazard for people residing or working in the project area.

The closest private heliports are City of Pomona, Foothill Presbyterian Hospital and a business within the boundaries of the city of San Dimas at 2.9 miles, 3.5 miles and 5.8 miles away, respectively.

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

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Less Than Significant Impact.

The project is proposed along Cienega Avenue, which is not designated as a Highway Disaster Route in the General Plan. Access to the proposed development is off of Cienega Avenue. Residents will be using Cienega Avenue to enter into the residential development. The proposed project would impede no emergency responders from using routes as planned. The project will neither impair implementation of, nor physically interfere with, an adopted emergency response plan or emergency evacuation plan.

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a Very High Fire Hazard Severity Zones (Zone 4)?

☐☐☐☒

No Impact.

The project site is located outside of high fire severity zones.

ii) within a high fire hazard area with inadequate access?

☐☐☐☒

No Impact.

The project site is located outside of high fire severity zones. The project site is located in an urbanized area of unincorporated Covina. Cienega Avenue is a fully-built out street, capable of carrying the type of traffic expected to be generated with project implementation.

iii) within an area with inadequate water and pressure to meet fire flow standards?

☐☐☒☐

Less Than Significant Impact.

Public fire hydrants exist and at least one new public fire hydrant will be required. The minimum fire flow from the public fire hydrant for the proposed development can be up to 1,500 gallons per minute at 20 psi for a duration of two hours over and above maximum daily domestic demand.

A fire flow test performed by Golden State Water Company on June 26, 2018, identified the existing fire hydrants and water system as meeting the current Fire Department requirements.

iv) within proximity to land uses that have the potential for dangerous fire hazard?

☐☐☒☐

Less Than Significant Impact.

The project site is located outside of Very High Fire Hazard Severity Zones. The project site is located within an urbanized area and within an existing residential neighborhood, surrounded by other residential uses, where there are no land uses with a potential for dangerous fire hazard. The proposed project would be required to comply with all of the requirements of the Los Angeles County Fire Code.

The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.

i) Does the proposed use constitute a potentially dangerous fire hazard?

☐☐☒☐

Less Than Significant Impact.

The project site is located outside the boundary of any Very High Fire Hazard Severity Zone. The proposed project for the development of 19-unit residential condominium units does entails no use of any hazardous materials or substances.

The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.

10. HYDROLOGY AND WATER QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

The proposed project received will-serve letters from the Golden State Water Company dated August 23, 2017 and the County of Los Angeles Sanitation District dated April 11, 2018. The project is proposed to be connected to public water and to the municipal wastewater treatment system, and would not violate any water quality standards or discharge requirements related to the point sources. The proposed project of 19-unit residential condominium units would not violate any water quality standards or waste discharge requirements.

In unincorporated Los Angeles County, the proposed project would be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County's MS4 Permit (Municipal Separate Storm Sewer System), in order to control and minimize potentially polluted runoff. Because all projects are required to comply with these requirements in order to obtain construction permits and certificates of occupancy, the proposed project would not impact any nonpoint source requirements.

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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project site is located within the Los Angeles Regional Water Quality Control Board –Region 4 and will be served by the Golden State Water Company for the use of public water and the County of Los Angeles for public sewer. The project proposed to impact no local ground water supplies. No water well has been identified within the project site. Since the proposed project will be connected to public water, the project site should neither influence the local groundwater basin nor serve as a groundwater recharge site (California Water Quality Control Board, <http://geotracker.waterboards.ca.gov/gama/gamamap/public/accessed> August 30, 2018).

Based on the project exhibit/condominium map, based on the net lot area of 1.07 acres, 41.5% (19,380 square feet) of the lot consist of building-covered areas, 10.5% (4,900 square feet) will consist of drought-tolerant-landscaped areas, 3.9% (1,800 square feet) will consist of hardscape and 44.1% (20,598.02 square feet) will consist of private driveway and fire lane, parking, pedestrian access and trash enclosure area.

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.

Much of the site is currently developed with detached single-family residence dwelling units with accessory structures and an unpaved overflow parking lot for a church on an adjoining lot. The existing structures are proposed to be demolished.

The project proposes 970 cubic yards of grading consisting of 485 cubic yards of cut, 485 cubic yards of fill to be balanced on site.

Any physical change to the project site implemented as part of development activities will result in changes to the drainage patterns. There is no anticipation that project implementation would substantially alter the existing drainage pattern of the site in a manner which would result in flooding, erosion, or siltation on-site or off-site. The project will be required to comply with the requirements of the conceptually-approved Hydrology Report, to the satisfaction of the Department of Public Works.

The proposed project would need to comply with the regulations and requirements of the Los Angeles Regional Water Quality Control Board, the National Pollutant Discharge Elimination System, the County's Low Impact Development Ordinance, and the Los Angeles County MS4. Grading and construction activities could potentially result in impacts to stormwater runoff. Construction activities would require a stormwater pollution prevention plan before issuance of grading permit and compliance with those provisions would prevent substantial erosion to occur.

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.

Much of the site is currently developed with detached single-family residence dwelling units with accessory structures and an unpaved overflow parking lot for a church on an adjoining lot. The existing structures are proposed to be demolished.

The project proposes 970 cubic yards of grading consisting of 485 cubic yards of cut, 485 cubic yards of fill to be balanced on site.

Any physical change to the project site implemented as part of development activities will result in changes to the drainage patterns. There is no anticipation that project implementation would substantially alter the existing drainage pattern of the site in a manner which would result in flooding, erosion, or siltation on-site or off-site. The project will be required to comply with the requirements of the conceptually-approved Hydrology Report, to the satisfaction of the Department of Public Works.

The proposed project would need to comply with the regulations and requirements of the Los Angeles Regional Water Quality Control Board, the National Pollutant Discharge Elimination System, the County's Low Impact Development Ordinance, and the Los Angeles County MS4. Grading and construction activities could potentially result in impacts to stormwater runoff. Construction activities would require a stormwater pollution prevention plan before issuance of grading permit and compliance with those provisions would prevent substantial erosion to occur.

e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?

☐ ☐ ☒ ☐

Less Than Significant Impact.

The proposed project entails the development of 19 residential condominium units. No recreational water features are proposed, however, a rain garden is a part of the project. Drought tolerant landscaping is proposed to be planted in and around the proposed rain garden area which should aid with percolation and dispersal.

f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

☐ ☐ ☒ ☐

Less Than Significant Impact.

There are no drainage courses within the project site. No activity associated with project implementation is expected to substantially alter existing drainage patterns on the subject property. There is no expectation that runoff would exceed existing capacity for stormwater drainage. The proposed project would need to comply with all regulations and standards of the National Pollutant Discharge Elimination System, the MS4, and the County's stormwater ordinance.

g) 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.

The subject property is under the jurisdiction of the Los Angeles Regional Water Quality Control Board (4). The proposed project would need to comply with all applicable runoff standards maintained by the Regional Water Quality Control Board. The proposed project would have to demonstrate compliance with such requirements in order to receive construction permits and certificates of occupancy. The proposed project would also be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County's MS4 (Municipal Separate Storm Sewer System) in order to control and minimize potentially polluted runoff. The proposed project would be required to comply with all runoff requirements identified by the applicable basin plan. The proposed project for the development of 19 residential condominium units should not generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or significantly affect surface water or groundwater quality.

Construction runoff is regulated by the National Pollutant Discharge Elimination System (NPDES) Construction General Permit. This permit applies to all construction that disturbs an area of at least one acre.

h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)?

☐ ☐ ☒ ☐

Less Than Significant Impact.

The project will be required to comply with the Los Angeles County Low-Impact Development Ordinance.

i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?

☐ ☐ ☒ ☐

Less Than Significant Impact.

The project site is located inland from the coastal portions of Los Angeles County and connects to the municipal storm drain system. Since the proposed is subject to the County's Low-Impact Development Ordinance, adherence to the requirements would prevent any substantial amount of nonpoint sources of pollutants.

j) 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.

No onsite wastewater treatment system is proposed.

k) Otherwise substantially degrade water quality?

☐ ☐ ☒ ☐

Less Than Significant Impact.

The proposed project of developing 19 residential condominium units should not substantially degrade water quality. The proposed project will be connected to the existing public water, storm drains, and sewer systems.

l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?

☐ ☐ ☐ ☒

No Impact.

The project site is located outside of any 100-year flood hazard area as mapped by a Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM").

m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?

☐ ☐ ☐ ☒

No Impact.

The project site is not located outside of any 100-year flood hazard area as mapped by a Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM").

n) 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.

No dams or levees were found to be located within 7.5 miles of the project site.

o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow? ☐ ☐ ☐ ☒

No Impact.

The project site is located outside the boundaries of flood zones, seiche/dam inundation areas, mudflow/landslide zones, and tsunami inundation zones.

11. LAND USE AND PLANNING

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Physically divide an established community?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The proposed project entails the development of 19 residential condominium units on a site developed with detached single-family residence dwelling units, accessory structures and an unpaved overflow parking lot for a church on an adjoining lot. The project requires no construction of new freeways or rail lines or flood control channels, and the project will conform to the existing street grid.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project site is located within the General Plan unincorporated Covina area and has a land use category of "H9" (Residential: 0-9 dwelling units/net acre). The proposed project application requests a change from the current land use category to the proposed "H18" (Residential: 0-18 dwelling units/net acre). The proposed residential project maintains the established community character of residential developments in the neighborhoods. Thus, the proposed project is consistent with the General Plan and land uses in the area, in keeping with the established residential community character.

c) Be inconsistent with the County zoning ordinance as applicable to the subject property?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The subject property is zoned A-1-7,500 and the proposed project is subject to permit within the Zone A-1 designation. The project proposes to exceed the maximum density allowed by the zoning designation of having 7,500 square feet minimum required area. The proposed project application requests a change from the current zoning designation to the proposed Zone R-3-18U-DP.

A conditional use permit is required to restrict the use to that which is proposed. The CUP request, along with the zone change request, if approved, would ensure no conflict with the applicable zoning regulations.

The proposed residential project maintains the established community character of residential developments in the existing surrounding neighborhoods.

d) Conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

The project site contains no areas with slopes that exceed 25 percent. The site is located outside of any Hillside Management Area boundary.

The subject property is also located outside of the boundary of any significant ecological area.

12. MINERAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

No mineral resource that would be of value to the region and the residents of the state has been identified on the site.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

No locally-important mineral resource recovery site has been delineated.

13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in:				
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

The proposed project is anticipated to result in no exposure of persons to, or generation of, noise levels in excess of standards established in the County Noise Ordinance or the General Plan Noise Element. The project site is located outside areas of noise-generating sites (e.g., airports, industrial sites). The project will conform to Title 12, Chapter 12.08 ("Noise Control Ordinance") of the Los Angeles County Code, which provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10 p.m. (daytime) in Noise Zone II (residential areas). The proposed residential use on the project site is anticipated to be within these limits.

The Noise Control Ordinance regulates construction noise and the hours of operation of mobile construction equipment.

The General Plan EIR Noise and Vibration Section ("Noise and Vibration") discusses the fundamentals of sound, overall regulatory frameworks, various noise level standards, and potential noise impacts as well as mitigations to reduce those impacts. As a part of the regulatory framework, this chapter incorporates County Code Section 26.1207 ("Building Code") and Section 12.08 ("Noise Control Ordinance").

The Building Code Section discusses prevention or mitigation of excessive noise through construction and materials.

The Noise Control Ordinance is intended to control unnecessary, excessive, and annoying noise and vibration. This ordinance defines terms, identifies noise zones, provides standards for interior and exterior noise, identifies specific noise that is exempt from exterior noise standards, and hours for noise regulation. County Code Section 12.12 provides additional regulation of construction noise.

The proposed project will be subject to all county regulations as specified in the relevant building codes and noise control ordinance.

The noise from vehicular traffic along Cienega Avenue affecting the proposed residential development would be less than significant with adherence to California Noise Insulation Standards (interior noise 45 dBA) as found in CCR Title 24.

Adherence with the noise ordinance and following best management practices during construction should minimize noise levels to the extent possible. Best management practices may include but not limited to the following:

- Where feasible, use on-site electrical powered sources rather than diesel operated equipment. Locate equipment and staging areas furthest from nearby sensitive receptors, where feasible.
- Use temporary noise barriers/enclosures around stationary equipment as needed to minimize noise levels.
- Ensure that operating equipment is maintained in good condition.
- If the construction involves pile driving, the contractor should use caisson pile drilling or other quieter method, where feasible. Use temporary noise barriers as needed.
- The contractor should schedule operations such that noise impacts would be minimized and avoid operating several pieces of equipment simultaneously, where feasible.
- Staging and or loading/unloading areas should be located furthest from nearby residential and school properties.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

☐ ☐ ☒ ☐

Less Than Significant Impact.

The project will conform to the Title 12 Chapter 12.08 ("Noise Control Ordinance") of the Los Angeles County Code, which provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10 p.m. (daytime) in Noise Zone II (residential areas).

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.

The project should is anticipated to produce no significant vehicle noise from traffic and parking. Private, enclosed parking, along with rear property line guest parking. The project is anticipated to create no substantial permanent increase in ambient noise in the project vicinity above levels existing without the project, including noise from parking areas.

The project proposes 19 residential condominium units with 2-car attached garages. Guest parking spaces are proposed with the residential development. Construction will create temporary noise impacts but once completed, noise from normal residential traffic is anticipated.

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.

The construction of the proposed 19 residential condominium units will be subject to standard building guidelines and requirements, and the Los Angeles County Noise Ordinance. The proposed development will create temporary construction noise but will be in compliance with the requirements of the Los Angeles County Noise Ordinance and no significant impacts related to a substantial increase in temporary noise are expected. The subdivision is anticipated to neither create substantial temporary or periodic new noise sources, nor result in any significant impacts related to a substantial increase in temporary noise. The

proposed project would be required to comply with all operational noise requirements to minimize the amount of noise generated as well as comply with the operational times of day that the additional noise occurs.

Noise generated by construction equipment during the construction phase of the project may result in a substantial temporary increase in ambient noise levels. Construction activities will 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 will be limited by compliance with the Noise Control Ordinance and County Code Section 12.12.

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.

The project site is located outside of the boundary of any airport land use plans.

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 located outside the boundary of any private airstrip.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

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)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project site is located within an existing urbanized area with urban infrastructure. The project site is surrounded by development at urban densities. The project proposes 19 residential condominium units with access from Cienega Avenue.

The proposed development is consistent with the single- and multi-family residential type of development existing in this area and is not anticipated to induce substantial growth in the area.

b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

The development will introduce 19 new attached single-family residence condominium dwelling units, increasing housing stock in the area.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

There are two existing single-family residence dwelling units on the site. A portion of the project site is vacant currently used as overflow parking for an existing church on an adjoining lot. The project is anticipated to displace no substantial numbers of people necessitating the construction of replacement housing elsewhere.

d) Cumulatively exceed official regional or local population projections?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The proposed project is inconsistent with the density permitted by the H9 land use category of the countywide General Plan. The project is requesting a change to the H18 land use category. The project may exceed official regional or local population projections by about 10 units, however, this is negligible for such a large area. The region needs housing and this project will increase housing stock. The proposed 19 unit residential condominiums is expected to result in no substantial increase in population. The creation of one the multi-

family residence lot should increase the ability of the county to meet housing objectives set forth in the general plan's housing element.

15. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The Fire Department has indicated no significant effects on fire response time, service level, or facilities. The nearest Los Angeles County Fire Station (#85), 650 E Gladstone Street, Glendora, CA, is approximately one mile to the northwest of the project site. No additional fire facilities are required for this project. Fire hydrants are proposed.

Sheriff protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project is anticipated to create neither capacity nor service level problems or result in substantial adverse physical impacts. The project site is approximately 2.7 miles from the Los Angeles County San Dimas Sheriff Station. The proposed project will add new permanent residents to the project site, but not enough to substantially reduce service ratios.

Schools?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project site is located within the area served by the Charter Oak Unified School District ("School District"). Considering the scale of the project, the development of 19 residential condominium units is expected to create no capacity problem for the School District. The proposed project will add new permanent residents to the project site which could increase the school-age population, but not enough to substantially create a capacity problem for the School District. The new residents are within the boundaries of the Glen Oak Elementary School, Royal Oak Middle School, and Charter Oak High School.

Parks?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project will be conditioned to pay Quimby fees pursuant to Los Angeles County Code Section 21.28.140. Trails are neither required nor proposed.

Libraries?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project will be conditioned to pay the library fees pursuant to the Los Angeles County Code Section 22.72.

Other public facilities?

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Less Than Significant Impact.

The project is anticipated to neither create capacity nor service level problems or result in substantial adverse physical impacts for any other public facility.

16. RECREATION

- | | <i>Potentially
Significant
Impact</i> | <i>Less Than
Significant
Impact with
Mitigation
Incorporated</i> | <i>Less Than
Significant
Impact</i> | <i>No
Impact</i> |
|--|---|--|---|--------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Less Than Significant Impact.

Review of the project by the Los Angeles County Department of Parks and Recreation ("Parks and Recreation") has indicated that the project would result in no substantial increased use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Less Than Significant Impact.

The project proposes no public recreational facilities. As indicated on the Parks and Recreation Park Obligation Report, this project has a park obligation of 0.16 acre or an in-lieu fee of \$45,463.91 per the Quimby Act. Since the project entails no dedication of park space, the subdivider will be required to pay the in-lieu fees to satisfy the park obligation. No construction or expansion of recreational facilities is required.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Would the project interfere with regional open space connectivity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Less Than Significant Impact.

There are no trails located in the vicinity or on the project site. There are no expected impacts to regional open space connectivity.

17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

The proposed project is anticipated to provide no conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system. Growth is accounted for in the Baseline Growth Forecast of the 2016 Southern California Association of Governments' Regional Transportation Plan ("RTP").

The population growth from the creation of one multi-family residence lot for 19 residential units zoned for residential use should be less than significant. The project should result in no substantial increase in demand for additional transportation systems or create a development that significantly reduces the ability of the county to meet transportation objectives set forth in the General Plan.

b) Conflict with an applicable congestion management program (CMP), 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project proposes the creation of one multi-family residence lot for the development of 19 residential condominium units. Considering the relatively low intensity of the project, it is expected that the project will conflict with no provisions of the CMP.

No traffic study has been required.

c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

The project site is located outside the boundary of public airports and private airstrips. No encroachment into air traffic patterns is expected.

- d) 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 project proposes the creation of one multi-family residence lot for the development of 19 residential condominium units. The project entails the creation of no sharp curves or dangerous intersections or incompatible uses. Therefore, there will be no increased hazards due to design features.

- e) Result in inadequate emergency access? ☐ ☐ ☒ ☐
Less Than Significant Impact.

Implementation of the proposed project neither blocks nor creates inadequate emergency access. There is a proposed turnaround adequate for a fire engine to maneuver and there is access from a public street.

- f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? ☐ ☐ ☒ ☐

Less Than Significant Impact.

The project site is located outside of the boundary of any identified routes on the Bikeway Plan. The project proposes to take access from Cienega Avenue and should not conflict with any proposed bike routes.

18. TRIBAL CULTURAL RESOURCES

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

- a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k), or ☐ ☐ ☒ ☐

Less Than Significant Impact.

The project site is neither listed nor eligible for listing in the California Register of Historical Resources, or in a local register of historical resources.

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

☐☒☐☐

Less Than Significant Impact With Mitigation Incorporated.

Mitigation Measure:

7. Due to the potential for discovering cultural resources and artifacts of Native American tribal groups, mitigation measures are proposed for impacts to cultural resources for incorporation into the project.

19. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

All public wastewater disposal (sewer) systems are required to obtain and operate under the terms of an NPDES (National Pollution Discharge Elimination System) permit, which is issued by the local Regional Water Quality Control Board (RWQCB). Because all municipal wastewater treatment facilities are required to obtain NPDES permits from the RWQCB, any project which would connect to such a system would be required to comply with the same standards imposed by the NPDES permit. As such, these connections would ensure the project's compliance. The project site will be served by the County Sanitation District of Los Angeles County.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The creation of a multi-family residence lot should neither create water or wastewater system capacity problem nor result in the construction of new water or wastewater treatment facilities. The project site will be served by the County Sanitation District of Los Angeles County and has received a "will serve" letter from this district.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The Department of Public Works' review of the project indicates that the project would create no drainage system capacity problems; and no construction of new storm water drainage facilities or expansion of existing facilities is required. The County's Low Impact Development (LID) Ordinance was created to deal with stormwater runoff from new projects. The proposed project will be subject to the County's LID ordinance.

d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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and resources, considering existing and projected water demands from other land uses?

Less Than Significant Impact.

The project will have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources. Water will be provided by the Golden State Water Company, which has provided the applicant with a “will serve” letter. Verification of a sustainable source of potable water will still be required at the final map stage.

e) 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 creation of one multi-family residence lot is anticipated to create no energy utility capacity problems or result in the construction of new energy facilities or expansion of existing facilities. In addition, the proposed project will be subject to the Green Building Ordinance, which would require the project to provide energy saving measures to further reduce the amount of energy consumed by the proposed project.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?

☐☐☒☐

Less Than Significant Impact.

The Los Angeles County Integrated Waste Management Plan (IWMP), which is compiled by the interagency Integrated Waste Management Task Force and updated annually, has identified landfills with sufficient disposal capacity for the next 15 years, assuming current growth and development patterns remain the same. The proposed project of creating one multi-family residence lot for the development of 19 residential units is anticipated to cause no significant impact to solid waste disposal capacity.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

☐☐☒☐

Less Than Significant Impact.

The project would be required to comply with federal, state, and local statutes and regulations related to solid waste. The California Integrated Waste Management Act of 1989 requires the County of Los Angeles to attain specific waste diversion goals. In addition, the California Solid Waste Reuse and Recycling Access Act of 1991 mandates that expanded or new development projects to incorporate storage areas for recycling bins into the existing design. The project will include sustainable elements to ensure compliance with all federal, state, and local statutes and regulations related to solid waste. It is anticipated that these project elements will comply with federal, state, and local statutes and regulations to reduce the amount of solid waste.

20. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

The project has little 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.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The proposed project is not expected to disadvantage of long-term goals. The proposed project would have a less than significant impact on 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project requires no additional infrastructure beyond that existing and necessary to serve the project. There are no impacts that are cumulatively considerable. Therefore, the proposed project would have a less than significant impact.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

☐☒☐☐

Less Than Significant With Mitigation Incorporated.

The project entails the creation of one multi-family residence lot from two detached, single-family residence dwelling units, accessory structures and an unpaved overflow parking for an existing church on an adjoining lot. The proposed project entails the development of 19 residential condominium units and will either have No Impact or Less than Significant Impact on the environment. The project will be subject to the mitigation measures.

Mitigation Measure:

8. Mitigation measures/conditions will be imposed to ensure the project meets current guidelines, standards, and requirements for potential archaeological or cultural resources. As a means of ensuring compliance of all mitigation measures, the owner/applicant and subsequent owner(s) are responsible for submitting an annual mitigation compliance report to the Department of Regional Planning for review and replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed.

Therefore, the proposed project would have a less than significant impact with mitigation.

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT NO. 2016-001196-(5) / TENTATIVE TRACT MAP NO. 74433 / ENV NO. RPPL2017008862 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	Special-Status Roosting Bats —To avoid the direct loss of bats that could result from disturbance to trees or structures that may provide maternity roost habitat (e.g., in cavities or under loose bark) or structures that contain a hibernating bat colony, the following steps shall be taken:	Special-Status Roosting Bats	Prior to issuance of a grading permit.	Owner/applicant	Regional Planning (DRP)
		a) To the extent feasible, demolition or disturbance to suitable bat roosting habitat shall be scheduled between October 1 and February 28, outside of the maternity roosting season.				
		b) If trees must be encroached during the maternity season (March 1 to September 30), or structures must be removed at any time of the year, a qualified bat specialist shall conduct a pre-construction survey to identify those trees or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats.				
		c) Each tree or structure identified as potentially supporting an active maternity roost and each structure potentially supporting a hibernating colony shall be closely inspected by the bat specialist no greater than seven (7) days prior to tree disturbance to more precisely determine the presence or absence of roosting bats.				

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT NO. 2016-001196-(5) / TENTATIVE TRACT MAP NO. 74433 / ENV NO. RPPL2017008862 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		d) If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year, it is preferable to bring down trees or structures in a controlled manner using heavy machinery. In order to ensure the optimum warning for any roosting bats that may still be present, the trees or structures shall be nudged lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. Trees or structures may then be pushed to the ground slowly under the supervision of a bat specialist. Felled trees shall remain in place until they are inspected by a bat specialist. Trees that are known to be bat roosts shall not be sawn up or mulched immediately. A period of at least 48 hours shall elapse prior to such operations to allow bats to escape. Bats shall be allowed to escape prior to demolition of buildings. This may be accomplished by placing one way exclusionary devices into areas where bats are entering a building that allow bats to exit but not enter the building.				
		e) Maternity season lasts from March 1 to September 30. Trees or structures determined to be maternity roosts shall be left in place until the end of the maternity season. A structure containing a hibernating colony shall be left in place until a qualified biologist determines that the bats are no longer hibernating.				
		f) The bat specialist shall document all demolition monitoring activities and prepare a summary report to the Los Angeles County (County) upon completion of tree disturbance or building demolition activities. If Townsend's big-eared bat is detected during pre-construction surveys, all construction-related activity shall be halted immediately and California Department of Fish & Wildlife (CDFW) shall be notified. Work may only resume subsequent to CDFW approval.				

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT NO. 2016-001196-(5) / TENTATIVE TRACT MAP NO. 74433 / ENV NO. RPPL2017008862 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.2	Biological Resources	Bat Relocation —If confirmed occupied or formerly occupied bat roosting habitat is destroyed, artificial bat roosts of comparable size and quality shall be constructed and maintained at a suitable undisturbed area. The design and location of the artificial bat roosts shall be determined by the bat specialist in consultation with CDFW.	Bat Relocation	Prior to issuance of a grading permit.	Owner/applicant	Regional Planning
		a) In exceptional circumstances, such as when roosts cannot be avoided and bats cannot be evicted by non-invasive means, it may be necessary to capture and transfer the bats to appropriate natural or artificial bat roosting habitat in the surrounding area. Bats raising young or hibernating shall not be captured and relocated. Capture and relocation shall be performed by the bat specialist in coordination with CDFW, and shall be subject to approval by Los Angeles County Department of Regional Planning (DRP) and CDFW.				
		b) A monitoring plan shall be prepared for the replacement roosts, which shall include performance standards for the use of the replacement roosts by the displaced species, as well as provisions to prevent harassment, predation, and disease of relocated bats.				
		c) Annual reports detailing the success of roost replacement and bat relocation shall be prepared and submitted to DRP and CDFW for five years following relocation or until performance standards are met, whichever period is longer.				

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT NO. 2016-001196-(5) / TENTATIVE TRACT MAP NO. 74433 / ENV NO. RPPL2017008862 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.3	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.	Breeding Bird Survey	Prior to issuance of a grading permit.	Owner/applicant	Regional Planning

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT NO. 2016-001196-(5) / TENTATIVE TRACT MAP NO. 74433 / ENV NO. RPPL2017008862 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys shall conduct weekly bird surveys beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys should continue on a weekly basis with the last survey being conducted no more than three (3) days prior to the initiation of project activities. If a protected native bird is found, the project proponent should delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor neo exit but not enter the building.ed 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.</p>				

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT NO. 2016-001196-(5) / TENTATIVE TRACT MAP NO. 74433 / ENV NO. RPPL2017008862 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		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.				

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT NO. 2016-001196-(5) / TENTATIVE TRACT MAP NO. 74433 / ENV NO. RPPL2017008862 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.4	Cultural Resources	Customary caution is advised in developing within the project area; should unanticipated cultural resource remains be encountered during land modification activities, work must cease, and the Los Angeles County Director of Regional Planning contacted immediately to determine appropriate measures to mitigate adverse impact to the discovered resources; If human remains are discovered within the boundaries of the project area, then the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed; These procedures require notification of the County Coroner. If the County Coroner determines that the discovered remains are those of Native American ancestry, then the Native American Heritage Commission (NAHC) must be notified by telephone within 24 hours; Sections 5097.94 and 5097.98 of the Public Resources Code describes the procedures to be followed after the notification of the NAHC.	If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified.	During ground disturbance, grading and/or construction.	Owner/applicant	County Coroner, NAHC, Regional Planning, or designee
5.5	Cultural Resources	Prior to commencement of any grading activity on site, the owner/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.	Owner/applicant	Regional Planning

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT NO. 2016-001196-(5) / TENTATIVE TRACT MAP NO. 74433 / ENV NO. RPPL2017008862 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.6	Cultural Resources	Prior to commencement of any grading activity on site, the owner/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.	Owner/applicant	Regional Planning
18.7	Tribal Cultural Resources	Prior to commencement of any ground-disturbing activities, measures incorporated into the project for impacts to cultural resources shall be employed.	Provide written evidence of employing applicable mitigation measures to the Director of Regional Planning or designee to the satisfaction of the Department of Regional Planning. Provide a log and compliance report of the monitoring requirements.	Prior to issuance of a grading permit.	Owner/applicant	Regional Planning or designee
20.8	Mitigation Compliance	As a means of ensuring compliance of all above mitigation measures, the owner/applicant and subsequent owner(s) are responsible for submitting an annual mitigation compliance report to the Department of Regional Planning for review and replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed.	Submittal and approval of annual mitigation compliance report. Replenishment of mitigation monitoring account as required.	Yearly and as required until all measures are completed.	Owner/applicant	Regional Planning
* In the "#" column, the number before the decimal corresponds with the chapter number in the initial study.						

Environmental Checklist Form (Draft Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: “Cienega Ave Subdivision” / Project No. 2016-001192 / Vesting Tentative Tract Map No. 74433 / Plan Amendment No. RPPL2016003145 / Zone Change No. RPPL2016003143 / Environmental Review No. RPPL2017008862.

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Steven Jones (213)974-6433

Project sponsor’s name and address: John Begin, JB Contractors, 133 E Bonita Avenue #201, San Dimas, CA 91773

Project location: 21017, 21027 E Cienega Avenue, Covina, CA 91724
APNs: 8401019040, 8401019041, and 8401019054 USGS Quad: San Dimas

Gross Acreage: 1.07

General plan designation: H9 (Residential: 0-9 du/net ac)

Community/Area wide Plan designation: N/A

Zoning: A-1-7,500 (Light Agricultural, 7,500 Square Feet Minimum Required Lot Area)

Description of project: The project is a request to amend the County of Los Angeles General Plan residential land use category of H9 to category H18 (Residential: 0-18 du/net ac), to change from Zone A-1-7,500 to Zone R-3-18U-DP (Limited Density Multiple Residence, 18 Dwelling Units Per Acre, Development Program Zone) and to authorize a development program associated with a zone change request for a proposal to create one multi-family residence lot developed with 19 new attached single-family residence townhouse-style condominium units in four detached buildings.

The project site is located on three lots on the north side of Cienega Avenue approximately 150 feet east of Sunflower Avenue in the unincorporated Covina area. Much of the site is currently developed with detached single-family residence dwelling units with accessory structures and an unpaved overflow parking lot for a church on an adjoining lot. The existing structures are proposed to be demolished.

The project proposes 970 cubic yards of grading consisting of 485 cubic yards of cut, 485 cubic yards of fill to be balanced on site.

Surrounding land uses and setting: Townhouse-style condominiums are located north and east of the site, single-family residences and a church and parking lot are located to the west and single-family residences are located to the south.

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, has consultation begun? Yes. A formal notification of the proposed project was sent to the following Tribes:

Kizh Nation (Attn: Andrew Salas, Chair) June 25, 2018, no response received.

Gabrieleno Tongva (Attn: Anthony Morales) June, 25, 2018, no response received.

The Local Government Tribal Consultation List Request was sent to the Native American Heritage Commission on June 25, 2018. No response has been received.

No consultation has begun.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

<i>Public Agency</i>	<i>Approval Required</i>
<u>Department of Public Works</u>	<u>Demolition, Grading and Building Permits</u>

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
<u>ZCO 1494</u>	<u>Zone Change Ordinance 1494 established zoning to classify regularly and restrict the locations of trades and the location of buildings designed for special uses, and the use of premises for the general welfare of the County of Los Angeles, adopted by the Board of Supervisors and made effective May 2, 1927.</u>
<u>ZCO 5553</u>	<u>Zone Change Ordinance 5553 designated area as Charter Oak (District no. 87) and changed zone to A-1-7,500, effective June 27, 1950.</u>
<u>ZC85038</u>	<u>Zone Change Ordinance 86-0135Z for zone change from A-1-7,500 to R-3-18U-DP, adopted August 12, 1986.</u>
<u>RCUP201400070</u>	<u>Conditional use permit (“CUP”) request to authorize modification to an existing wireless telecommunication facility (“WTF”) to add/replace three panels, radio heads, junction boxes and cables approved March 4, 2015.</u>
<u>RCUP02-123/RENV 02-123</u>	<u>CUP request to authorize construction, operation and maintenance of an unmanned WTF camouflaged as a palm tree with appurtenant equipment, including a permanent power generator and five equipment cabinets, approved April 15, 2003.</u>
<u>TR43776</u>	<u>Tentative tract map request to create three multi-family residence lots developed with 254 single-family residence condominium dwelling units on 13.14 acres, approved December 18, 1986.</u>
<u>CUP-201200015</u>	<u>CUP request to authorize removal of a “monopalm”-camouflaged unmanned WTF for replacement with a “monopine”, withdrawn March 13, 2013.</u>
<u>CUP-CP-01-041</u>	<u>CUP request for authorization to construct, operate and maintain an unmanned WTF, approved August 13, 2001.</u>
<u>CUP-200600151</u>	<u>CUP request for authorization to construct, operate and maintain an unmanned, 75 foot tall, “monopalm” WTF camouflaged as a palm tree, approved March 6, 2007.</u>

RPA-SP2016

Mobilehome park permit request to authorize an extension for Special Permit Nos. 2016 and 2013 for continued operation and maintenance of a mobilehome park - the Royal Palms Mobile Home Park - approved on July 25, 2002.

CUP-CP-89022

CUP request to authorize construction, operation and maintenance of an adult residential care facility approved on May 1, 1989.

CUP-201000151

CUP request to authorize the continued operation and maintenance of an adult residential facility – Sunflower Homes, Inc. – approved June 21, 2011.

CUP-CP-94104

CUP request to authorize grading and development associated with a tentative tract map, denied due to inactivity on September 21, 2010.

TM-TR51692

To create eight single-family residence lots on 1.8 acres, denied due to inactivity on September 21, 2010.

CUP-CP-97132

CUP request to authorize a senior citizen's residence approved on February 24, 1998.

Reviewing Agencies:

Responsible Agencies

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

Special Reviewing Agencies

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

Regional Significance

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

Trustee Agencies

- ☐ None
☒ State Dept. of Fish and Wildlife
☐ State Dept. of Parks and Recreation
☐ State Lands Commission
☐ University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- ☒ DPW
☒ Fire Department
- Planning Division
- Land Development Unit
- Health Hazmat
☒ Sanitation District
☒ Public Health/Environmental Health Division: Toxics Epidemiology Program (Noise)
☐ Sheriff Department
☐ Parks and Recreation
☐ Subdivision Committee
☐

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

- | | | |
|--|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture/Forest | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Services |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | |

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)

2018 October 31

Date

Signature (Approved by)

Date

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

No scenic highway is adjoining or adjacent to the project site. There are no significant ridgelines adjacent to the subject property. The proposed project's location is within an established urbanized residential community and the proposed residential, townhouse-style development will not adversely affect a scenic vista (source GIS-NET Scenic Highway and Significant Ridgeline Layers).

b) Be visible from or obstruct views from a regional riding, hiking, or multi-use trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

The closest County regional trail to the project site is the Antonovich Trail located approximately 5 miles south of the property. The site is not visible from the trail and will not obstruct or impact views from any regional riding, hiking or multi-use trail. (Source: GIS-NET Trails Layer).

c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

Within an approximate 3.8-mile radius of the project site, two properties are listed on the National Register of Historic Places. The following are also State landmarks: San Dimas Hotel and Glendora Bougainvillea. The properties are listed on the County's Historical Resource Sites Policy Map (Figure 9.9) of the General Plan. (<http://ohp.parks.ca.gov/listedresources/>).

Due to the use of the use as single-family residences, the proposed project would be on already-disturbed area. The site is also not visible from the scenic resources. The proposed project would result in less than significant aesthetic impacts (Source: tentative map, aerial photos).

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The construction of 19 attached, single-family residence condominium units within four buildings should not degrade the existing visual character since the residential use is compatible with the surrounding residential uses in the neighborhood. The project entails a proposed subdivision for condominium purposes on land used as single-family residences. The properties are currently developed with detached single-family residence dwelling units with accessory structures and an unpaved overflow parking lot for a church on an adjoining lot.

The proposed project entails construction of 19 attached single-family residence condominium dwelling units within four buildings. There is no proposal for the height of the residential structures to exceed the maximum height of the 35 feet allowed pursuant to the Zoning Code. No degradation of the existing area of quality of the site is expected to occur.

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?

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Less Than Significant Impact.

The proposed residential development will be subject to the applicable County zoning standards and requirements including the limiting of heights of proposed structures. The project site is located within an urbanized area where there are numerous sources of light. The proposed project will introduce new sources of light (e.g., vehicles, street lights, residential lights, etc....) but should not adversely affect day or nighttime views of the area. The construction of the condominium dwelling units should not create substantial shadows, light or glare, since the residential buildings are proposed to be compatible uses with the other surrounding residential buildings in the neighborhood.

The project site is not located within the Rural Outdoor Lighting District.

2. AGRICULTURE / FOREST

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

The project site has been zoned A-1-7500 since March 29, 1950, and is not comprised of any farmland. The construction of the proposed residential buildings in an already established urbanized area will not result in the conversion of Prime Farmland, Unique Farmland or Farmland (Source: Farmland Mapping and Monitoring Program, California Department of Conservation, (<http://www.conservation.ca.gov/dlrp/fmmp/Pages/LosAngeles.aspx>, accessed on August 27, 2018).

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

The project site is currently zoned A-1-7,500. The project site was zoned A-1-7,500 in 1950. The project site is currently developed with detached single-family residence dwelling units with accessory structures and an unpaved overflow parking lot for a church on an adjoining lot. The site has no designation as an Agricultural Opportunity Area neither is the project site under a Williamson Act contract (source: GIS accessed August 27, 2018).

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

There is no forest land or timberland zoned Timberland Production within the project site. The Angeles National Forest is located approximately 15 miles from the project site (source: GIS accessed August 27, 2018).

d) Result in the loss of forest land or conversion of forest land to non-forest use?

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No Impact.

There is no forest land or timberland zoned Timberland Production within the project site. The Angeles National Forest is located approximately 15 miles from the project site (source: GIS accessed August 27, 2018).

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.

There is no forest land or timberland zoned Timberland Production within the project site. The Angeles National Forest is located approximately 15 miles from the project site (source: GIS accessed August 27, 2018).

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 either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

The project site is located within the South Coast Air Quality Management District ("SCAQMD"). The project entails the development of 19 attached single-family residence condominium units within four detached buildings. The addition of 19 dwelling units should not exceed the SCAQMD's Air Quality Significant Thresholds.

The construction, operation, and maintenance of the proposed project would not cause a violation of the SCAQMD AQMP (Air Quality Management Plan) because the proposed addition of 19 attached residential condominium units within four detached buildings would not impede the ability of the basin to achieve the NAAQS (National Ambient Air Quality Standards) attainment deadlines for those pollutants not in attainment. In addition, the proposed project would not have a long-term consequence on achieving attainment deadlines in the SCAQMD AQMP for criteria pollutants that are not in attainment because construction and operational emissions are anticipated below significance.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The proposed project entails developing existing single-family residence lots into one multi-family residence lot developed with 19 attached single-family residence condominium units within four detached buildings. Project implementation should not exceed the SCAQMD significant thresholds for construction-related emissions. The proposed project will need to comply with applicable SCAQMD rules and regulations. The project will need to meet SCAQMD's District Rule 403 related to fugitive dust, and should not violate any applicable federal or state air quality standard or projected air quality violation.

Construction, operation and maintenance of the dwelling units would be comparable to other homes in the area and likely more energy efficient as the development would adhere to the California Green Building Code.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Less Than Significant Impact.

The project would not result in a cumulatively considerable net increase of non-attainment criteria pollutants. The development of 19 attached single-family residence condominium units, individually or cumulatively, should not exceed the SCAQMD Air Quality Significant Thresholds. The proposed project will result in some long-term stationary and mobile emissions, and contribute incrementally to the South Coast Air basin's current non-attainment status. The major local sources for long-term emissions associated with the occupancy of the 19 attached residential condominium units within four detached buildings will be associated with the use of household equipment (e.g., lawnmowers, leaf blowers, etc.), outdoor grills, fireplaces, and personal vehicles. The cumulative air quality impacts are considered to be less than significant. The proposed project will need to comply with applicable SCAQMD rules and regulations

d) Expose sensitive receptors to substantial pollutant concentrations?

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Less Than Significant Impact.

The proposed condominium project is not considered a sensitive land use. The project site is surrounded by single-family residence dwelling units, apartment house dwelling units and a church.

The proposed project would not expose sensitive receptors to substantial amounts of pollutants. The proposed project is considered consistent with the existing land uses in the neighborhood and is not a contributor of substantial pollution concentration.

e) Create objectionable odors affecting a substantial number of people?

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Less Than Significant.

The proposed project of developing a multi-family residence lot with 19 attached single-family residence condominium dwelling units would not create objectionable odors that would be perceptible to a substantial number of people. The SCAQMD has identified land uses that are typically associated with odor complaints. These uses include activities involving livestock, food processing plants, chemical plants, refineries, landfills, and composting activities. No odor emissions are anticipated, given the nature of the proposed use is residential. The proposed project will not result in any significant adverse odor impacts. The proposed project would not violate AQMD Rule 402, which states "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals."

4. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact With Mitigation Incorporated.

The project site is located in an urbanized area and is currently utilized for detached single-family residence dwelling units with accessory structures and an unpaved overflow parking lot for a church on an adjoining lot. The project site is located within the San Dimas USGS quad sheet area. The California Natural Diversity Database lists 49 species of special-status interest for the region including the pallid bat (*Antrozous pallidus*). Pallid bat utilizes a wide variety of habitats, including grasslands, shrublands, woodlands, and forests from sea level through mixed conifer forests and the project site could be potentially used. Day roosts are in caves, crevices, mines, and occasionally in hollow trees and buildings. Roost must protect bats from high temperatures. Bats move deeper into cover if temperatures rise¹. Night roosts may be in more open sites, such as porches and open buildings. Existing buildings on site provide roosting habitat that could potentially be used by this species. Implementation of Mitigation Measures 1 and 2 will reduce this potential impact to less than significant.

Mitigation Measure

1. **Special-Status Roosting Bats** - To avoid the direct loss of bats that could result from disturbance to trees or structures that may provide maternity roost habitat (e.g., in cavities or under loose bark) or structures that contain a hibernating bat colony, the following steps shall be taken:
 - a) To the extent feasible, demolition or disturbance to suitable bat roosting habitat shall be scheduled between October 1 and February 28, outside of the maternity roosting season.
 - b) If trees must be encroached during the maternity season (March 1 to September 30), or structures must be removed at any time of the year, a qualified bat specialist shall conduct a pre-construction survey to identify those trees or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats.
 - c) Each tree or structure identified as potentially supporting an active maternity roost and each structure potentially supporting a hibernating colony shall be closely inspected by the bat specialist no greater than seven (7) days prior to tree disturbance to more precisely determine the presence or absence of roosting bats.

¹ Zeiner, D.C., W.F. Laudenslayer, Jr., K.E. Mayer, and M. White, eds. 1988 – 1990. California's Wildlife. Vol. I – III. California Department of Fish and Game, Sacramento, California. Species account for pallid bat, online at <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=2349&inline=1>. Accessed August 28, 2018.

- d) If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year, it is preferable to bring down trees or structures in a controlled manner using heavy machinery. In order to ensure the optimum warning for any roosting bats that may still be present, the trees or structures shall be nudged lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. Trees or structures may then be pushed to the ground slowly under the supervision of a bat specialist. Felled trees shall remain in place until they are inspected by a bat specialist. Trees that are known to be bat roosts shall not be sawn up or mulched immediately. A period of at least 48 hours shall elapse prior to such operations to allow bats to escape. Bats shall be allowed to escape prior to demolition of buildings. This may be accomplished by placing one way exclusionary devices into areas where bats are entering a building that allow bats to exit but not enter the building.
 - e) Maternity season lasts from March 1 to September 30. Trees or structures determined to be maternity roosts shall be left in place until the end of the maternity season. A structure containing a hibernating colony shall be left in place until a qualified biologist determines that the bats are no longer hibernating.
 - f) The bat specialist shall document all demolition monitoring activities and prepare a summary report to the County upon completion of tree disturbance or building demolition activities. If Townsend's big-eared bat is detected during pre-construction surveys, all construction-related activity shall be halted immediately and CDFW shall be notified. Work may only resume subsequent to CDFW approval.
2. **Bat Relocation** - If confirmed occupied or formerly occupied bat roosting habitat is destroyed, artificial bat roosts of comparable size and quality shall be constructed and maintained at a suitable undisturbed area. The design and location of the artificial bat roosts shall be determined by the bat specialist in consultation with CDFW.
- a) In exceptional circumstances, such as when roosts cannot be avoided and bats cannot be evicted by non-invasive means, it may be necessary to capture and transfer the bats to appropriate natural or artificial bat roosting habitat in the surrounding area. Bats raising young or hibernating shall not be captured and relocated. Capture and relocation shall be performed by the bat specialist in coordination with CDFW, and shall be subject to approval by LACDRP and CDFW.
 - b) A monitoring plan shall be prepared for the replacement roosts, which shall include performance standards for the use of the replacement roosts by the displaced species, as well as provisions to prevent harassment, predation, and disease of relocated bats.
 - c) Annual reports detailing the success of roost replacement and bat relocation shall be prepared and submitted to LACDRP and CDFW for five (5) years following relocation or until performance standards are met, whichever period is longer.

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?

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Less Than Significant Impact.

There are no native or natural riparian plant habitats located within the project site. No streams or jurisdictional waters of the U.S. are located within the project site's boundaries, and the proposed project is anticipated to result in no adverse impacts on riparian habitats.

The closest wetlands are located 0.75 mile from the project. The San Dimas Wash is northwest of the sit and the Charter Oak Creek is to the southwest (source: GIS-NET Wetlands layer; U.S. Fish and Wildlife Service National Wetlands Inventory website, <https://www.fws.gov/wetlands/data/Mapper.html>, accessed on August 28, 2018).

No coastal sage scrub, oak woodlands or non-jurisdictional waters have been identified on the site.

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 federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?

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Less Than Significant Impact.

The proposed project entails developing an existing developed site used as single-family residence dwelling units into a multi-family residence lot developed with 19 attached single-family residence condominium units within four detached buildings. There are no native or natural riparian plant habitats located within the project site. No streams or jurisdictional waters of the U.S. are located within the project site's boundaries, and the proposed project is anticipated to have no adverse impacts on riparian habitats.

The closest wetlands are located 0.75 mile from the project. The San Dimas Wash is northwest of the sit and the Charter Oak Creek is to the southwest (source: GIS-NET Wetlands layer; U.S. Fish and Wildlife Service National Wetlands Inventory website, <https://www.fws.gov/wetlands/data/Mapper.html>, accessed on August 28, 2018).

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?

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Less Than Significant Impact.

The project site is located outside of Significant Ecological Area (SEA) boundaries, SEA Buffer Areas, or Sensitive Environmental Resource Areas (SERAs). The 19-unit attached residential condominium unit buildings are proposed in an urbanized and developed area, and the project site connects to no natural habitat areas, recognized wildlife linkage corridors, riparian corridors, or significant ridgelines. However, the project will be subject to the Federal Migratory Bird Treaty Act and a breeding bird survey will be required.

Native wildlife nursery sites: Native wildlife nursery sites include active bird nests and bat roosts. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). Bats are considered non-game mammals and are afforded protection by state

law from take and/or harassment, (Fish and Game Code Section 4150, California Code of Regulations (CCR), Section 251.1). Several bat species are also considered California Species of Special Concern (CSC) and meet the California Environmental Quality Act (CEQA) definition of rare, threatened or endangered species (CEQA Guidelines 15065). Take of CSC could require a mandatory finding of significance by the Lead Agency, (CEQA Guidelines 15065). Birds may nest on site on the ground or within tree and shrub cover. Bats may roost within juniper trees. Implementation of Mitigation Measures 1, 2, and 3 will reduce potential impacts to nesting birds and roosting and migratory bats to less than significant.

Mitigation Measure

3. 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 weekly bird surveys beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys should continue on a weekly basis with the last survey being conducted no more than three (3) days prior to the initiation of project activities. If a protected native bird is found, the project proponent should delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any 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.

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.)?

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No Impact.

No oak or other unique native tree woodlands have been observed on or near the project site

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 10)?

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No Impact.

The project site is located outside of Significant Ecological Area (SEA) boundaries, SEA Buffer Areas, or Sensitive Environmental Resource Areas (SERAs). The 19-unit attached residential condominium unit buildings are proposed in an urbanized and developed area, and the project site connects to no natural habitat areas, recognized wildlife linkage corridors, riparian corridors, or significant ridgelines.

There are no Wildflower Reserve Areas on or around the subject property. No oak trees or oak woodlands on or near the subject property.

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

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No Impact.

The project site is located outside of boundaries subject to an adopted state, regional, or local habitat conservation plan. No oak woodlands have been observed to be located on or near the site.

The project site is located outside of the boundaries of a Significant Ecological Areas (SEAs) and outside of Coastal areas.

5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

No records of national or state-designated historical resources on the project site.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Less than Significant Impact With Mitigation Incorporated.

The South Central Coastal Information Center (SCCIC) has been notified about the proposed project and a Project Review/Quick Check has been requested.

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.

In addition, due to the potential for discovering cultural resources and artifacts of Native American tribal groups, a mitigation measure may be incorporated into the project for retaining the services of an approved tribal monitor on-site during the construction phases that involve any ground disturbing activities.

Mitigation Measure:

4. “Customary caution is advised in developing within the project area; should unanticipated cultural resource remains be encountered during land modification activities, work must cease, and the Los Angeles County Director of Regional Planning contacted immediately to determine appropriate measures to mitigate adverse impact to the discovered resources; If human remains are discovered within the boundaries of the project area, then the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed; These procedures require notification of the County Coroner. If the County Coroner determines that the discovered remains are those of Native American ancestry, then the Native American Heritage Commission (NAHC) must be notified by telephone within 24 hours; Sections 5097.94 and 5097.98 of the Public Resources Code describes the procedures to be followed after the notification of the NAHC.”

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

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Less Than Significant Impact With Mitigation Incorporated.

No paleontological resources or sites, unique geological features, or rock formations. However, 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.

Mitigation Measure:

5. In the event that paleontological resources have been observed or encountered, however, during the construction process, the proposed project would be required to halt all development activities, contact the Los Angeles County Natural History Museum and inform them of the encounter. Subsequently, the applicant should retain the services of a certified paleontological resource specialist. Only the specialist will be able to tell the contractor when development activities can recommence.

d) Disturb any human remains, including those interred outside of dedicated cemeteries?

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Less Than Significant Impact With Mitigation Incorporated.

No record of human remains have been observed or reported on the project site.

Mitigation Measure:

6. In the event that human remains are encountered on the project site, the proposed project would be required to halt all development activities and contact the Los Angeles County Coroner. If it is determined that the human remains are of Native American descent, the Native American Heritage Commission should be contacted who will in turn contact the likely descendants. Descendants would be informed of the encounter and, in consultation with the property owner, decide how to proceed. Only after this, and all necessary actions occur, would development activities recommence.

6. ENERGY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project: a) Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)? <u>Less Than Significant Impact.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project is subject to and shall be in compliance with the Los Angeles County Green Building Standards Code. The project is subject to all components of the Green Building Standards (e.g., Green Building, Low-Impact Development, and Drought Tolerant Landscaping). The Green Building Standards Code, Title 31, states that the purpose of the County's Green Building Standards Code, which was adopted in 2010, is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact, or positive environmental impact, and encouraging sustainable construction practices.

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

Appendix F, Section 1 of the CEQA Guidelines requires evaluation of energy efficiency only for Environmental Impact Reports.

7. GEOLOGY AND SOILS

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) 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.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project site is located outside of any mapped seismic hazard zone for landslides, liquefaction and fault rupture. No fault trace has been identified within the project site. Therefore, there is no anticipation that people or structures on the project site will be exposed to potential substantial adverse effects (Source: California Department of Conservation, Alquist-Priolo Earthquake Fault Zones Map; GIS-NET3).

ii) Strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

No fault trace has been identified within the project site. Therefore, there is no anticipation that people or structures on the project site will be exposed to potential substantial adverse effects (Source: California Department of Conservation, Alquist-Priolo Earthquake Fault Zones Map; GIS-NET3).

Per Preliminary Geotechnical Investigation Report ("Duco Report") prepared by Duco Engineering, Inc. dated November 16, 2017, "The area is geologically mapped as young fan alluvium...." The same report identifies no faults on or near the subject site. Also, per the Duco Report, "surface fault rupture is not anticipated...."

iii) Seismic-related ground failure, including liquefaction and lateral spreading?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant.

The site is located outside of liquefaction zones. The impact during any liquefaction event is expected to be less-than-significant since there is no proposed habitable structure within any liquefaction area (Source: California Department of Conservation, Alquist-Priolo Earthquake Fault Zones Map; GIS-NET3).

iv) Landslides?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project site is located outside the landslide zones. The project site is located four miles south of the nearest landslide zone.

b) Result in substantial soil erosion or the loss of topsoil?

☐☐☒☐

Less Than Significant.

The project site is located within an urbanized area. The proposed development of 19 residential condominium units requires 485 cubic yards of cut, 485 cubic yards of fill – 970 cubic yards total. Over-excavation cut and fill has not been anticipated and no projected import or export is expected. No impacts involving loss of topsoil are anticipated. Potential erosion will be minimized through the application of Best Management Practices (BMPs).

New development and redevelopment projects must incorporate storm water mitigation measures pursuant to the Regional Water Quality Control Board regulations. As such, a Municipal Separate Storm Sewer System (MS4) Permit, effective since December 2012, is required to reduce the quantity and improve the quality of rainfall runoff that leaves the site. The proposed project should not cause substantial soil erosion or the loss of topsoil.

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.

There is no liquefaction area within the project site. The impact during any liquefaction event is expected to be less-than-significant since there is no proposed habitable structure within the liquefaction area (Source: California Department of Conservation, Alquist-Priolo Earthquake Fault Zones Map; GIS-NET3).

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.

The project site is not located on soil considered expansive. The 19-unit residential condominiums will be required to comply with the Los Angeles County Building Code, which includes construction and engineering standards, as well as any recommendations developed in tandem with a soils or geology report. Per the Duco Report, “the proposed grading construction will not adversely affect the geologic stability of the property outside of the building site.”

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?

☐☐☐☒

No Impact.

The proposed project does not entail the installation of onsite wastewater treatment systems, since public sewers are available for the disposal of wastewater.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.217)?

☐☐☐☒

No Impact.

The project site is located outside of any hillside management areas and the site contains no areas with slopes exceeding 25 percent.

8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project: a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment? <u>Less Than Significant Impact.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project entails a development of 19 residential condominium units. The proposed project is a permitted use within the zone, however, the number of units exceeds than the maximum density allowed within the designated H9 land use category of the countywide 2035 General Plan.

Construction activities are short-term and cease to emit greenhouse gases upon completion. Considering its scale and requirements of the County's Green Building Ordinance, it is not expected that the project will generate greenhouse gas (GHG) emissions that would have a significant impact on the environment. In addition, the proposed project will be subject to the County's Title 31 that identifies sustainable policies for new building designs, Healthy Design Ordinance, and the County's LID requirements, which are existing initiatives of the Community Climate Action Plan (CCAP).

The CCAP is the County's plan to reduce GHG emissions and is a component of the Air Quality Element in the General Plan. The CCAP includes an inventory of emissions generated by community activities in the unincorporated areas, identifies a target reduction needed to achieve the County's goal, and identifies specific actions that can be taken to support reduced emissions. The CCAP lists five strategy areas with existing initiatives and 26 new actions. The County has implemented the existing initiatives and the 26 new actions are voluntary. The required GHG emission reductions for year 2020 have been met through the implementation of the existing initiatives. The additional new actions will further reduce GHG emissions.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? <u>Less Than Significant Impact.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project entails a development of 19 attached residential condominium units within four detached buildings. Considering its scale and requirements of the County's Green Building Ordinance, County's Title 31, and County's Healthy Design Ordinance, it is not expected that the project will generate GHGs that would have a significant impact on the environment. Therefore, the project will not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.

The Los Angeles Regional Climate Action Plan (CAP) is a method for measuring and forecasting GHG emissions for the unincorporated areas of the County. It is comprised of three phases (1) GHG Inventory, (2) Measure Development and Quantification, (3) Climate Action Plan Development. Phase 1 was completed in August 2012, and Phase 2 was completed in October 2012. Phase 3 builds on Phase 2 to identify additional GHG reduction measures and/or revise the measures identified in Phase 2 as well as implementation. The Los Angeles County Community Climate Action Plan 2020 (CCAP) was adopted by the Los Angeles County

Board of Supervisors on October 6, 2015 as part of the Los Angeles County 2035 General Plan. Since the County has met the required GHG reduction goals for 2020 through implementation of the General Plan and the Existing Initiatives of the CCAP, and the proposed project is consistent with the land use and zoning, the proposed project will be in conformance with any pertinent sections of the CCAP.

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The 19-unit attached residential condominium within four detached buildings project is proposed in an already developed area being used as single-family residences and an unpaved overflow parking lot for a church on an adjoining lot. The existing structures total approximately less than 5,000 square feet in floor area. The existing structures are proposed to be demolished to accommodate the proposed project.

The proposed demolition shall be subject to the requirements and guidelines of the demolition permit. In the event any lead paint or asbestos-containing materials are in the building, they would be removed by a trained and licensed asbestos abatement contractor. The proposed residential project should not include the routine transportation, storage, production, use, or disposal of hazardous materials. During the construction phase of the project, the project may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils, which would not create a significant hazard to the public or the environment.

The proposed project entails no export or import of earth material.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The 19-unit attached residential condominium within four detached buildings project is proposed in an already developed area being used as single-family residences and an unpaved overflow parking lot for a church on an adjoining lot. The buildings on the project site total approximately 3,000 square feet of 1950's-era floor area proposed to be demolished to accommodate the proposed project. The proposed demolition shall be subject to the requirements and guidelines of the demolition permit. In the event any lead paint or asbestos-containing materials are in the building, they would be removed by a trained and licensed asbestos abatement contractor. No routine transportation, storage, production, use, or disposal of hazardous materials is anticipated with project implementation. During the construction phase of the project, the project may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils, which would not create a significant hazard to the public or the environment.

The proposed project anticipates no export or import of earth materials.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?

☐ ☐ ☒ ☐

Less Than Significant Impact.

The project site is surrounded by single-family residences and a church. Charter Oak Day School daycare is found to be located within one mile of the subject property. The proposed development of 19 attached single-family residence condominium dwelling units in four detached buildings anticipates no hazardous emissions or the handling of hazardous or acutely hazardous materials, substances or waste. The project may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils, which jeopardize no residences located in the vicinity of the project site.

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 California Department of Toxic Substances Control EnviroStor database of clean-up sites and hazardous waste permitted facilities (<http://www.envirostor.dtsc.ca.gov/public/>) lists no properties in the vicinity. No hazardous material sites were found to be located within one mile of the project site.

According to the U.S. Environmental Protection Agency ("EPA") National Priority List, one location has been identified as a superfund site approximately eight miles from the project site. San Gabriel Valley (Area 2) has been identified as an active federal Superfund site. San Gabriel Valley (Area 2) is a ground water plume of trichloroethylene (TCE), perchloroethylene (PCE), and carbon tetrachloride. EPA continues its investigation to identify sources of the contamination.

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.

No airport land use was identified within the vicinity of the project site. No public airport or public use airport were found to be located within the vicinity of the project site.

The closest public airport is Brackett Field Airport, approximately five miles southeast of the site.

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 project site is located outside the vicinity of private airstrips. The project is anticipated to result in no safety hazard for people residing or working in the project area.

The closest private heliports are City of Pomona, Foothill Presbyterian Hospital and a business within the boundaries of the city of San Dimas at 2.9 miles, 3.5 miles and 5.8 miles away, respectively.

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

☐☐☒☐

Less Than Significant Impact.

The project is proposed along Cienega Avenue, which is not designated as a Highway Disaster Route in the General Plan. Access to the proposed development is off of Cienega Avenue. Residents will be using Cienega Avenue to enter into the residential development. The proposed project would impede no emergency responders from using routes as planned. The project will neither impair implementation of, nor physically interfere with, an adopted emergency response plan or emergency evacuation plan.

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a Very High Fire Hazard Severity Zones (Zone 4)?

☐☐☐☒

No Impact.

The project site is located outside of high fire severity zones.

ii) within a high fire hazard area with inadequate access?

☐☐☐☒

No Impact.

The project site is located outside of high fire severity zones. The project site is located in an urbanized area of unincorporated Covina. Cienega Avenue is a fully-built out street, capable of carrying the type of traffic expected to be generated with project implementation.

iii) within an area with inadequate water and pressure to meet fire flow standards?

☐☐☒☐

Less Than Significant Impact.

Public fire hydrants exist and at least one new public fire hydrant will be required. The minimum fire flow from the public fire hydrant for the proposed development can be up to 1,500 gallons per minute at 20 psi for a duration of two hours over and above maximum daily domestic demand.

A fire flow test performed by Golden State Water Company on June 26, 2018, identified the existing fire hydrants and water system as meeting the current Fire Department requirements.

iv) within proximity to land uses that have the potential for dangerous fire hazard?

☐☐☒☐

Less Than Significant Impact.

The project site is located outside of Very High Fire Hazard Severity Zones. The project site is located within an urbanized area and within an existing residential neighborhood, surrounded by other residential uses, where there are no land uses with a potential for dangerous fire hazard. The proposed project would be required to comply with all of the requirements of the Los Angeles County Fire Code.

The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.

i) Does the proposed use constitute a potentially dangerous fire hazard?

☐☐☒☐

Less Than Significant Impact.

The project site is located outside the boundary of any Very High Fire Hazard Severity Zone. The proposed project for the development of 19-unit residential condominium units does entails no use of any hazardous materials or substances.

The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.

10. HYDROLOGY AND WATER QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

The proposed project received will-serve letters from the Golden State Water Company dated August 23, 2017 and the County of Los Angeles Sanitation District dated April 11, 2018. The project is proposed to be connected to public water and to the municipal wastewater treatment system, and would not violate any water quality standards or discharge requirements related to the point sources. The proposed project of 19-unit residential condominium units would not violate any water quality standards or waste discharge requirements.

In unincorporated Los Angeles County, the proposed project would be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County's MS4 Permit (Municipal Separate Storm Sewer System), in order to control and minimize potentially polluted runoff. Because all projects are required to comply with these requirements in order to obtain construction permits and certificates of occupancy, the proposed project would not impact any nonpoint source requirements.

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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project site is located within the Los Angeles Regional Water Quality Control Board –Region 4 and will be served by the Golden State Water Company for the use of public water and the County of Los Angeles for public sewer. The project proposed to impact no local ground water supplies. No water well has been identified within the project site. Since the proposed project will be connected to public water, the project site should neither influence the local groundwater basin nor serve as a groundwater recharge site (California Water Quality Control Board, <http://geotracker.waterboards.ca.gov/gama/gamamap/public/accessed> August 30, 2018).

Based on the project exhibit/condominium map, based on the net lot area of 1.07 acres, 41.5% (19,380 square feet) of the lot consist of building-covered areas, 10.5% (4,900 square feet) will consist of drought-tolerant-landscaped areas, 3.9% (1,800 square feet) will consist of hardscape and 44.1% (20,598.02 square feet) will consist of private driveway and fire lane, parking, pedestrian access and trash enclosure area.

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.

Much of the site is currently developed with detached single-family residence dwelling units with accessory structures and an unpaved overflow parking lot for a church on an adjoining lot. The existing structures are proposed to be demolished.

The project proposes 970 cubic yards of grading consisting of 485 cubic yards of cut, 485 cubic yards of fill to be balanced on site.

Any physical change to the project site implemented as part of development activities will result in changes to the drainage patterns. There is no anticipation that project implementation would substantially alter the existing drainage pattern of the site in a manner which would result in flooding, erosion, or siltation on-site or off-site. The project will be required to comply with the requirements of the conceptually-approved Hydrology Report, to the satisfaction of the Department of Public Works.

The proposed project would need to comply with the regulations and requirements of the Los Angeles Regional Water Quality Control Board, the National Pollutant Discharge Elimination System, the County's Low Impact Development Ordinance, and the Los Angeles County MS4. Grading and construction activities could potentially result in impacts to stormwater runoff. Construction activities would require a stormwater pollution prevention plan before issuance of grading permit and compliance with those provisions would prevent substantial erosion to occur.

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.

Much of the site is currently developed with detached single-family residence dwelling units with accessory structures and an unpaved overflow parking lot for a church on an adjoining lot. The existing structures are proposed to be demolished.

The project proposes 970 cubic yards of grading consisting of 485 cubic yards of cut, 485 cubic yards of fill to be balanced on site.

Any physical change to the project site implemented as part of development activities will result in changes to the drainage patterns. There is no anticipation that project implementation would substantially alter the existing drainage pattern of the site in a manner which would result in flooding, erosion, or siltation on-site or off-site. The project will be required to comply with the requirements of the conceptually-approved Hydrology Report, to the satisfaction of the Department of Public Works.

The proposed project would need to comply with the regulations and requirements of the Los Angeles Regional Water Quality Control Board, the National Pollutant Discharge Elimination System, the County's Low Impact Development Ordinance, and the Los Angeles County MS4. Grading and construction activities could potentially result in impacts to stormwater runoff. Construction activities would require a stormwater pollution prevention plan before issuance of grading permit and compliance with those provisions would prevent substantial erosion to occur.

e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?

☐ ☐ ☒ ☐

Less Than Significant Impact.

The proposed project entails the development of 19 residential condominium units. No recreational water features are proposed, however, a rain garden is a part of the project. Drought tolerant landscaping is proposed to be planted in and around the proposed rain garden area which should aid with percolation and dispersal.

f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

☐ ☐ ☒ ☐

Less Than Significant Impact.

There are no drainage courses within the project site. No activity associated with project implementation is expected to substantially alter existing drainage patterns on the subject property. There is no expectation that runoff would exceed existing capacity for stormwater drainage. The proposed project would need to comply with all regulations and standards of the National Pollutant Discharge Elimination System, the MS4, and the County's stormwater ordinance.

g) 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.

The subject property is under the jurisdiction of the Los Angeles Regional Water Quality Control Board (4). The proposed project would need to comply with all applicable runoff standards maintained by the Regional Water Quality Control Board. The proposed project would have to demonstrate compliance with such requirements in order to receive construction permits and certificates of occupancy. The proposed project would also be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County's MS4 (Municipal Separate Storm Sewer System) in order to control and minimize potentially polluted runoff. The proposed project would be required to comply with all runoff requirements identified by the applicable basin plan. The proposed project for the development of 19 residential condominium units should not generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or significantly affect surface water or groundwater quality.

Construction runoff is regulated by the National Pollutant Discharge Elimination System (NPDES) Construction General Permit. This permit applies to all construction that disturbs an area of at least one acre.

h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)?

☐ ☐ ☒ ☐

Less Than Significant Impact.

The project will be required to comply with the Los Angeles County Low-Impact Development Ordinance.

i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?

☐ ☐ ☒ ☐

Less Than Significant Impact.

The project site is located inland from the coastal portions of Los Angeles County and connects to the municipal storm drain system. Since the proposed is subject to the County's Low-Impact Development Ordinance, adherence to the requirements would prevent any substantial amount of nonpoint sources of pollutants.

j) 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.

No onsite wastewater treatment system is proposed.

k) Otherwise substantially degrade water quality?

☐ ☐ ☒ ☐

Less Than Significant Impact.

The proposed project of developing 19 residential condominium units should not substantially degrade water quality. The proposed project will be connected to the existing public water, storm drains, and sewer systems.

l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?

☐ ☐ ☐ ☒

No Impact.

The project site is located outside of any 100-year flood hazard area as mapped by a Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM").

m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?

☐ ☐ ☐ ☒

No Impact.

The project site is not located outside of any 100-year flood hazard area as mapped by a Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM").

n) 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.

No dams or levees were found to be located within 7.5 miles of the project site.

o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow? ☐ ☐ ☐ ☒

No Impact.

The project site is located outside the boundaries of flood zones, seiche/dam inundation areas, mudflow/landslide zones, and tsunami inundation zones.

11. LAND USE AND PLANNING

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Physically divide an established community?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The proposed project entails the development of 19 residential condominium units on a site developed with detached single-family residence dwelling units, accessory structures and an unpaved overflow parking lot for a church on an adjoining lot. The project requires no construction of new freeways or rail lines or flood control channels, and the project will conform to the existing street grid.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project site is located within the General Plan unincorporated Covina area and has a land use category of "H9" (Residential: 0-9 dwelling units/net acre). The proposed project application requests a change from the current land use category to the proposed "H18" (Residential: 0-18 dwelling units/net acre). The proposed residential project maintains the established community character of residential developments in the neighborhoods. Thus, the proposed project is consistent with the General Plan and land uses in the area, in keeping with the established residential community character.

c) Be inconsistent with the County zoning ordinance as applicable to the subject property?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The subject property is zoned A-1-7,500 and the proposed project is subject to permit within the Zone A-1 designation. The project proposes to exceed the maximum density allowed by the zoning designation of having 7,500 square feet minimum required area. The proposed project application requests a change from the current zoning designation to the proposed Zone R-3-18U-DP.

A conditional use permit is required to restrict the use to that which is proposed. The CUP request, along with the zone change request, if approved, would ensure no conflict with the applicable zoning regulations.

The proposed residential project maintains the established community character of residential developments in the existing surrounding neighborhoods.

d) Conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

The project site contains no areas with slopes that exceed 25 percent. The site is located outside of any Hillside Management Area boundary.

The subject property is also located outside of the boundary of any significant ecological area.

12. MINERAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

No mineral resource that would be of value to the region and the residents of the state has been identified on the site.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

No locally-important mineral resource recovery site has been delineated.

13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in:				
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

The proposed project is anticipated to result in no exposure of persons to, or generation of, noise levels in excess of standards established in the County Noise Ordinance or the General Plan Noise Element. The project site is located outside areas of noise-generating sites (e.g., airports, industrial sites). The project will conform to Title 12, Chapter 12.08 (“Noise Control Ordinance”) of the Los Angeles County Code, which provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10 p.m. (daytime) in Noise Zone II (residential areas). The proposed residential use on the project site is anticipated to be within these limits.

The Noise Control Ordinance regulates construction noise and the hours of operation of mobile construction equipment.

The General Plan EIR Noise and Vibration Section (“Noise and Vibration”) discusses the fundamentals of sound, overall regulatory frameworks, various noise level standards, and potential noise impacts as well as mitigations to reduce those impacts. As a part of the regulatory framework, this chapter incorporates County Code Section 26.1207 (“Building Code”) and Section 12.08 (“Noise Control Ordinance”).

The Building Code Section discusses prevention or mitigation of excessive noise through construction and materials.

The Noise Control Ordinance is intended to control unnecessary, excessive, and annoying noise and vibration. This ordinance defines terms, identifies noise zones, provides standards for interior and exterior noise, identifies specific noise that is exempt from exterior noise standards, and hours for noise regulation. County Code Section 12.12 provides additional regulation of construction noise.

The proposed project will be subject to all county regulations as specified in the relevant building codes and noise control ordinance.

The noise from vehicular traffic along Cienega Avenue affecting the proposed residential development would be less than significant with adherence to California Noise Insulation Standards (interior noise 45 dBA) as found in CCR Title 24.

Adherence with the noise ordinance and following best management practices during construction should minimize noise levels to the extent possible. Best management practices may include but not limited to the following:

- Where feasible, use on-site electrical powered sources rather than diesel operated equipment. Locate equipment and staging areas furthest from nearby sensitive receptors, where feasible.
- Use temporary noise barriers/enclosures around stationary equipment as needed to minimize noise levels.
- Ensure that operating equipment is maintained in good condition.
- If the construction involves pile driving, the contractor should use caisson pile drilling or other quieter method, where feasible. Use temporary noise barriers as needed.
- The contractor should schedule operations such that noise impacts would be minimized and avoid operating several pieces of equipment simultaneously, where feasible.
- Staging and or loading/unloading areas should be located furthest from nearby residential and school properties.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

☐ ☐ ☒ ☐

Less Than Significant Impact.

The project will conform to the Title 12 Chapter 12.08 (“Noise Control Ordinance”) of the Los Angeles County Code, which provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10 p.m. (daytime) in Noise Zone II (residential areas).

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.

The project should is anticipated to produce no significant vehicle noise from traffic and parking. Private, enclosed parking, along with rear property line guest parking. The project is anticipated to create no substantial permanent increase in ambient noise in the project vicinity above levels existing without the project, including noise from parking areas.

The project proposes 19 residential condominium units with 2-car attached garages. Guest parking spaces are proposed with the residential development. Construction will create temporary noise impacts but once completed, noise from normal residential traffic is anticipated.

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.

The construction of the proposed 19 residential condominium units will be subject to standard building guidelines and requirements, and the Los Angeles County Noise Ordinance. The proposed development will create temporary construction noise but will be in compliance with the requirements of the Los Angeles County Noise Ordinance and no significant impacts related to a substantial increase in temporary noise are expected. The subdivision is anticipated to neither create substantial temporary or periodic new noise sources, nor result in any significant impacts related to a substantial increase in temporary noise. The

proposed project would be required to comply with all operational noise requirements to minimize the amount of noise generated as well as comply with the operational times of day that the additional noise occurs.

Noise generated by construction equipment during the construction phase of the project may result in a substantial temporary increase in ambient noise levels. Construction activities will 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 will be limited by compliance with the Noise Control Ordinance and County Code Section 12.12.

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.

The project site is located outside of the boundary of any airport land use plans.

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 located outside the boundary of any private airstrip.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

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)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project site is located within an existing urbanized area with urban infrastructure. The project site is surrounded by development at urban densities. The project proposes 19 residential condominium units with access from Cienega Avenue.

The proposed development is consistent with the single- and multi-family residential type of development existing in this area and is not anticipated to induce substantial growth in the area.

b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

The development will introduce 19 new attached single-family residence condominium dwelling units, increasing housing stock in the area.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

There are two existing single-family residence dwelling units on the site. A portion of the project site is vacant currently used as overflow parking for an existing church on an adjoining lot. The project is anticipated to displace no substantial numbers of people necessitating the construction of replacement housing elsewhere.

d) Cumulatively exceed official regional or local population projections?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The proposed project is inconsistent with the density permitted by the H9 land use category of the countywide General Plan. The project is requesting a change to the H18 land use category. The project may exceed official regional or local population projections by about 10 units, however, this is negligible for such a large area. The region needs housing and this project will increase housing stock. The proposed 19 unit residential condominiums is expected to result in no substantial increase in population. The creation of one the multi-

family residence lot should increase the ability of the county to meet housing objectives set forth in the general plan's housing element.

15. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The Fire Department has indicated no significant effects on fire response time, service level, or facilities. The nearest Los Angeles County Fire Station (#85), 650 E Gladstone Street, Glendora, CA, is approximately one mile to the northwest of the project site. No additional fire facilities are required for this project. Fire hydrants are proposed.

Sheriff protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project is anticipated to create neither capacity nor service level problems or result in substantial adverse physical impacts. The project site is approximately 2.7 miles from the Los Angeles County San Dimas Sheriff Station. The proposed project will add new permanent residents to the project site, but not enough to substantially reduce service ratios.

Schools?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project site is located within the area served by the Charter Oak Unified School District ("School District"). Considering the scale of the project, the development of 19 residential condominium units is expected to create no capacity problem for the School District. The proposed project will add new permanent residents to the project site which could increase the school-age population, but not enough to substantially create a capacity problem for the School District. The new residents are within the boundaries of the Glen Oak Elementary School, Royal Oak Middle School, and Charter Oak High School.

Parks?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project will be conditioned to pay Quimby fees pursuant to Los Angeles County Code Section 21.28.140. Trails are neither required nor proposed.

Libraries?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project will be conditioned to pay the library fees pursuant to the Los Angeles County Code Section 22.72.

Other public facilities?

☐☐☒☐

Less Than Significant Impact.

The project is anticipated to neither create capacity nor service level problems or result in substantial adverse physical impacts for any other public facility.

16. RECREATION

- | | <i>Potentially
Significant
Impact</i> | <i>Less Than
Significant
Impact with
Mitigation
Incorporated</i> | <i>Less Than
Significant
Impact</i> | <i>No
Impact</i> |
|--|---|--|---|--------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Less Than Significant Impact.

Review of the project by the Los Angeles County Department of Parks and Recreation ("Parks and Recreation") has indicated that the project would result in no substantial increased use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Less Than Significant Impact.

The project proposes no public recreational facilities. As indicated on the Parks and Recreation Park Obligation Report, this project has a park obligation of 0.16 acre or an in-lieu fee of \$45,463.91 per the Quimby Act. Since the project entails no dedication of park space, the subdivider will be required to pay the in-lieu fees to satisfy the park obligation. No construction or expansion of recreational facilities is required.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Would the project interfere with regional open space connectivity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Less Than Significant Impact.

There are no trails located in the vicinity or on the project site. There are no expected impacts to regional open space connectivity.

17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

The proposed project is anticipated to provide no conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system. Growth is accounted for in the Baseline Growth Forecast of the 2016 Southern California Association of Governments' Regional Transportation Plan ("RTP").

The population growth from the creation of one multi-family residence lot for 19 residential units zoned for residential use should be less than significant. The project should result in no substantial increase in demand for additional transportation systems or create a development that significantly reduces the ability of the county to meet transportation objectives set forth in the General Plan.

b) Conflict with an applicable congestion management program (CMP), 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project proposes the creation of one multi-family residence lot for the development of 19 residential condominium units. Considering the relatively low intensity of the project, it is expected that the project will conflict with no provisions of the CMP.

No traffic study has been required.

c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

The project site is located outside the boundary of public airports and private airstrips. No encroachment into air traffic patterns is expected.

- d) 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 project proposes the creation of one multi-family residence lot for the development of 19 residential condominium units. The project entails the creation of no sharp curves or dangerous intersections or incompatible uses. Therefore, there will be no increased hazards due to design features.

- e) Result in inadequate emergency access? ☐ ☐ ☒ ☐
Less Than Significant Impact.

Implementation of the proposed project neither blocks nor creates inadequate emergency access. There is a proposed turnaround adequate for a fire engine to maneuver and there is access from a public street.

- f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? ☐ ☐ ☒ ☐

Less Than Significant Impact.

The project site is located outside of the boundary of any identified routes on the Bikeway Plan. The project proposes to take access from Cienega Avenue and should not conflict with any proposed bike routes.

18. TRIBAL CULTURAL RESOURCES

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

- a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k), or ☐ ☐ ☒ ☐

Less Than Significant Impact.

The project site is neither listed nor eligible for listing in the California Register of Historical Resources, or in a local register of historical resources.

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

☐☒☐☐

Less Than Significant Impact With Mitigation Incorporated.

Mitigation Measure:

7. Due to the potential for discovering cultural resources and artifacts of Native American tribal groups, mitigation measures are proposed for impacts to cultural resources for incorporation into the project.

19. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

All public wastewater disposal (sewer) systems are required to obtain and operate under the terms of an NPDES (National Pollution Discharge Elimination System) permit, which is issued by the local Regional Water Quality Control Board (RWQCB). Because all municipal wastewater treatment facilities are required to obtain NPDES permits from the RWQCB, any project which would connect to such a system would be required to comply with the same standards imposed by the NPDES permit. As such, these connections would ensure the project's compliance. The project site will be served by the County Sanitation District of Los Angeles County.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The creation of a multi-family residence lot should neither create water or wastewater system capacity problem nor result in the construction of new water or wastewater treatment facilities. The project site will be served by the County Sanitation District of Los Angeles County and has received a "will serve" letter from this district.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The Department of Public Works' review of the project indicates that the project would create no drainage system capacity problems; and no construction of new storm water drainage facilities or expansion of existing facilities is required. The County's Low Impact Development (LID) Ordinance was created to deal with stormwater runoff from new projects. The proposed project will be subject to the County's LID ordinance.

d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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and resources, considering existing and projected water demands from other land uses?

Less Than Significant Impact.

The project will have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources. Water will be provided by the Golden State Water Company, which has provided the applicant with a “will serve” letter. Verification of a sustainable source of potable water will still be required at the final map stage.

e) 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 creation of one multi-family residence lot is anticipated to create no energy utility capacity problems or result in the construction of new energy facilities or expansion of existing facilities. In addition, the proposed project will be subject to the Green Building Ordinance, which would require the project to provide energy saving measures to further reduce the amount of energy consumed by the proposed project.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?

☐☐☒☐

Less Than Significant Impact.

The Los Angeles County Integrated Waste Management Plan (IWMP), which is compiled by the interagency Integrated Waste Management Task Force and updated annually, has identified landfills with sufficient disposal capacity for the next 15 years, assuming current growth and development patterns remain the same. The proposed project of creating one multi-family residence lot for the development of 19 residential units is anticipated to cause no significant impact to solid waste disposal capacity.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

☐☐☒☐

Less Than Significant Impact.

The project would be required to comply with federal, state, and local statutes and regulations related to solid waste. The California Integrated Waste Management Act of 1989 requires the County of Los Angeles to attain specific waste diversion goals. In addition, the California Solid Waste Reuse and Recycling Access Act of 1991 mandates that expanded or new development projects to incorporate storage areas for recycling bins into the existing design. The project will include sustainable elements to ensure compliance with all federal, state, and local statutes and regulations related to solid waste. It is anticipated that these project elements will comply with federal, state, and local statutes and regulations to reduce the amount of solid waste.

20. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact.

The project has little 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.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The proposed project is not expected to disadvantage of long-term goals. The proposed project would have a less than significant impact on 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project requires no additional infrastructure beyond that existing and necessary to serve the project. There are no impacts that are cumulatively considerable. Therefore, the proposed project would have a less than significant impact.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

☐☒☐☐

Less Than Significant With Mitigation Incorporated.

The project entails the creation of one multi-family residence lot from two detached, single-family residence dwelling units, accessory structures and an unpaved overflow parking for an existing church on an adjoining lot. The proposed project entails the development of 19 residential condominium units and will either have No Impact or Less than Significant Impact on the environment. The project will be subject to the mitigation measures.

Mitigation Measure:

8. Mitigation measures/conditions will be imposed to ensure the project meets current guidelines, standards, and requirements for potential archaeological or cultural resources. As a means of ensuring compliance of all mitigation measures, the owner/applicant and subsequent owner(s) are responsible for submitting an annual mitigation compliance report to the Department of Regional Planning for review and replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed.

Therefore, the proposed project would have a less than significant impact with mitigation.

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT NO. 2016-001196-(5) / TENTATIVE TRACT MAP NO. 74433 / ENV NO. RPPL2017008862 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	Special-Status Roosting Bats —To avoid the direct loss of bats that could result from disturbance to trees or structures that may provide maternity roost habitat (e.g., in cavities or under loose bark) or structures that contain a hibernating bat colony, the following steps shall be taken:	Special-Status Roosting Bats	Prior to issuance of a grading permit.	Owner/applicant	Regional Planning (DRP)
		a) To the extent feasible, demolition or disturbance to suitable bat roosting habitat shall be scheduled between October 1 and February 28, outside of the maternity roosting season.				
		b) If trees must be encroached during the maternity season (March 1 to September 30), or structures must be removed at any time of the year, a qualified bat specialist shall conduct a pre-construction survey to identify those trees or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats.				
		c) Each tree or structure identified as potentially supporting an active maternity roost and each structure potentially supporting a hibernating colony shall be closely inspected by the bat specialist no greater than seven (7) days prior to tree disturbance to more precisely determine the presence or absence of roosting bats.				

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT NO. 2016-001196-(5) / TENTATIVE TRACT MAP NO. 74433 / ENV NO. RPPL2017008862 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		d) If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year, it is preferable to bring down trees or structures in a controlled manner using heavy machinery. In order to ensure the optimum warning for any roosting bats that may still be present, the trees or structures shall be nudged lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. Trees or structures may then be pushed to the ground slowly under the supervision of a bat specialist. Felled trees shall remain in place until they are inspected by a bat specialist. Trees that are known to be bat roosts shall not be sawn up or mulched immediately. A period of at least 48 hours shall elapse prior to such operations to allow bats to escape. Bats shall be allowed to escape prior to demolition of buildings. This may be accomplished by placing one way exclusionary devices into areas where bats are entering a building that allow bats to exit but not enter the building.				
		e) Maternity season lasts from March 1 to September 30. Trees or structures determined to be maternity roosts shall be left in place until the end of the maternity season. A structure containing a hibernating colony shall be left in place until a qualified biologist determines that the bats are no longer hibernating.				
		f) The bat specialist shall document all demolition monitoring activities and prepare a summary report to the Los Angeles County (County) upon completion of tree disturbance or building demolition activities. If Townsend's big-eared bat is detected during pre-construction surveys, all construction-related activity shall be halted immediately and California Department of Fish & Wildlife (CDFW) shall be notified. Work may only resume subsequent to CDFW approval.				

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT NO. 2016-001196-(5) / TENTATIVE TRACT MAP NO. 74433 / ENV NO. RPPL2017008862 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.2	Biological Resources	Bat Relocation —If confirmed occupied or formerly occupied bat roosting habitat is destroyed, artificial bat roosts of comparable size and quality shall be constructed and maintained at a suitable undisturbed area. The design and location of the artificial bat roosts shall be determined by the bat specialist in consultation with CDFW.	Bat Relocation	Prior to issuance of a grading permit.	Owner/applicant	Regional Planning
		a) In exceptional circumstances, such as when roosts cannot be avoided and bats cannot be evicted by non-invasive means, it may be necessary to capture and transfer the bats to appropriate natural or artificial bat roosting habitat in the surrounding area. Bats raising young or hibernating shall not be captured and relocated. Capture and relocation shall be performed by the bat specialist in coordination with CDFW, and shall be subject to approval by Los Angeles County Department of Regional Planning (DRP) and CDFW.				
		b) A monitoring plan shall be prepared for the replacement roosts, which shall include performance standards for the use of the replacement roosts by the displaced species, as well as provisions to prevent harassment, predation, and disease of relocated bats.				
		c) Annual reports detailing the success of roost replacement and bat relocation shall be prepared and submitted to DRP and CDFW for five years following relocation or until performance standards are met, whichever period is longer.				

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT NO. 2016-001196-(5) / TENTATIVE TRACT MAP NO. 74433 / ENV NO. RPPL2017008862 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.3	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.	Breeding Bird Survey	Prior to issuance of a grading permit.	Owner/applicant	Regional Planning

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT NO. 2016-001196-(5) / TENTATIVE TRACT MAP NO. 74433 / ENV NO. RPPL2017008862 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys shall conduct weekly bird surveys beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys should continue on a weekly basis with the last survey being conducted no more than three (3) days prior to the initiation of project activities. If a protected native bird is found, the project proponent should delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor neo exit but not enter the building.ed 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.</p>				

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

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#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		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.				

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#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.4	Cultural Resources	Customary caution is advised in developing within the project area; should unanticipated cultural resource remains be encountered during land modification activities, work must cease, and the Los Angeles County Director of Regional Planning contacted immediately to determine appropriate measures to mitigate adverse impact to the discovered resources; If human remains are discovered within the boundaries of the project area, then the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed; These procedures require notification of the County Coroner. If the County Coroner determines that the discovered remains are those of Native American ancestry, then the Native American Heritage Commission (NAHC) must be notified by telephone within 24 hours; Sections 5097.94 and 5097.98 of the Public Resources Code describes the procedures to be followed after the notification of the NAHC.	If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified.	During ground disturbance, grading and/or construction.	Owner/applicant	County Coroner, NAHC, Regional Planning, or designee
5.5	Cultural Resources	Prior to commencement of any grading activity on site, the owner/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.	Owner/applicant	Regional Planning

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#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.6	Cultural Resources	Prior to commencement of any grading activity on site, the owner/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.	Owner/applicant	Regional Planning
18.7	Tribal Cultural Resources	Prior to commencement of any ground-disturbing activities, measures incorporated into the project for impacts to cultural resources shall be employed.	Provide written evidence of employing applicable mitigation measures to the Director of Regional Planning or designee to the satisfaction of the Department of Regional Planning. Provide a log and compliance report of the monitoring requirements.	Prior to issuance of a grading permit.	Owner/applicant	Regional Planning or designee
20.8	Mitigation Compliance	As a means of ensuring compliance of all above mitigation measures, the owner/applicant and subsequent owner(s) are responsible for submitting an annual mitigation compliance report to the Department of Regional Planning for review and replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed.	Submittal and approval of annual mitigation compliance report. Replenishment of mitigation monitoring account as required.	Yearly and as required until all measures are completed.	Owner/applicant	Regional Planning
* In the "#" column, the number before the decimal corresponds with the chapter number in the initial study.						

