



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director of Planning

October 25, 2011

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

Dear Supervisors:

**PROJECT NO. TR071234-(5)
TENTATIVE TRACT MAP NO. 071234
OAK TREE PERMIT NO. 201000009
HOUSING PERMIT NO. 201000002
APPLICANT: LIN MUSCATEL, LLC
1369 BENTLEY COURT
WEST COVINA, CA 91791
EAST SAN GABRIEL ZONED DISTRICT
FIFTH SUPERVISORIAL DISTRICT (3-VOTE)**

SUBJECT

Lin Muscatel, LLC ("applicant") proposes a subdivision of land to create one multi-family lot with 30 detached condominium units on 4.2 gross acres. The project is located at 5006 North Bartlett Avenue in San Gabriel. Associated with the subdivision is an Oak tree permit request for the removal of one non-heritage Oak tree and to encroach into the protected zone of one heritage Oak tree. An administrative housing permit is also requested for a density bonus of five dwelling units with three dwelling units set aside for very low income households.

Modifications to the East Pasadena-San Gabriel Community Standards District ("CSD") are requested as housing permit incentives: reduced yard setbacks and reduced distance between main residential buildings. A Mitigated Negative Declaration ("MND") is prepared to reduce potential environmental impacts to a level of less than significant/no impact.

The Los Angeles County Regional Planning Commission ("Commission") held a public hearing on this matter on May 18, 2011, approved the project and adopted the MND. The project was subsequently appealed by community members to your Board on May 31, 2011.

IT IS RECOMMENDED THAT YOUR BOARD AFTER THE PUBLIC HEARING,

1. Consider the MND for Tentative Tract Map No. 071234, together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment, find that the MND reflects the independent judgment and analysis of the Board, and adopt the MND.
2. Instruct County Counsel to prepare the necessary findings to affirm the Commission's approval of Tentative Tract Map No. 071234, Oak Tree Permit No. 201000009 and Housing Permit No. 201000002.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

1. Subdivide an underutilized and predominantly vacant parcel of land to allow 30 multi-family residences and a playground area that will enhance and be compatible with the surrounding community.
2. Allow a new residential development that will help preserve an existing heritage Oak tree and clean-up a former plant nursery site.
3. Assist the County in meeting its housing needs by providing 27 new market-rate units and three new affordable units for very low income households.

Implementation of Strategic Plan Goals

Fiscal Responsibility

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

Improving Quality of Life

The project also promotes the County's vision for improving the quality of life in Los Angeles County. The project allows for the redevelopment of an aging nursery site with 30 new detached residences that will have onsite amenities such as a swimming pool and playground area; a sound wall to minimize noise from an adjacent railroad corridor; ample guest parking; and through-access to two adjacent public streets. The project will result in a high-quality residential development that will improve the overall value and quality of life of the neighborhood.

FISCAL IMPACT/FINANCING

Approval of the proposed tentative tract map, Oak tree permit and housing permit should not result in any new significant costs to the County, as the owner is bearing the full costs of new development

and construction. No request for financing is being made.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On May 18, 2011, the Commission conducted a public hearing on Tentative Tract Map No. 071234, Oak Tree Permit No. 201000009 and Housing Permit No. 201000002. The requests before the Commission were to consider a subdivision of land to create one multi-family lot with 30 new detached condominium units on 4.2 gross acres; consider the removal of one non-heritage Oak tree and an encroachment into the protected zone of one heritage Oak tree; and approve a ministerial housing permit request for a density bonus of five market-rate dwelling units with a set aside of three dwelling units for very low income households.

On May 18, 2011, the Commission voted 4-0 (one absent) to close the public hearing, adopt the MND, and approve the tentative tract map, Oak tree permit and housing permit.

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

ENVIRONMENTAL DOCUMENTATION

An Initial Study was prepared for this project in compliance with the California Environmental Quality Act ("CEQA") (Public Resources Code Section 21000 et.seq.), the State CEQA Guidelines, and the environmental document reporting procedures and guidelines of the County of Los Angeles. In accordance with State and County Environmental Quality guidelines, a MND was prepared for this project, as the project will have less than significant or no impacts on the environment with project mitigation for Mitigation Compliance, Fire/Sheriff, Education, Sewage Disposal, Visual Qualities, Cultural Resources, Biota, Air Quality, Water Quality, and Noise. Notice is hereby given that the County of Los Angeles will consider a recommendation to adopt a MND. Based on the adoption of the MND, approval of the tentative tract map, Oak tree permit and housing permit will not have a significant impact on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the proposed tentative tract map, Oak tree permit and housing permit is not expected to have a negative impact on current services.

The Honorable Board of Supervisors

10/25/2011

Page 4

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Richard J. Bruckner". The signature is fluid and cursive, with a large loop at the end of the last name.

RICHARD J. BRUCKNER

Director

RJB:SA:NP:jds

c: Chief Executive Officer
County Counsel
Clerk of the Board
Assessor
Director, Department of Public Works
Director, Department of Regional Planning

NON-APPLICANT

Date 5-31-2011

Zoning Section
Los Angeles County Board of Supervisors
Room 383, Kenneth Hahn
Hall of Administration
500 West Temple Street
Los Angeles, California 90012

PROJECT
NO./CUP NO.: TRO 71234(5) TTM 071234

APPLICANT: _____

LOCATION: 5006 NORTH BARTLETT AVENUE

SAN GABRIEL, CA 91776

APN 5388-032-021 Zoned
District

Related zoning matters:

CUP(s) or VARIANCE No. _____

Change of Zone Case No. _____

Other _____

This is an appeal on the decision of the Regional Planning Commission in the subject case. This form is to be presented in person with a check or money order made payable to the "Board of Supervisors" (check or money order must be presented with personal identification), during regular business hours 8:00 a.m. to 5:00 p.m. prior to the appeal deadline at the above address. Contact the Zoning Section of the Board of Supervisors for information: (213) 974-1426.

This is to appeal: (Check one)

The cost of Denial of this request: 800.00*

The cost of Approval of this request: 800.00*

*Except for Subdivision appeals: \$130.00 of this appeal amount is allocated to the Board of Supervisors' Hearing

Briefly, explain the reason for the appeal (attach additional information if necessary):

1) TO APPEAL 30 DETACHED CONDO UNITS

2) FIRELINE CONCERNS IMPACTING PARKING INSIDE THE PROJECT AND OUTSIDE ON BOTH MUSCATEL AVENUE AND BORTLETT AVENUE. PLEASE SEE ATTACHED LETTER AND SIGNATURE

x Namphu
(Signed) Appellant

NAM PHU
Print Name

NICK LA FARGO 5127 Muscatel ave. SAN GABRIEL, CA 91776
Address

NICK LA FARGO 626-286-1863 SAM MASRI 626-286-5905
City/Zip 5104 MUSCATEL AVE. SG. CA 91776

Day Time Telephone Number

NICHO 1935@YAHOO.COM
E-mail Address
Nicho 1935@yahoo.com

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

2011 MAY 31 PM 2:48

FILED



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

**CERTIFIED-RECEIPT
REQUESTED**

May 23, 2011

Lin Muscatel, LLC
1369 Bentley Court
West Covina, CA 91791

**SUBJECT: PROJECT NO. TR071234-(5)
TENTATIVE TRACT MAP NO. 071234
OAK TREE PERMIT NO. 201000009
HOUSING PERMIT NO. 201000002
MAP DATE: SEPTEMBER 7, 2010**

To Whom It May Concern:

A public hearing on Tentative Tract Map No. 071234, Oak Tree Permit No. 201000009 and Housing Permit No. 201000002 was held before the Los Angeles County Regional Planning Commission ("Commission") on May 18, 2011.

After considering the evidence presented, the Commission, in its action on May 18, 2011, approved the Mitigated Negative Declaration ("MND"), Mitigation Monitoring Program ("MMP"), the tentative tract map and the Oak tree permit, in accordance with the Subdivision Map Act, Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance) and Title 22 of the County Code (Zoning Ordinance). A copy of the MND, MMP and final findings and conditions is attached.

The Commission's action authorizes the following:

- 1) Tentative Tract Map No. 071234: Creation of one multi-family lot with 30 detached condominium units on 4.2 gross acres.
- 2) Oak Tree Permit No. 201000009: Encroachment into the protected zone of one Oak tree (heritage) and removal of one Oak tree (non-heritage).
- 3) Housing Permit No. 201000002: (Ministerial permit) For a density bonus of five dwelling units (20 percent) with a set aside of three dwelling units (10 percent) for very low income households. Requested incentives include reduced yard setbacks and reduced distance between main residential buildings.

The decision of the Commission on the tentative map and Oak tree permit shall become final and effective on the date of the decision, provided no appeal of the action taken has been filed with the Los Angeles County Board of Supervisors ("Board") within the following time period:

- In accordance with the requirements of the Subdivision Map Act and County Code, the tentative map may be appealed within 10 days following the decision of the

Commission. **The appeal period for this project will end at 5:00 p.m. on Tuesday, May 31, 2011.**

- In accordance with the requirements of the County Code, the Oak tree permit may be appealed within 10 days following the decision of the Commission. **The appeal period for this project will end at 5:00 p.m. on Tuesday, May 31, 2011.**

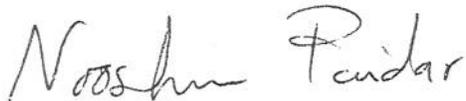
After the appeal period has passed, and all fees have been paid, the approved tentative map, exhibit map and Oak exhibit may be obtained at the Land Divisions Section, Room 1382, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012.

The tentative map approval **shall expire** on **May 18, 2013**. If the subject tentative map does not record prior to the expiration date, a request in writing for an extension of the approval, accompanied by the appropriate fee, must be delivered in person to Room 1382 within one month prior to the expiration date. The Oak tree permit runs with the map expiration.

If you have any questions regarding this matter, please contact Jodie Sackett at jsackett@planning.lacounty.gov or (213) 974-6433 between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director



Nooshin Paidar, AICP
Supervising Regional Planner
Land Divisions Section

NP:jds

Attachments: Final findings and conditions, Negative Declaration

C: Board of Supervisors, Subdivision Committee, Building & Safety
Hank Jong, project engineer (e-mail)
CC Chang, project agent (e-mail)

May 31st, 2011

Los Angeles County

Department of Regional Planning

320 West Temple Street

Los Angeles, Ca. 90012

To Whom It May Concern,

We, the residents of Bartlett/Muscatel Avenues, adjacent to the parcel of land designated in TR071234, are deeply disturbed by the county acceptance of that project. Many residents had no knowledge of the hearing on May 18th and were unable to voice their concerns. Construction of this project in the present format will adversely affect all residents of this area. Nearly eighty percent of the occupants of several hundred homes on these streets dislike the present plan.

There is no issue with development of this acreage. We are pleased that this area will be improved but we want it done without negatively affecting our neighborhood. Several years ago there was a proposal to build twenty-two units at this local but the project never came to fruition. We believe the present number of units, thirty, is excessive and would impede traffic flow and overload parking on our streets. Less units would equate to less traffic.

The lot plan reflects no parking in front of the proposed homes so the residents can unload luggage, groceries or children. That area is depicted as a fire zone. Those folks will have to park in their garages to unload their cars, which is difficult when the garage is full. So they will park out on the street.

Bartlett & Muscatel exit only to the north onto heavily traveled E Broadway, on which sit two schools almost directly opposite the Burton/Muscatel exit points and across the street from each other. This creates a traffic "choke" situation on E Broadway and causes long delays for autos attempting to enter the traffic flow onto Broadway from Bartlett/Muscatel Ave's. Also, we have a third school only one quarter mile East on Walnut Grove Ave which aggravates the present traffic congestion problem. We wonder if this unique problem was taken into consideration.

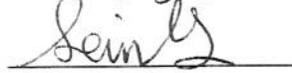
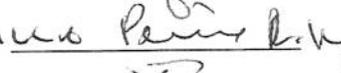
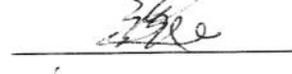
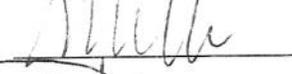
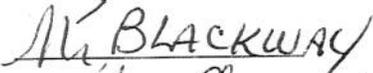
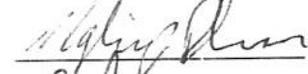
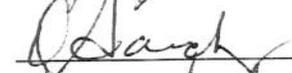
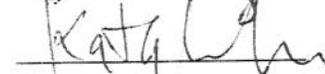
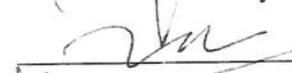
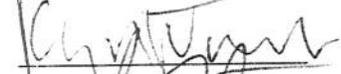
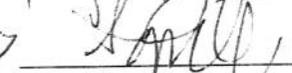
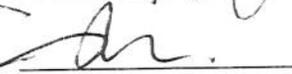
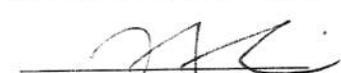
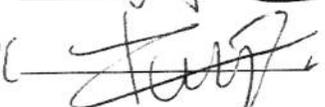
We cannot recall encountering any kind of traffic study equipment on E Broadway in the last two years. We would like to have access to the latest traffic study of this street because at peak traffic times hundreds of cars per hour pass the intersections of Broadway and Bartlett/Muscatel

And last, there are no sidewalks and inadequate street lighting on Bartlett/ Muscatel, so pedestrian traffic is placed in greater peril with project TR071234 in it's present format.

We, three hundred-twenty residents of the two streets affected by this project urge you to give serious consideration to our issues with this development.

<u>Print Name</u>	<u>Signature</u>	<u>Address</u>
<u>William LEE</u>	<u>William Lee</u>	<u>5129 N. BARTLETT AVE</u>
<u>PHU, NAM</u>	<u>Nam Phu</u>	<u>5129 N. Bartlett ave.</u>
<u>PATRICIA SANDOVAL</u>	<u>Patricia Sandoval</u>	<u>5130 Bartlett</u>
<u>Linda Daly</u>	<u>Linda Daly</u>	<u>5121 Bartlett</u>
<u>John Daly</u>	<u>John Daly</u>	<u>5121 BARTLETT</u>
<u>NHI PHAN</u>	<u>Charlie Phan</u>	<u>5214 Bartlett</u>
<u>Loan phan</u>	<u>Loan Phan</u>	<u>5214 Bartlett Ave</u>
<u>King WAH NG</u>	<u>King Wah Ng</u>	<u>5135 BARTLETT.</u>
<u>Fuk Hing NG</u>	<u>Fuk Hing Ng</u>	<u>5135 BARTLETT.</u>
<u>Helen Liao</u>	<u>HELEN LIAO</u>	<u>5118 Bartlett Ave.</u>
<u>ZHUO GEN Liao</u>	<u>Zhuo Gen Liao</u>	<u>5118 Bartlett Ave.</u>
<u>HOWARD K. CHU</u>	<u>Howard K. Chu</u>	<u>5059 BARTLETT AVE.</u>
<u>SHU NGOR CHU</u>	<u>Shu Ngor Chu</u>	<u>5059 BARTLETT AVE.</u>
<u>Kenneth HOANG</u>	<u>Kenneth Hoang</u>	<u>5047 Bartlett AVE</u>
<u>PHUONG TRAN</u>	<u>Phuong Tran</u>	<u>5201 BARTLETT AVE.</u>
<u>KHOA TA</u>	<u>Khoa Ta</u>	<u>5201 BARTLETT AVE</u>
<u>XANCY WANG</u>	<u>Xancy Wang</u>	<u>5205 Bartlett Ave</u>
<u>Cham Tran</u>	<u>Cham Tran</u>	<u>5123 Bartlett Ave</u>
<u>MINH C</u>	<u>Minh C</u>	<u>5123 Bartlett Ave</u>

<u>Print Name</u>	<u>Signature</u>	<u>Address</u>
<u>MIELECIO TOMAS</u>	<u>[Signature]</u>	<u>5234 BARTLETT AVE</u>
<u>POM SAENGPHAIKUL</u>	<u>[Signature]</u>	<u>5236 N. BARTLETT, AVE</u>
<u>FONNITA EMMULIA</u>	<u>[Signature]</u>	<u>5300 N BARTLETT AVE</u>
<u>Grace Wang</u>	<u>[Signature]</u>	<u>5308 N. Bartlett Ave</u>
<u>Tina Chen</u>	<u>[Signature]</u>	<u>5206 N. Bartlett Ave</u>
<u>ANNALISA ALVAREZ</u>	<u>[Signature]</u>	<u>5316 Bartlett Ave San Gabriel</u>
<u>WAYNE WHITEHURST</u>	<u>Wayne Whitehurst</u>	<u>5314 1/2 BARTLETT S.G.</u>
<u>JERSEFE ROMANILLA</u>	<u>Romanilla</u>	<u>53N N. Bartlett Ave. S.G.</u>
<u>DARIO LISIERO</u>	<u>[Signature]</u>	<u>5206 N. Bartlett Ave S.G.</u>
<u>Alexis Lisiero</u>	<u>[Signature]</u>	<u>5206 N. BARTLETT AVE S.G.</u>
<u>JACKIE TRI HUYNH</u>	<u>Jackie Tri Huynh</u>	<u>5134 BARTLETT AVE S.G.</u>
<u>HIANTI LE</u>	<u>[Signature]</u>	<u>5212 BARTLETT AVE</u>
<u>GUSTAVO J JUAREZ</u>	<u>[Signature]</u>	<u>5209 Bartlett Ave</u>
<u>NHI PHAN</u>	<u>[Signature]</u>	<u>5214 Bartlett Ave</u>
<u>MASALCO NAKATA</u>	<u>Masalco Nakata</u>	<u>5219 N Bartlett Ave</u>
<u>MASALCO NAKATA</u>	<u>Masalco Nakata</u>	<u>5221/2 Bartlett Ave</u>
<u>MASALCO NAKATA</u>	<u>Masalco Nakata</u>	<u>5317 N Bartlett Ave</u>
<u>Sonny Reyes</u>	<u>[Signature]</u>	<u>5208 Bartlett Ave</u>
<u>WANG JICHENG</u>	<u>[Signature]</u>	<u>5231 Bartlett Ave</u>

<u>Print Name</u>	<u>Signature</u>	<u>Address</u>
ANDREW R MAGALANES		5305 BARTLETT AV
LI SEIN MIN		5303 BARTLETT AVE
PJ BASALDUIN		5301 BARTLETT AVE
Michael Caro		5312 A Bartlett Ave
Ms Young Lam		5312 B Bartlett Ave
PONCIANO PONCEAVILA		5314 N. BARTLETT AVE
Jian Zhang		5302 Bartlett Ave.
Jia Li		5302 1/2 Bartlett Ave.
Mahelhee		5235 Bartlett Ave
Mr. Blackway		5408 N BARTLETT AVE
Johnny Shan		5430 N. Bartlett Ave.
David Sanchez		5434 Bartlett
LU, KATHY		5440 BARTLETT
TONY HA		5435 BARTLETT
KYEE YEO		5429 BARTLETT
SANTO DELAFAZ		5403 BARTLETT
JAY KONIG		5329 BARTLETT
SIATIAN LAI		5329 Bartlett
Rochigo Hernandez		5228 Bartlett

<u>Print Name</u>	<u>Signature</u>	<u>Address</u>
SUSANA		5226 N. Bartlett Av
Manny Galvez		5232 Bartlett Av
Juan Alvarez		5316 BARTLETT AVE.
MICHAEL NAKATA		5317 Bartlett Ave
Betty Fujin	Betty Fujin	5315 Bartlett Ave
Juan Costanza		5323 Bartlett Ave.
Mel Harman	Mel Harman	5333 Bartlett Ave
Miriam Fujioka	Miriam Fujioka	5335 N. Bartlett Ave.
Nguyen Thi Ngoc Thuy		5423 N. Bartlett Ave.
CHANG G. THUAN		5217 Bartlett Ave
Ying chung		5202 Bartlett Ave
JAVIER RAYGOZA		5215 Bartlett Ave
ALFRED HERRERA		5213 BARTLETT AVE
NADIM ABOLHOSN		5402 BARTLETT AVE
AYE ALVINT		8715 Daines Dr
Fabio Sanchez		5420 Dubonnet Ave.
Alda Bañuelos		5427 N. Dubonnet Ave
PATRICK SELLERAR		5431 Dubonnet Ave
Dennis & Eliza Horgan		5432 Dubonnet Ave

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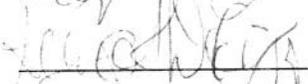
Proposed Condo Project
5006 N. Bartlett Avenue, San Gabriel, CA 91776

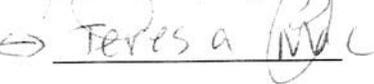
Print Name

Signature

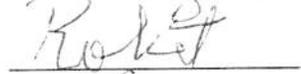
Address

Rich Widrig  5019 N. Bartlett

Kim Wikric  5019 N. Bartlett Ave.

 Teresa  5013 1/2 Bartlett Ave

 Ruyen Mac 5013 Bartlett Ave

Robert  ROBERT H. 8714 E. ANDES ST.

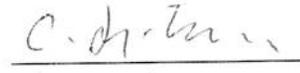
Hani Sanchez  8702 Andes ST.

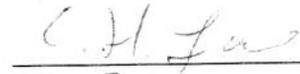
Jack Ito  8722 Andes ST.

LEO CRAVEA  8726 ANDES ST

CKHI RO  5015 BARTLETT AVE

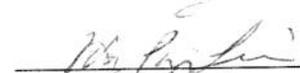
Milena Almeida  8706 Andes ST

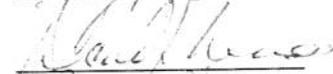
CHIN MEI TAI  8725 ANDES ST

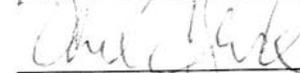
CHIH HSIUN TAI  8725 ANDES ST

JOY LAW  8723 Andes ST

BE SZE LING  8723 ANDES ST

Pui Lai Wong  8723 ANDES ST

  5017 BARTLETT AVE

Lisa Christine  5017 N. Bart

Proposed Condo Project
5006 N. Bartlett Avenue, San Gabriel, CA 91776

Print Name

Signature

Address

Leah Dinsay

L. Dinsay

5011 N. Bartlett Ave.

EDGAR ZALAMEDA

E. Zalameda

5011 N. BARTLETT AVE

KEED ADAMS

K. Adams

5314 BARTLETT AVE

Jeremy Justice

J. Justice

5011 N. Bartlett Ave

VANOSSA DY

V. Dy

5011 N. BARTLETT AVE

ROSELYN DINSAY

R. Dinsay

5209 HARTER LANE

Painage, Mary

M. Painage

5011 N. BARTLETT AVE

ERICK GARCIA

E. Garcia

5209 HARTER LANE

Proposed Condo Project
5006 N. Bartlett Avenue, San Gabriel, CA 91776

<u>Print Name</u>	<u>Signature</u>	<u>Address</u>
Miles Yu	Miles Yu	5226 N. Muscatel Ave.
1. Michael YU	Michael YU	San Gabriel, CA 91776
2. Judy Liu	Judy Liu	5209 N. Muscatel Ave San Gabriel, CA 91776
3. Judy Liu	Judy Liu	5205 N. Muscatel Ave San Gabriel, CA 91776
4. Sandy Yu	Sandy Yu	5227 N. Muscatel Ave San Gabriel, CA 91776
5. SHANNY Lu	Shanny Lu	5306 N. Muscatel Ave San Gabriel, CA 91776
6. CHENG XIAN YU	Cheng Xian Yu	5232 N MUSCATEL AVE San Gabriel CA 91776
7. THANH Vuong	Thanh Vuong	5715 N MUSCATEL AVE SAN GABRIEL CA 91776
8. THU C. CHAU	Thu C. Chau	5129 N. Muscatel San Gabriel CA 91776
9. NGAN CHAU	Ngan Chau	5123 1/2 N. MUSCATEL AVE San Gabriel CA 91776
10. INUSON DANKI	Inuson Danki	5125 1/2 N. MUSCATEL AVE San Gabriel CA 91776
11. ASIDA Sherman	Asida Sherman	5123 N. Muscatel Ave San Gabriel CA 91776
12. Alexandra Garcia	Alexandra Garcia	5125 N. Muscatel Ave San Gabriel CA 91776
13. Maria S. Baltazar	Maria S. Baltazar	5230 N. Muscatel Ave San Gabriel CA 91776
14. Mrs. Rosemary West	Rosemary West	5128 N. MUSCATEL AVE San Gabriel CA 91776
15. Mr. Charley Lee	Charley Lee	5126 N. MUSCATEL AVE San Gabriel CA 91776
16. Jonny Lee	Jonny Lee	5132 N MUSCATEL AVE San Gabriel CA 91776
17. Louis SANCHEZ	Louis Sanchez	5202 N MUSCATEL AVE San Gabriel CA 91776
18. Jonathan Ngo	Jonathan Ngo	5212 7/8 N Muscatel AVE San Gabriel CA 91776
19. Yuan, Yue Liang	Yuan, Yue Liang	

Roll marks

Proposed Condo Project
5006 N. Bartlett Avenue, San Gabriel, CA 91776

Print Name

Signature

Address

- 20. SUSAN GUERRAZO Susan Guerrazo 5229 N. Muscatel
- 21. Sheila Lin _____
- 22. Sheila Lin Sheila Lin 5222 N. Muscatel Ave.
- 23. Mei-chu Liu [Signature] 5209 N. Muscatel Ave
- 24. Kevin Xu [Signature] 5302 N. MUSCATEL AVE
- 25. JANE CHU Jane Chu 5206 N. Muscatel Ave.
- 26. PETER TAW [Signature] 5220 N. Muscatel Ave
- 27. MEINACHEN CHU [Signature] 5228 N MUSCATEL AVE
- 28. Dave Loo [Signature] 5403 N. MUSCATEL AVE
- 29. Jennifer Loo Jennifer Loo 5403 N. MUSCATEL AVE
- 30. Moses Yu [Signature] 5206 N. Muscatel Ave, 91776
- 31. _____
- 32. _____
- 33. _____
- 34. _____
- 35. _____
- 36. _____
- 37. _____
- 38. _____

Proposed Condo Project
 5006 N. Bartlett Avenue, San Gabriel, CA 91776

<u>Print Name</u>	<u>Signature</u>	<u>Address</u>
Trina L. Nguyen		5312 N. Muscatel Ave.
PHU N NGUYEN		5312 N. MUSCATEL AVE
JINA WANG		5324 N. Muscatel Ave
SHARON LIANG		5105 N Muscatel Ave.
Xin Xiang Liang		5105 N. Muscatel Ave.
FRANCIS CABALLERO		5311 N. MUSCATEL AVE
Philip Caballero		5311 N. MUSCATEL AVE.
John K Rockwell		5310 N MUSCATEL AVE
Aina Huang		5308 1/2 MUSCATEL AVE
JIAN HUANG		5308 1/2 MUSCATEL AVE
ANDY WU		5308 N MUSCATEL AVE
E. Jin		5316 N. Muscatel Ave.
ZHANG FU CHEN		5318 N Muscatel Ave
Huang Mixia		5319 N muscatel
Tony Kwok		5328 N. muscatel
Shun Hing		5326 N. Muscatel Ave.
Yue Xia Chen		5332 N Muscatel
KAREN LIANG		5340 N MUSCATEL.
	Tim HUANG	SAME ABOVE

Proposed Condo Project
5006 N. Bartlett Avenue, San Gabriel, CA 91776

<u>Print Name</u>	<u>Signature</u>	<u>Address</u>
<u>NICK FERRERO</u>	<u>Nick Ferrero</u>	<u>5122 MUSCATEL AVE</u>
<u>PAT ALMUTE</u>	<u>Pat Almute</u>	<u>5120 N. MUSCATEL AVE</u>
<u>ANH-NGUYEN</u>	<u>Anh</u>	<u>4928 N MUSCATEL AVE</u>
<u>LONG-NGUYEN</u>	<u>Long</u>	<u>4930 N muscatel ave</u>
<u>MINH TRAN</u>	<u>Minh</u>	<u>4928 N MUSCATEL ave</u>
<u>Nguyet Tran</u>	<u>Nguyet</u>	<u>4928 n muscatel ave</u>
<u>DAVIS THY TRAN</u>	<u>Davisth</u>	<u>4931 N MUSCATEL AVE</u>
<u>Helen Tracy</u>	<u>Helen</u>	<u>4931 N MUSCATEL Ave.</u>
<u>Joo Hyun Jeon</u>	<u>Joo Hyun Jeon</u>	<u>4925 N muscatel Ave.</u>
<u>Juan Gasca</u>	<u>Juan Gasca</u>	<u>4920 N Muscatel Ave</u>
<u>Michael Mitchell</u>	<u>Michael Mitchell</u>	<u>4937 N Muscatel Ave</u>
<u>DANH V BUI</u>	<u>Danh V Bui</u>	<u>4916 N. MUSCATEL AV</u>
<u>XUAN T DO</u>	<u>Xuan T Do</u>	<u>4916 N. MUSCATEL AV</u>
<u>TUYEN BUI</u>	<u>Tuyen Bui</u>	<u>4916 N MUSCATEL AVE</u>
<u>Bao Kwan</u>	<u>Bao Kwan</u>	<u>4912 N MUSCATEL AVE</u>
<u>HIEP T LY</u>	<u>Hiep</u>	<u>5004 N MUSCATEL AVE</u>
<u>Brian Ta</u>	<u>Brian Ta</u>	<u>5004 N. Muscatel Ave.</u>
<u>SAMSON XIG</u>	<u>Samson Xig</u>	<u>504 1/2 Bartlett Av.</u>
<u>Stephanie. Zheng</u>	<u>Stephanie Zheng</u>	<u>504 1/2 BARTLETT AVE.</u>

Proposed Condo Project
 5006 N. Bartlett Avenue, San Gabriel, CA 91776

<u>Print Name</u>	<u>Signature</u>	<u>Address</u>
ZHI PEITAN	Zhi Pei Tan	5208 Muscatel ave San Gabriel
Fanny Wong	Fanny Wong	5109 Bartlett Ave.
Ken Wong	Ken Wong	5109 Bartlett Ave.
ZHAO Li ZHOU	Zhao Li Zhou	5208 Muscatel Ave.
Yi Ying Ye	Yi Ying Ye	5109 Bartlett Ave.
DON ZHOU	Don Zhou	5208 MUSCATEL AVE SAN GABRIEL
Shaoying Lei	Shaoying Lei	5208 MUSCATEL AVE.
THI QUANGHANG	Thi Quanghang	5236 MUSCATEL AVE
Long Tranhinh	Long Tranhinh	8804 Lithodome Dr
Esosa J.	Esosa J.	4920 N. Muscate Av
Alexander Hernandez	Alex Hernandez	4922 W. Muscate Ave
Lacie Phan	Lacie Phan	4928 N. Muscate Ave.
Fred Moh	Fred Moh	5304 N. Muscatel Ave
Lindy Joe	Lindy Joe	4936 N Muscatel Ave.
HARRY JOE	Harry Joe	4936 N. MUSCATEL AVE.
Tina Im	Tina Im	4938 N. Muscatel Ave
Anna Thuy	Anna Thuy	5002 N. Muscatel Ave.
Anna Thuy	Anna Thuy	5003 W. Muscatel ave.
RICHARD ARAKAWA	Richard Arakawa	5021 N. Muscatel Ave.

Proposed Condo Project
 5006 N. Bartlett Avenue, San Gabriel, CA 91776

<u>Print Name</u>	<u>Signature</u>	<u>Address</u>
<u>ROBERT TARAGAN</u>	<u>Robert Taragan</u>	<u>8824 LITTLESTONE DR. SAN GABRIEL</u>
<u>Marta Peña</u>	<u>Marta Peña</u>	<u>8821 LITTLESTONE DR. SAN GABRIEL</u>
<u>THOMAS NGUYEN</u>	<u>Thomas Nguyen</u>	<u>8823 Littlestone Dr. San Gabriel</u>
<u>Guadalupe Vergara</u>	<u>Guadalupe Vergara</u>	<u>8817 Littlestone San Gabriel</u>
<u>JOSE MEDINA</u>	<u>J. C. Medina</u>	<u>8814 Littlestone Dr. San Gabriel</u>
<u>BELEN M. MEDINA</u>	<u>Belen M. Medina</u>	<u>8811 Littlestone Dr. San Gabriel</u>
<u>MA, T</u>	<u>MA, T</u>	<u>8827 Littlestone Dr. SG</u>
<u>Thomas Vergara</u>	<u>Thomas Vergara</u>	<u>8817 Littlestone Drive SG</u>
<u>Peggy TULLIO</u>	<u>Peggy Tullio</u>	<u>8828 Littlestone Dr. SG</u>
<u>DAN TULLIO</u>	<u>Dan Tullio</u>	<u>11 " " " 91776</u>
<u>Mildred Flores</u>	<u>Mildred Flores</u>	<u>5219 N Muscatel Ave San Gabriel 91776</u>
<u>Robert VERGARA</u>	<u>Robert Vergara</u>	<u>8817 Littlestone SAN GABRIEL CA 91776</u>
<u>PAUL SERRANO</u>	<u>Paul Serrano</u>	<u>5235 N Muscatel Ave</u>
<u>WAN S. CHAI</u>	<u>Wan S. Chai</u>	<u>5213 N. Muscatel Av. San Gabriel CA 91776</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Proposed Condo Project
5006 N. Bartlett Avenue, San Gabriel, CA 91776

Print Name

Signature

Address

Nicholas LaFarge

N LaFarge

5727 W. Hirschatel Av, San Gabriel, Ca



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

**REGIONAL PLANNING COMMISSION
APPEAL FORM**

DATE: 5-31-11

TO: Ms. Rosie Ruiz
Regional Planning Commission Secretary
Department of Regional Planning
County of Los Angeles
320 W. Temple Avenue, Room 1350
Los Angeles, California 90012

FROM: Nicholas La Fargo
Name

SUBJECT: Project Number(s): TR 071234 - (5)
Case Number(s): TR 071234 - (5)
Case Planner: Jodie Sackett
Address: 5006 N. Bartlett Ave, San Gabriel, Ca. 91776
Assessors Parcel Number: APN: 5388-032-021
Zoned District: A-1

Entitlement Requested:

Tentative tract map to create the detached condo units on 4.2 acres in the A-1 zone.

Related Zoning Matters:

Tentative Tract/Parcel Map No.	
CUP, VAR or Oak Tree No.	<u>201000009</u>
Change of Zone Case No.	
Other	

(Reverse)

I am appealing the decision of (check one and fill in the underlying information):

Decision Date: Director

Hearing Officer
Public Hearing Date: _____
Hearing Officer's Name: Jodie Sackett
Agenda Item Number: _____

The following decision is being appealed (check all that apply):

- The Denial of this request
- The Approval of this request
- The following conditions of approval:

_____ List conditions here _____

The reason for this appeal is as follows:

1- To appeal 30 detached condo units.
2- Fire lane concerns impacting parking inside the project and outside on both Muscatel & Bartlett Aves. Please see attached letter.

Are you the applicant for the subject case(s) (check one)? YES NO

Please see attached list of signatures.

Submitted herewith is a check or money order for the amount due, as indicated on the Fee Schedule on the Los Angeles County Department of Regional Planning's website.

N La Fargo
Appellant (Signature)

Nicholas La Fargo
Print Name

5127 Muscatel Ave. San Gabriel, Ca. 91776
Address

(626) 286-1863 or Sam Masri (626) 286-5905
Day Time Telephone No.

*Fee subject to change.

May 31st, 2011

Deputy Executive Officer
Los Angeles County Board of Supervisors
Room 383, Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

To Whom It May Concern:

We, the residents of Bartlett/Muscatel Avenues, adjacent to the parcel of land designated in TR071234, are deeply disturbed by the County acceptance of that project. Many residents had no knowledge of the hearing on May 18th and were unable to voice their concerns. Construction of this project in the present format will adversely affect all residents of this area. Nearly eighty percent of the occupants of several hundred homes on these streets dislike the present plan.

There is no issue with development of this acreage. We are pleased that this area will be improved but we want it done without negatively affecting our neighborhood. Several years ago there was a proposal to build twenty-two units at this local but the project never came to fruition. We believe the present number of units, thirty, is excessive and would impede traffic flow and overload parking on our streets. Less units would equate to less traffic.

The lot plan reflects no parking in front of the proposed homes so the residents can unload luggage, groceries or children. That area is depicted as a fire zone. Those folks will have to park in their garages to unload their cars, which is difficult when the garage is full. So they will park out on the street.

Bartlett & Muscatel exit only to the north onto heavily traveled E. Broadway, on which sit two schools almost directly opposite the Burton/Muscatel exit points and across the street from each other. This creates a traffic "choke" situation on E. Broadway and causes long delays for autos attempting to enter the traffic flow onto Broadway from Bartlett/Muscatel Ave's. Also, we have a third school only one quarter mile East on Walnut Grove Ave which aggravates the present traffic congestion problem. We wonder if this unique problem was taken into consideration.

We cannot recall encountering any kind of traffic study equipment on E. Broadway in the last two years. We would like to have access to the latest traffic study of this street because at peak traffic times hundreds of cars per hour pass the intersections of Broadway and Bartlett/Muscatel.

And last, there are no sidewalks and inadequate street lighting on Bartlett/Muscatel, so pedestrian traffic is placed in greater peril with project **TR071234** in it's present format.

We, three hundred-twenty two residents of the two streets affected by this project urge you to give serious consideration to our issues with this development.

Sincerely,
The Residents of Bartlett/Muscatel Avenues

Naomhu - APPEALANT.

Regional Planning Commission Transmittal Checklist

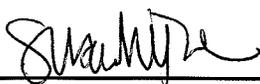
Hearing Date
May 18, 2011
Agenda Item No.
6

Project Number: TR071234-(5)

Case(s): OAK TREE PERMIT NO. 201000009
HOUSING PERMIT NO. 201000002
TENTATIVE TRACT MAP NO. 071234
ENVIRONMENTAL ASSESSMENT NO. 201000015

Planner: Jodie Sackett, Land Divisions Section

- Factual
- 8.5x11 and 11x17 Aerial GIS Maps
- Staff Report
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation
- Correspondence
- Color Photos
- Aerial Image(s)
- Land Use Radius Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Exhibit "B" (illustration of staff recommended design changes)
- Color site plan (11x17)
-

Reviewed By: 



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

PROJECT NO. TR071234-(5)
 TENTATIVE TRACT MAP NO. 071234
 OAK TREE PERMIT NO. 201000009
 HOUSING PERMIT NO. 201000002
 ENVIRONMENTAL ASSESSMENT NO. 201000015

RPC MEETING DATE	CONTINUE TO
AGENDA ITEM NO. 6	
PUBLIC HEARING DATE May 18, 2011	

APPLICANT Lin Muscatel, LLC	OWNERS Lin Muscatel, LLC	REPRESENTATIVE Hank Jong, EGL Asso.
---------------------------------------	------------------------------------	---

REQUEST
Tentative tract map: To create one multi-family lot with 30 detached condominium units on 4.2 gross acres.
Oak tree permit: For one removal (non-heritage) and one encroachment (heritage).
Housing permit (ministerial): For a five-unit density bonus with three units set aside for very low incomes (two incentives requested).

LOCATION/ADDRESS 5006, 5012, and 5020 N. Bartlett Avenue, San Gabriel	ZONED DISTRICT East San Gabriel
ACCESS N. Bartlett Avenue, Muscatel Avenue	COMMUNITY East Pasadena-East San Gabriel
	EXISTING ZONING A-1 (Light Agricultural – 5,000 Square Foot Minimum Required Lot Area)

SIZE 4.2 gross (3.8 net) acres	EXISTING LAND USE Nursery	SHAPE Irregular	TOPOGRAPHY Flat
--	-------------------------------------	---------------------------	---------------------------

SURROUNDING LAND USES & ZONING (WITHIN 500 FEET)

North: Single-family residences and duplexes / A-1	East: Single-family residences and duplexes / A-1
South: Railroad, rail yard, nursery, single-family residences / City of Rosemead	West: Single-family residences and duplexes / A-1

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide General Plan	1 (Low Density Residential – One to Six Dwelling Units Per Gross Acre)	25DU	Yes (with a density bonus for five extra dwelling units)

ENVIRONMENTAL STATUS
 A Mitigated Negative Declaration ("MND") has been prepared for this project, as staff determined that the project will have less than significant or no impacts on the environment with project mitigation for *geotechnical, fire, noise, greenhouse gas, sewage disposal, education, general, environmental safety, and mitigation compliance*.

DESCRIPTION OF SITE PLAN
 The tentative map and exhibit "A" dated September 7, 2010 depict one multi-family lot with 30 detached condominium units on 4.2 gross acres. A total of 18 dwelling units are sited along the north and east property boundaries, with 12 units sited in the middle of site and enclosing a private area with pool, patio and poolhouse. Perimeter units (Nos. 1-13) have rear yard setbacks varying between 13 and 15 feet. Internal circulation is open (un-gated) and provided via a 28-foot wide private driveway system ("A" Drive and "B" Drive), with "B" Drive connecting Bartlett Avenue and Muscatel Avenue. All proposed units front along and gain access from the internal private driveway system, except for Unit No. 24 as shown on the site plan, which fronts along and gains access from Muscatel. To the west along Bartlett Avenue is an open landscaped area proposed for a future playground site. A six to eight foot high block wall is proposed along the southerly site boundary. A nine foot wide planting strip is proposed along the entire length of the wall. A total of 24 onsite guest parking spaces are provided in three locations: along "A" Drive to the west, near the playground area; along "A" Drive to the east, near the pool area; and along "B" Drive to the south. A total of 6,400 cubic yards of combined cut and fill grading is proposed (3,200 cut and 3,200 fill, to be balanced onsite). There are two Oak trees existing onsite: one large heritage Oak in the northwest property corner along Bartlett Avenue (with an encroachment proposed); and one smaller non-heritage Oak near the middle of the site (proposed to be removed).

KEY ISSUES
 Please see Page 2.

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

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

*(O) = Opponents (F) = In Favor

SUBDIVISION COMMITTEE RECOMMENDATION

- APPROVAL DENIAL
- No improvements _____ 20 Acre Lots _____ 10 Acre Lots _____ 2½ Acre Lots _____ Sect 191.2
- Street improvements _____ Paving _____ Curbs and Gutters _____ Street Lights
_____ Street Trees _____ Inverted Shoulder _____ Sidewalks _____ Off Site Improvements
- Water mains and hydrants
- Drainage facilities
- Sewer Septic tanks Other _____
- Park dedication "in-lieu fee"

INDIVIDUAL AGENCY COMMENTS
NONE

KEY ISSUES

- **Nursery:** An 11,000 square foot plant nursery is currently existing and in operation on the subject site. There have been previous neighbor complaints about truck parking, vagrancy and loose animals on the property. If approved, the proposed development would replace the existing nursery.
- **Through-access:** Currently, Muscatel Avenue and Bartlett Avenue dead-end at the adjacent railroad. There have been previous neighbor concerns regarding traffic in the neighborhood during school drop off and pick-up hours. The subdivision proposes a through-connection via a proposed 28-foot wide private driveway and fire lane ("B" Drive) that would link the two existing streets.

PREPARED BY
Jodie Sackett

**PROJECT NO. TR071234-(5)
TENTATIVE TRACT MAP NO. 071234
OAK TREE PERMIT NO. 201000009
HOUSING PERMIT NO. 201000002**

STAFF REPORT

**MAY 18, 2011
REGIONAL PLANNING COMMISSION PUBLIC HEARING**

PROJECT OVERVIEW

Lin Muscatel, LLC ("applicant") proposes a subdivision of land to create one multi-family lot with 30 detached condominium units on 4.2 gross acres. Associated with the subdivision is an Oak tree permit request for one removal (non-heritage) and one encroachment (heritage). A Mitigated Negative Declaration is proposed to reduce potential environmental impacts to a level of less than significant/no impact.

An administrative housing permit is also associated with the project. The applicant requests a density bonus of five dwelling units with three dwelling units set aside for very low income households. Modifications to the East Pasadena-San Gabriel Community Standards District ("CSD) are requested as housing permit incentives: reduced yard setbacks and reduced distance between main residential buildings. The housing permit is a ministerial request and is not subject to a public hearing.

Significant project issues include:

- Nursery operation: A plant nursery is currently existing and in operation on the subject site. In the past, there have been neighbor complaints about truck parking, loitering and vagrancy on the property. If approved, the proposed development would replace the existing nursery.
- Through-access: Currently, Muscatel Avenue and N. Bartlett Avenue dead-end at the adjacent railroad and also do not connect to each other. The subdivision proposes a through-connection via a proposed 28-foot wide private driveway and fire lane ("B" Drive) that would link the two existing streets and help alleviate some traffic concerns in the neighborhood, especially during school drop-off and pick-up hours.

DESCRIPTION OF THE SUBJECT PROPERTY

Location: The project site is located at 5006, 5012, and 5020 N. Bartlett Avenue in the unincorporated community of East Pasadena-East San Gabriel and within the East Pasadena-San Gabriel CSD, Fifth Supervisorial District of Los Angeles County.

Existing Features: The subject property is approximately 4.2 gross (3.8 net) acres in size, irregular in shape, with flat terrain. The site currently has a nursery in operation. There are two Oak trees located on the subject property: one heritage Oak tree located near N. Bartlett Avenue in the northwest corner of the site, and one non-heritage Oak tree located near the middle of the property. There is vegetation consisting of trees, shrubs and grass scattered

throughout the property. Large portions of the subject site are vacant and/or do not contain any structures.

Access: Access to the subject property is provided by N. Bartlett Avenue, a local street with 60 feet of existing right of way and approximately 40 feet of paved width, and Muscatel Avenue, a local street with approximately 50 feet of existing right of way and 40 feet of paved width.

Water and Sewer Service: Public water connection currently exists at the subject site and is provided by the San Gabriel Municipal Water District. Public sewer connection currently exists at the subject site and is provided by the Los Angeles County Sanitation District No. 15.

ENTITLEMENTS REQUESTED

Tentative Tract Map No. 071234: A subdivision of land to create one multi-family lot with 30 detached condominium units on 4.2 gross acres.

Oak Tree Permit No. 201000009: To remove one Oak tree (non-heritage) and to encroach into the protected zone of one Oak tree (heritage).

Housing Permit No. 201000002: An administrative permit request for a density bonus of five dwelling units with a set-aside of three dwelling units for very low income households. The housing permit is a ministerial request and is not subject to a public hearing.

EXISTING ZONING

Subject Property: The subject property consists of 3.8 net acres of A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area) zoning.

Surrounding Area: Surrounding zoning within 500 feet of the subject property:

- North: A-1
- East: A-1
- South: A-1, City of Rosemead
- West: A-1

EXISTING LAND USES

Subject property: The subject property contains a plant nursery currently in operation.

Surrounding area: Surrounding land uses within 500 feet of the subject property:

- North: Single-family residences and duplexes
- East: Single-family residences and duplexes
- South: Railroad, rail yard, nursery, single-family residences
- West: Single-family residences and duplexes

PREVIOUS CASES/ZONING HISTORY

Previous Cases: Tentative Tract Map No. 062863 ("TR062863") was previously filed on the subject property in September 2005 by The Olson Company ("applicant"). TR062863 was a request for one multi-family lot with 22 detached condominium units on 3.94 gross acres, an Oak tree permit to encroach into the protected zone of one heritage Oak tree, and an associated Mitigated Negative Declaration ("MND") with potential impacts related to noise and environmental hazards mitigated to a level of less than significant/no impact. Below is a summary of the project's history:

- (February 2005 community meeting) On February 9, 2005, the applicant held a community meeting at the nearby Jefferson Middle School, located 1340 E. Live Oak Avenue in San Gabriel. Six community members attended the meeting. In the applicant's meeting summary letter dated February 15, 2006 (attached), the applicant indicated that "the community members in attendance were very favorable regarding the project", that they "find the current use of the site as former nursery and storage lot for local gardeners as an incompatible use for the neighborhood", and that "the subject property has had a number of vagrancy issues." Finally, the summary letter indicated that one resident was concerned with traffic, and that a traffic signal should be installed at the corner of E. Broadway and Bartlett Avenue. At the community meeting, the applicant responded that the project initial study indicated that a traffic study "will not be necessary for the proposed development."
- (October 17, 2006 public hearing) TR062863 was heard before a Los Angeles County Hearing Officer ("Hearing Officer") on October 17, 2006. During the October 17, 2006 public hearing, staff and the applicant gave a presentation, and testimony was heard from three local residents concerned with the development. One local resident expressed a concern with the existing heritage Oak tree located on the subject site, and wanted to ensure that the Oak tree would remain protected. Two other residents testified regarding traffic concerns and project access (which was proposed to be gated). Residents testified that the project entrance should not be restricted to N. Bartlett Avenue but that access should also be provided at Muscatel Avenue, and that through access should be provided from Bartlett to Muscatel through the project site. A petition was also submitted to the Hearing Officer on the day of the October 17, 2006 public hearing (attached). The petition included eight signatures and stated that all petitioners "are not in favor of having the new housing development on N. Bartlett Avenue only, but in favor of having another entrance on Muscatel Avenue also." At the October 17, 2006 public hearing, the Hearing Officer continued the public hearing to November 7, 2006 at the request of the applicant so that the applicant could have additional time to review the Oak tree conditions of approval.
- (November 7, 2006 continued public hearing) At the November 7, 2006 continued public hearing, staff gave a brief presentation and no testimony was heard. The project applicant did not attend the continued public hearing. The Hearing Officer took the matter off calendar. On November 9, 2006, the applicant submitted a letter to staff indicating that they no longer wish to proceed with the project.
- (June 24, 2008 map revision) On June 24, 2008, a new project owner and applicant, Lin Muscatel LLC, filed a tentative map revision for 34 detached condominium units

with a related CSD Modification for reduced rear yard setbacks, reduced distance between main structures, and increased lot coverage. After receiving staff comments from the August 11, 2008 Subdivision Committee Meeting to reduce the project density and comply with the CSD provisions, on March 10, 2010, the applicant filed a letter to withdraw the project application. The application was withdrawn on March 25, 2010. On April 7, 2010, the applicant filed a new project application with a new tentative map number for the subject project (TR071234).

***Previous project community meeting letter and petition are attached.**

Zoning History: The current zoning was created by Ordinance No. 1891 establishing the East San Gabriel Zoned District effective January 1, 1931.

PROJECT DESCRIPTION

Site Design: The tentative map and exhibit "A" dated September 7, 2010 depict one multi-family lot with 30 detached condominium units on 4.2 gross acres. A total of 18 dwelling units are sited along the north and east property boundaries, with 12 units sited in the middle of site and enclosing a private area with pool, patio and poolhouse. Perimeter units (Nos. 1-13) have rear yard setbacks varying between 13 and 15 feet. Internal circulation is open (un-gated) and provided via a 28-foot wide private driveway system ("A" Drive and "B" Drive), with "B" Drive connecting Bartlett Avenue and Muscatel Avenue. All proposed units front along and gain access from the internal private driveway system, except for Unit No. 24 as shown on the site plan, which fronts along and gains access from Muscatel. To the west along Bartlett Avenue is an open landscaped area proposed for a future playground site. A six to eight foot high block wall is proposed along the southerly site boundary, visually and acoustically shielding the site from the adjacent railroad. The block wall will be bordered by a proposed nine foot wide planting strip running the entire length of the wall.

Parking: Each unit will have two garage parking spaces, and there are a total of 24 onsite guest parking spaces provided in three locations: along "A" Drive to the west, near the playground area; along "A" Drive to the east, near the pool area; and along "B" Drive to the south.

Grading: A total of 6,400 cubic yards of combined cut and fill grading is proposed (3,200 cut and 3,200 fill), to be balanced onsite.

Utilities: Public sewer and water connections are proposed for the development.

Oak trees: There are two Oak trees existing onsite: one large heritage Oak in the northwest property corner along Bartlett Avenue (with an encroachment proposed); and one smaller non-heritage Oak near the middle of the site (proposed to be removed).

GENERAL PLAN CONSISTENCY

LAND USE ELEMENT

Land Use Policy Map

The subject property is contained within the Category 1 (Low Density Residential – One to Six Dwelling Units Per Acre) land use category of the Los Angeles Countywide General Plan (“General Plan”). The proposed single-family residences are consistent with the allowed land uses of Category 1 (see General Plan, Land Use Element, p. LU-13). Category 1 allows a maximum density of 25 dwelling units on the subject property. As 25 dwelling units are proposed, the project density is consistent with the General Plan.

Land Use Element Objectives

Objectives of the Land Use Element of the General Plan include “maintain[ing] and enhancing the quality of existing residential neighborhoods” and “encourag[ing] high quality design in all development projects, compatible with the... manmade environment” (Objectives, p. LU-8). The proposed development enhances the quality of surrounding neighborhood through its design features, such as appropriate building location, through-access from Bartlett to Muscatel, heights and setbacks, ample open space and recreational area, and convenient guest parking throughout the development. This is consistent with both listed objectives of the General Plan.

Land Use Element Policies

Overall, the proposed development will replace an aging nursery use with additional housing in an urbanized area in close proximity to existing services and facilities, such as a several schools, grocery stores, restaurants, a pharmacy, hardware stores, and a public library (all located within one mile of the project site), and public sewer and water lines of sufficient capacity to accommodate new development. This is consistent with plan policies to “provide convenient access to jobs and services”, “promote compatible land use arrangements that reduce reliance on the private automobile... and maximize energy conservation” (Needs and Policies, pp. LU-9, LU-11).

HOUSING ELEMENT

Affordable Housing

The subject project proposes to set aside 10 percent of the residential units for very low income households, for a total of three affordable units. The County encourages the private market provision of affordable housing units (see “Needs and Policies”, “Policy Statement No. 1”, “Housing Quantity”, Policy No. 2, Page IV-31), adding to the County’s available supply of these affordable units.

OAK TREE PERMIT

Arborist’s Report

The consulting arborist, Arborgate Consulting, Inc. (“arborist”), completed an Oak Tree Report (“report”) on December 31, 2009. According to the arborist’s report, the project site contains two Oak trees potentially affected by the development that were studied under the report. The smaller Oak tree will be removed, and the larger Oak will be retained. The report indicated the location and condition of the Oak trees, and the “heritage status” of the

one Oak tree to be retained, identified as a "Coast Live Oak." According to the arborist's report, the heritage Oak will have a proposed sidewalk within its protected zone, and will have grading and construction up to the boundary of its protected zone.

Forester's Recommended Conditions

Upon review of the arborist's report dated December 31, 2009, the Los Angeles County Forester and Fire Warden ("Forester") issued recommended conditions of approval for the proposed Oak tree permit. The Forester is recommending approval of the permit request with a tree replacement ratio of two-to-one (2:1) for the Oak tree to be removed, for a total of two new Oak trees to be planted within the project site.

The approval of the Oak Tree Permit is based on the following findings stated in Section 22.56.2100 of the Los Angeles County Code ("County Code"):

- A. *That the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Chapter 22.56, Part 16, of the Los Angeles County Code, if any, on the subject property;*
- B. *That the removal or relocation of the Oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and*
- C. *That in addition to the above facts, at least one of the following findings must apply:*
 - i. *That the removal of Oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:*
 - 1. *Alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or*
 - 2. *Placement of such tree(s) produces the reasonable and efficient use of such property for a use otherwise stated, or*
 - ii. *That the Oak tree(s) proposed for removal or relocation interfere with the utility service of streets and highways either within or outside of the subject property and no reasonable alternative to such interference exists other than removal of the tree(s), or*
 - iii. *That the Oak tree(s) proposed for removal, with reference to seriously debilitating disease or other danger of falling, is such that it cannot be remedied through reasonable preservation procedures and practices.*
 - iv. *That the encroachment of the Oak trees proposed will not be contrary to or in substantial conflict with the intent and purpose of the Oak tree permit procedure.*

Based on the applicant's responses to the above items and the Forester's recommended conditions of approval, the proposed Oak tree to remain (heritage Oak) will be protected through the site grading and construction phases, to include all work conducted within the drip line of the Oak tree. There are no other subject Oak trees located on the site that are proposed to remain. Any soil erosion associated with the proposed removal of one Oak tree will be avoided through drainage and grading devices proposed within the development. Lastly, the proposed Oak tree removal is necessary because the tree in its current location interferes with the provision of sidewalks and streets proposed within the development, and the consulting arborist has indicated that the removal or relocation of this Oak is infeasible.

Based on these facts, staff believes that the Oak tree permit findings have been met.

The applicant's responses to the burden of proof are attached.

HOUSING PERMIT

Pursuant to Section 22.56.2700 of the County Code, in order to approve the administrative housing permit, staff must evaluate the permit request to ensure that it meets the requirements for "qualified" projects and that the project does not have any adverse environmental impacts.

The proposed development sets aside 10 percent of the project as affordable housing (three dwelling units) for very low income households, becoming eligible to receive a 20 percent density bonus of five additional dwelling units. The number of units proposed to be set aside meets the minimum requirements established for very low income households in accordance with Section 22.52.1830 of the County Code. Additionally, in accordance with Section 22.52.1850 of the County Code, reduced rear yard setbacks (minimum 13 feet; CSD requires minimum 40 feet) and reduced distance between main residential structures (10 feet; CSD requires 20 feet) are proposed under the "by-right" provision of the administrative housing permit for qualified affordable housing projects. No other incentives are proposed.

Staff has determined that the proposed development meets the requirements of a "qualified" project in accordance with Sections 22.52.1820 and 22.52.1830 of the County Code. All units within the proposed development, to include the affordable units, will have the same appearance, materials and finished quality. In accordance with Section 22.56.2690 of the County Code, the project has been determined to have no adverse environmental, health or safety impacts that are not satisfactorily mitigated or avoided. Therefore, staff is recommending that the administrative housing permit be considered and approved concurrently with the associated discretionary entitlement requests.

EAST PASADENA-SAN GABRIEL CSD

The following development standards of the East Pasadena-San Gabriel CSD ("CSD") apply to the proposed subdivision (see Section 22.44.135 of the County Code):

- **Street frontage**: A minimum requirement of 100 feet of public street frontage is required for the multi-family lot. The project currently has more than 200 feet of street frontage along each street frontage, N. Bartlett Avenue and Muscatel, meeting the requirement.
- **Average lot width**: A minimum requirement of 125 feet of average lot width is required for the multi-family lot. As the lot has an average lot width of approximately 270 feet, the CSD requirement has been met.
- **Yard setbacks**: The proposed development complies with required side and front yard setbacks of five feet and 20 feet, respectively. Reduced rear yard setbacks have been proposed as an affordable housing incentive. The project is proposing to modify the minimum rear yard setback requirement of 40 feet to a minimum distance of 13 feet.

- Garage door width: Lots with more than 100 feet of street frontage must have street-facing garage door widths of 24 feet or less. Currently, only one dwelling unit (No. 24) is proposed to face a street (Muscatel). Unit No. 24 has a garage door width of approximately 16 feet, complying with the CSD standard.
- Front yard landscaping: A minimum of 50 percent of the required front yard of each residential lot must contain "softscape" landscaping. The project currently proposes the entire multi-family lot front yard area as landscaped open space for a future playground site, which meets the minimum 50 percent landscaping requirement of the CSD.
- Distance between buildings: A minimum distance of 20 feet between main residential buildings is required. Reduced minimum distance between main residential buildings has been proposed as an affordable housing incentive. The project is proposing a minimum width of 10 feet between buildings.
- Lot Coverage: A maximum lot coverage of 91,911 square feet (or 50 percent of the net project area) is required for the proposed development, and 58,430 square feet is currently proposed, meeting the CSD provision.

Future development on the subject property will be subject to additional CSD standards (such as building height, floor area and parking) and will be evaluated for CSD compliance at the plot plan review stage prior to the issuance of building permits.

ENVIRONMENTAL DETERMINATION

On March 8, 2011 staff completed an Initial Study and determined that a Mitigated Negative Declaration ("MND") is required, according to the State and County environmental reporting guidelines. The MND concludes that the project will have less than significant/no impacts on the environment with project mitigation in the following areas:

- Geotechnical: The applicant shall comply with the Los Angeles County Grading Code, the requirements of the project's approved drainage concept, and seismic design standards.
- Fire: The applicant shall comply with Los Angeles County Fire Code requirements for building construction, access, water mains, fire flows and fire hydrants.
- Noise: The applicant shall comply with the Los Angeles County Noise Ordinance related to construction activities and placement of air conditioning units within each building. Also comply with additional mitigation measures to lessen noise impacts from the adjacent railroad, such as constructing a 12-foot high sound wall along the rail corridor within the property boundaries and using solid core wood doors for all building doors facing the railroad.
- Greenhouse gas: The applicant shall be required to use drought-resistant native landscaping and trees, energy-efficient appliances within the residences, and incorporate green building practices and design elements.

- Sewage/waste disposal: The applicant shall comply with State laws regarding the collection and removal of recyclable materials, and provide areas within development for collection of such materials and for the collection/storage of green waste materials.
- Education: The applicant shall pay required library and school impact fees prior to obtaining building permits.
- General: The applicant shall enter into a cost recovery program to mitigate for past use of any pesticides or other toxic substances used on the property related to the existing nursery.
- Environmental safety: The applicant shall conduct asbestos and lead paint abatement and obtain an Asbestos Removal Permit related to the existing nursery structures located onsite. The project shall also obtain a Groundwater Cleanup Permit to mitigate for any potential soil contamination related to the existing nursery use.
- Mitigation compliance: According to the project Mitigation Monitoring Program ("MMP"), the applicant and subsequent owner(s) shall be required to submit annual mitigation compliance reports to Regional Planning for review, and are responsible for replenishing the mitigation monitoring account (if necessary) until all project mitigation is completed.

The environmental determination and MMP are attached.

AGENCY COMMENTS AND RECOMMENDATIONS

Subdivision Committee

The Los Angeles County Subdivision Committee ("Subdivision Committee") consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the tentative tract map and exhibit map dated September 7, 2010, and recommends approval with the attached conditions.

COMMUNITY COMMENTS

Community comments on the previous project, TR062863 have been summarized under the "Previous Cases/Zoning History" section of this report. Related to the current project, staff has received one e-mail in opposition and one letter of concern from local residents. In addition, staff has spoken with two residents who also expressed concerns with the proposed project. Overall community concerns so far received are listed below:

- Too many units
- Unit type (condo) incompatible with the neighborhood
- Traffic, access and parking impacts to the neighborhood

One resident also had concerns with the existing site, stating that the site is currently used by the homeless and contains multiple loose dogs and chickens. This resident indicated that she would like to see the site developed, although had some concerns with the proposed project design as indicated in the points above.

All recent community correspondence is attached.

LEGAL NOTIFICATION AND POSTING

Notification was provided as listed below:

- Hearing Notices: On April 12, 2011, hearing notices were mailed to all property owners as identified on the current Assessor's record within 1,000 feet of the subject property, as well as those on the courtesy mailing list for the East San Gabriel Zoned District, for an approximate total of 460 notices.
- Website Posting: On April 14, 2011, a copy of the library package containing the draft conditions and environmental determination was posted on the Regional Planning website.
- Project Site Posting: On April 14, 2011, one hearing notice sign was posted at each property frontage location.
- Library Package: On April 14, 2011, project materials, including a tentative map, exhibit map, land use map, draft conditions and the environmental determination were sent to the Rosemead Library.
- Newspaper Advertisement: On April 18, 2011, the public hearing notice was published in The San Gabriel Valley Tribune and La Opinion newspapers.

STAFF CONCLUSION

STAFF SUMMARY

Subdivision Compliance: Staff has reviewed the tentative tract map and exhibit map dated September 7, 2010, for compliance with the Subdivision Ordinance and determined that it meets all applicable standards, to include those related to required street access and frontage.

Zoning Compliance: Staff has reviewed the tentative tract map and exhibit map dated September 7, 2010, for compliance with Title 22 of the County Code (Zoning Ordinance) provisions (including CSD provisions) related to land use, density, landscaping, parking and building setbacks. Staff has determined that the proposed development meets all applicable standards of the Zoning Ordinance and CSD as modified by the associated administrative housing permit. In addition, if approved, at the building stage, the project will be required to fully comply with applicable Countywide standards related green building, drought-tolerant landscaping, and low impact development.

Environmental Determination: The MND and MMP for the project reflect sufficient mitigation for potential environmental impacts, and the proposed mitigation measures will ensure that the subject property through the MMP will address environmental impacts should the project be approved.

General Plan Consistency: Staff has determined that the project is overall consistent with the General Plan. By proposing a new housing development in an older urbanized area on a past-neglected nursery site, located near existing infrastructure, schools and other community services and facilities, the proposed development is consistent with General Plan policies related to urban revitalization, housing supply, affordable housing, and efficient utilization of natural and man-made resources.

Overall Project Design: The current project is a well-designed with several amenities such as multiple unit configurations and sizes, open/through-access from Bartlett to Muscatel, significant open space, preservation of a heritage Oak tree, landscape buffer strip and sound wall along the railroad corridor for added safety and comfort, more than the required amount of guest parking spaces, an outdoor pool and patio area, and a playground site. In addition, the preservation of the heritage Oak, removal of the nursery site and proposed through-connection of Bartlett and Muscatel addresses the previous project community concerns related to Oak tree protection, nuisances and traffic, respectively.

Although the development contains multiple amenities and complies with applicable subdivision and zoning standards, staff believes that a few minor modifications would increase the project's safety, community compatibility and level of pedestrian comfort. In addition to Regional Planning, staff from the Los Angeles County Departments of Public Works and Fire also considered these modifications and indicated that they would be feasible and not require any major design changes related to grading, hydrology or fire safety. These modifications are listed below:

- (Garage location): Currently, 29 of the 30 proposed condominium units (i.e., all except Unit No. 24, which fronts along Muscatel) have a "front-loaded" garage design whereby the garage is immediately adjacent to the interior street ("A" Drive or "B" Drive). This configuration results in an overall design whereby each garage will have vehicles backing out onto the street. Additionally, since each garage is located in such close proximity to the street, there is minimal front yard space, and the proposed sidewalk will be cut at frequent intervals by driveways measuring 16 feet in width. Staff recommends that the garages for each unit be moved to the rear of the residence, and that residences utilize a narrower shared driveway of 10-12 feet in width for rear garage access. This configuration will allow vehicles to enter the street with the front end facing forward, will allow significantly more front yard area, and will reduce driveway curb cuts by half. This minor change will result in a better design that is safer and more compatible with the community.
- (Street landscape strip): Currently, the project proposes a four foot-wide walkway immediately adjacent to the internal streets of the development-- "A" Drive and "B" Drive. In order to enhance pedestrian safety and comfort, staff recommends that the internal streets add a three foot wide landscape strip between the driveway curb and walkway, which will be compatible with the landscape strip proposed along Bartlett and Muscatel, will act as a buffer between pedestrians and vehicles, and will also allow street tree plantings for additional shade cover.

- (Landscape bulb-out): Currently, the project proposes three uncovered guest parking areas with a total of 24 parking spaces. The parking areas along "A" Drive in the west and east each have a total of nine and 10 spaces, respectively. In order to provide additional shade cover and help reduce the urban heat island effect within the development, staff recommends that the two guest parking areas located along "A" Drive include a minimum three foot wide landscape bulb-out in the middle of the parking area for the planting of shade trees.

In order to implement the above changes, staff recommends that the proposed development submit an amended exhibit map showing the modifications prior to final map approval. Staff has included the appropriate conditions in the draft project conditions of approval to implement these changes.

Recommended design modifications are attached as Exhibit "B".

CONCLUSION

Based on the above analysis, staff has determined that the project complies with all applicable provisions of the County Code and is overall consistent with the General Plan. Staff has also determined that all agency and community concerns have been adequately addressed, and that the proposed MMP and mitigation measures reflect sufficient environmental mitigation to avoid potentially significant impacts to the environment. Overall, the proposed development is well-designed, and, with a few minor modifications, will be a significant asset to the community. Therefore, in conclusion, staff recommends that the project be approved.

STAFF RECOMMENDATION

Staff recommends that the MND be approved, the MMP be adopted, and that the tentative tract map, Oak tree permit and housing permit be approved.

Suggested Motion: "I move that the Regional Planning Commission close the public hearing, and approve the Mitigated Negative Declaration and adopt the Mitigation Monitoring Program."

Suggested Motion: "I move that the Regional Planning Commission approve Tentative Tract Map No. 071234, Oak Tree Permit No. 201000009, and Housing Permit No. 201000002, with the attached findings and conditions."

FEES/DEPOSITS

If approved, the following shall apply:

California Department of Fish and Game:

A processing fee (currently \$2,119.00) associated with the filing and posting of a Notice of Determination with the County Clerk, to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game.

Los Angeles County Librarian:

A fee (currently \$24,090.00) must be paid prior to building permit issuance for library facilities mitigation.

Department of Regional Planning:

- Deposit the sum of \$6,000.00 in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the MMP.

- A fee of \$1,771.00 per request for bond release will be charged to ensure completion/installation of onsite improvements such as front yard tree planting in compliance with Regional Planning conditions of approval.

Attachments:

1. Factual
2. Draft findings and conditions
3. Environmental determination with mitigation measures
4. Correspondence
5. Oak tree permit burden of proof
6. Site photos
7. GIS-Net map
8. Thomas Brothers Guide map page
9. Land use map
10. Tentative tract map and exhibit map dated September 7, 2010

SMT:jds
5/5/11

**FINDINGS OF THE LOS ANGELES COUNTY
REGIONAL PLANNING COMMISSION
PROJECT NO. TR071234-(5)
TENTATIVE TRACT MAP NO. 071234**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Tentative Tract Map No. 071234 on May 18, 2011. Tentative Tract Map No. 071234 was heard concurrently with Oak Tree Permit No. 201000009 and Housing Permit No. 201000002.
2. Tentative Tract Map No. 071234 is a request to create one multi-family lot with 30 detached condominium units on 4.2 gross acres.
3. Oak Tree Permit No. 201000009 is a related request to encroach into the protected zone of one heritage Oak tree and for the removal of one non-heritage Oak tree.
4. Housing Permit No. 201000002 is a related administrative request for a density bonus of five dwelling units (20 percent) with a set aside of three dwelling units (10 percent) for very low income households. Also requested are two incentives for reduced rear yard setbacks and reduced distance between main residential structures.
5. The subject site is located at 5006 N. Bartlett Avenue, in the East San Gabriel Zoned District, East Pasadena-San Gabriel Community Standards District ("CSD"), and Fifth Supervisorial District of Los Angeles County.
6. The subject property is approximately 4.2 gross (3.8 net) acres in size. It is irregular in shape with flat terrain.
7. The project proposes a total of 6,400 cubic yards of combined grading (3,200 cut and 3,200 fill, to be balanced onsite).
8. There are two Oak trees on the subject site.
9. Primary access to the subject property is provided by N. Bartlett Avenue, a local street with 60 feet of existing right of way and approximately 40 feet of paved width, and Muscatel Avenue, a local street with approximately 50 feet of existing right of way and 40 feet of paved width.
10. The project site is zoned A-1 (Light Agricultural – 5,000 Square Foot Minimum Required Lot Area).
11. The surrounding area within a radius of 500 feet is zoned the following:
 - North: A-1
 - East: A-1
 - South: A-1, City of Rosemead
 - West: A-1
12. The subject property currently contains a plant nursery to be removed. It is surrounded by the following land uses within a radius of 500 feet:

- North: Single-family residences and duplexes
 - East: Single-family residences and duplexes
 - South: Railroad, rail yard, nursery, single-family residences
 - West: Single-family residences and duplexes
13. The project is consistent with the A-1 zoning designation. Detached residences are permitted in the A-1 zone pursuant to Section 22.24.070 of the Los Angeles County Code ("County Code") (Zoning Ordinance). The proposed development meets the minimum lot area requirement of 5,000 net square feet per dwelling unit.
 14. The subject property is located within the Category 1 (Low Density Residential – One to Six Dwelling Units Per Gross Acre) land use category of the Land Use Policy Map of Los Angeles Countywide General Plan ("General Plan"). The proposed detached units are consistent with the allowed land uses within Category 1. In addition, Category 1 allows a maximum of 25 dwelling units on the 4.2 gross acre subject property. The current proposal of 30 dwelling units exceeds the Category 1 density range but is allowed with the proposed density bonus of five dwelling units pursuant to the requested administrative housing permit.
 15. The tentative map and exhibit "A" dated September 7, 2010 depict one multi-family lot with 30 detached condominium units on 4.2 gross acres. A total of 18 dwelling units are sited along the north and east property boundaries, with 12 units sited in the middle of site and enclosing a private area with pool, patio and poolhouse. Perimeter units (Nos. 1-13) have rear yard setbacks varying between 13 and 15 feet. Internal circulation is open (un-gated) and provided via a 28-foot wide private driveway system ("A" Drive and "B" Drive), with "B" Drive connecting Bartlett Avenue and Muscatel Avenue. All proposed units front along and gain access from the internal private driveway system, except for Unit No. 24 as shown on the site plan, which fronts along and gains access from Muscatel. To the west along Bartlett Avenue is an open landscaped area proposed for a future playground site. A six to eight foot high block wall is proposed along the southerly site boundary. A nine foot wide planting strip is proposed along the entire length of the wall. A total of 24 onsite guest parking spaces are provided in three locations: along "A" Drive to the west, near the playground area; along "A" Drive to the east, near the pool area; and along "B" Drive to the south. A total of 6,400 cubic yards of combined cut and fill grading is proposed (3,200 cut and 3,200 fill, to be balanced onsite). There are two Oak trees existing onsite: one large heritage Oak in the northwest property corner along Bartlett Avenue (with an encroachment proposed); and one smaller non-heritage Oak near the middle of the site (proposed to be removed).
 16. One item of correspondence was received from a local resident. The resident indicated concerns with overpopulation and traffic.
 17. On May 18, 2011, the Commission heard a presentation from staff and testimony from the applicant. No other testimony was heard.
 18. On May 18, 2011, the Commission closed the public hearing, adopted the Mitigated Negative Declaration ("MND") and approved Tentative Tract Map No. 071234.

19. The proposed subdivision design includes an internal "private drive" circulation system that is not required to install sidewalk, lighting and landscaping improvements typically required for public and private streets. In order to maintain community compatibility and ensure the basic safety and welfare of the residents of subject property and adjacent area, provisions for installing sidewalks, lighting and landscaping for the internal private drives shall be required as project conditions of approval.
20. The proposed subdivision design includes 30 new detached dwelling units within an existing community primarily consisting of single-family residences. In order to ensure that the proposed dwelling units will utilize a high-quality design that is compatible with surrounding residences and enhances the character of the area, provisions for ensuring high-quality architectural features (related to façade treatments and features, front yard porch areas, and building materials) for the new dwelling units shall be required as project conditions of approval.
21. Per Section 21.32.195 of the County Code (Subdivision Ordinance), the subdivider is required to plant one tree within the front yard of each parcel resulting from a residential subdivision of land. As the subject project proposes 30 detached dwelling units on one multi-family lot, a total of 30 front yard trees (one per dwelling unit) will be required in order to satisfy the intent of this section.
22. Approval of the subdivision is conditioned on the subdivider's compliance with the attached conditions of approval as well as the conditions of approval for Oak Tree Permit No. 201000009 and Housing Permit No. 201000002.
23. The proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the General Plan.
24. The site is physically suitable for the density and type of development proposed, since it has access to a County-maintained street and will be served by public sewer and public water supplies to meet anticipated needs.
25. 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 geological and soils factors are addressed in the conditions of approval.
26. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and unavoidable injury to fish or wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.
27. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein.
28. 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.

29. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
30. 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.
31. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified less than significant/no impacts with project mitigation for Mitigation Compliance, Fire/Sheriff, Education, Sewage Disposal, Visual Qualities, Cultural Resources, Biota, Air Quality, Water Quality and Noise. Based on the Initial Study, a Mitigated Negative Declaration ("MND") has been prepared for this project. Mitigation measures are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such measures have been included in the Mitigation Monitoring Program ("MMP").
32. After consideration of the attached MND together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the MND reflects the independent judgment and analysis of the Commission, and approves the MND.
33. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.
34. 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 the Los Angeles County Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, in view of the findings of fact and conclusions presented above, Tentative Tract Map No. 071234 is approved, subject to the attached conditions of the Commission, including the recommendations of the Los Angeles County Subdivision Committee.

DRAFT CONDITIONS:

1. The subject tentative map is approved for one multi-family lot with 30 detached condominium units on 4.2 gross acres.
2. Conform to the applicable requirements of Title 21 and Title 22 of the Los Angeles County Code ("County Code"). Also conform to the requirements of Oak Tree Permit No. 201000009, Housing Permit No. 201000002 and the Mitigated Monitoring Program ("MMP").
3. The subdivider or successor in interest shall label the interior driveways "A" Drive and "B" Drive as "Private Driveway and Fire Lane" on the final map.
4. The subdivider or successor in interest shall concurrently, with the final map, record an easement over "B" Drive granting the use of "B" Drive to the general public for through-access, and shall submit a copy of the document to Regional Planning after recordation.
5. The subdivider or successor in interest shall construct or bond with the Los Angeles County Department of Public Works ("Public Works") for "A" Drive and "B" Drive paving design and widths as shown on the approved exhibit map, dated September 7, 2010, or as shown on an approved amended exhibit map, to the satisfaction of Regional Planning and the Los Angeles County Fire Department ("Fire").
6. The subdivider or successor in interest shall record an easement over the future playground area adjacent to N. Bartlett Avenue (approximately 13,000 square feet of land currently labeled "landscape" on the approved exhibit map), granting the use and enjoyment of the playground area to the general public, and shall submit a draft copy of the document to Regional Planning for review and approval prior to final map approval. The document shall be recorded and submitted to Regional Planning after recordation.
7. The subdivider or successor in interest shall submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to Regional Planning for review and approval prior to final map approval. Those provisions required by the County to be contained in the CC&Rs shall be identified as such, and shall not be modified in any way without prior authorization from Regional Planning.
8. The subdivider or successor in interest shall provide in the CC&Rs a method for the continuous maintenance of all common areas, including the playground, pool, driveways/fire lanes, walkways, landscaping, outdoor seating areas, guest parking, and the lighting and irrigation systems in and around all such areas, to the satisfaction of Regional Planning. The CC&Rs shall include language for the use and regulation of the playground area, to the satisfaction of Regional Planning.
9. The subdivider or successor in interest shall reserve in the CC&Rs the right for all residents within the condominium project to use the pool area, playground area, guest parking spaces and the internal driveway system throughout the subdivision.
10. The subject property shall be developed and maintained in substantial compliance with the approved exhibit map dated September 7, 2010, or an approved amended exhibit map.

11. Prior to final map submittal, the subdivider or successor in interest shall submit an amended exhibit map to Regional Planning for review and approval depicting the following changes (please refer to the attached Exhibit "B" for design details):
 - a) Revised building footprint (Alternative A) for Unit Nos. 1-14, 16-21, and 25-28
 - b) Revised building footprint (Alternative B) for Unit Nos. 15, 22-24, 29-30
 - c) Revised "A" and "B" Drive site plan depiction and cross section showing a four foot wide walkway with a three foot wide landscaped parkway/strip on the curb
 - d) Revised "A" and "B" Drive site plan depiction showing three striped crosswalks ("A" Drive only), new ADA ramp locations, and shorter curb corner radii that reduce pedestrian crossing distance
 - e) Revised open space depiction along N. Bartlett Avenue to indicate "playground area" and clearly delineating the boundaries of the playground area
 - f) Revised "A" Drive guest parking areas, to add one landscape bulb-out in the center of each parking area for shade cover/heat relief
 - g) Permeable textured pavement shall be used for all garage-access driveways and for all guest parking areas.
 - h) Add note indicating an access easement to the general public along "B" Drive
 - i) Add note indicating a use/access easement to the general public within the 13,000 square foot playground area designated along N. Bartlett Avenue
12. The subdivider or successor in interest shall submit a landscaping plan for review and approval prior to final map approval that fully depicts the playground area, to include the design, access and amenities proposed for the playground area, to the satisfaction of Regional Planning. The playground shall be designed in full compliance with ADA standards as necessary.
13. The subdivider or successor in interest shall plant at least 30 new trees (one tree for each proposed dwelling unit) of a non-invasive species throughout the landscaped and common areas of the subject project. The location, species and size of said trees shall be indicated on a landscape plan. Such trees shall be arranged throughout the development with other types and sizes of landscaping as necessary in a manner that provides shade relief for pedestrians and overall enhances the aesthetics of the development. Prior to final map approval, the landscaping plan shall be reviewed and approved by Regional Planning, and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
14. The subdivider or successor in interest shall submit a lighting plan for review and approval prior to final map approval that depicts the location and type/design of street lights along "A" Drive and "B" Drive. Such lights shall provide sufficient lighting in a manner that is comfortable for both pedestrians and vehicles, enhances safety, does not obstruct pedestrian access ways within the development, and does not cause a nuisance for adjacent residences. Such lighting plan may be incorporated with or attached to a landscaping plan that is submitted to Regional Planning for review and approval prior to final map approval; but in any case, such lighting plan shall be reviewed and approved by Regional Planning prior to final map approval, to the satisfaction of Regional Planning.
15. The subdivider or successor in interest shall post signage within the playground area according to the following:

- a) The signage shall be posted in an area most visible to pedestrians;
- b) The signage shall indicate that the area is a playground and is available for public use, and shall show a map that depicts the boundaries of the playground area;
- c) The signage shall indicate rules and regulations for the usage of the playground, to include hours of operation, in accordance with the project CC&Rs as established by the development Homeowner's Association ("HOA"); and

The content, design and location of the signage shall be indicated on a landscaping plan submitted to Regional Planning for review and approval prior to final map approval.

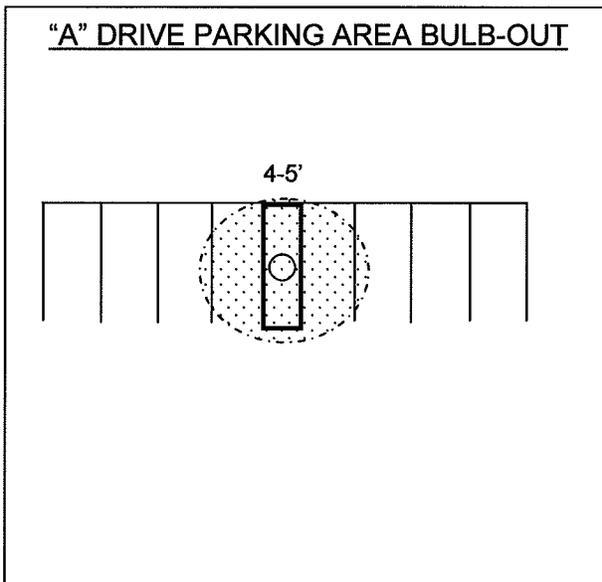
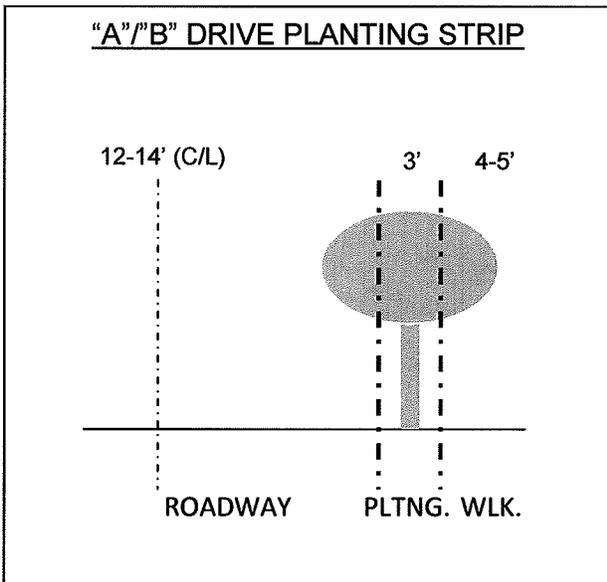
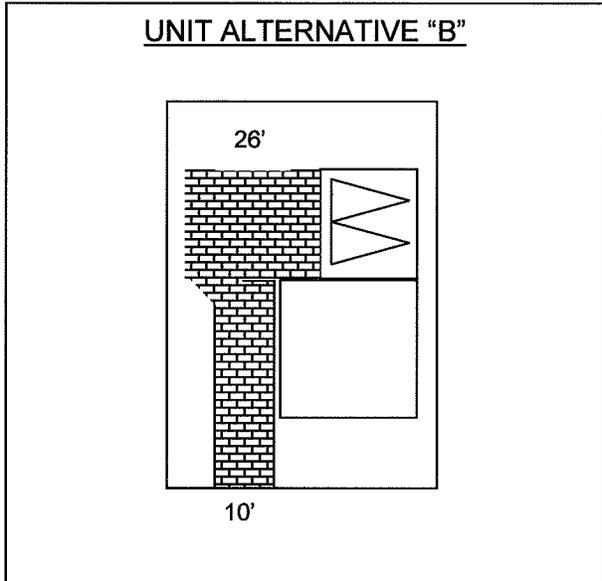
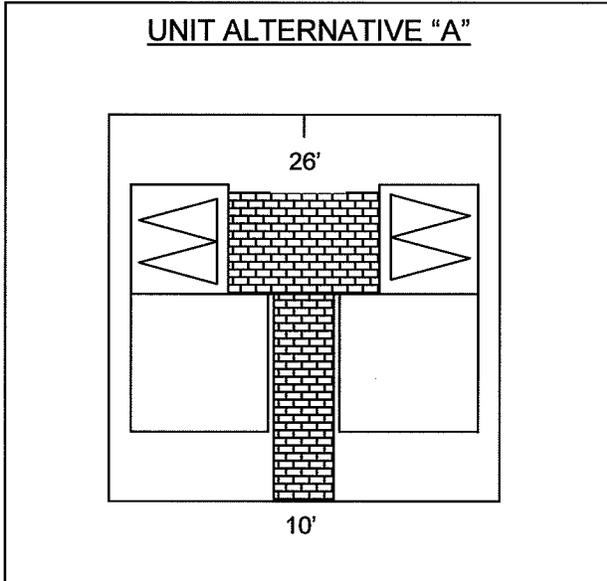
16. The subdivider or successor in interest shall submit an architectural exhibit (site plan, floor plans and elevations) for review and approval prior to final map approval that depicts the following:
 - a) First floor porches for all proposed units facing "A" Drive and "B" Drive
 - b) Second-floor balconies for all proposed units facing "A" Drive
 - c) Façade and roof treatments for all proposed dwelling units and accessory structures, to include color, type and texture of materials
 - d) The location, design, and material of all doors, windows, porches, walls and fences
17. The subdivider or successor in interest shall place a note or notes on the final map, to the satisfaction of Regional Planning and Public Works, that this subdivision is approved as a condominium project for a total of 30 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which will in turn provide the necessary access, and utility easements for the units.
18. The subdivider or successor in interest shall remove all existing structures on the subject property. The subdivider or successor in interest shall submit a copy of a demolition permit or other proof of removal prior to final map approval, to the satisfaction of Regional Planning.
19. Within three days of the tentative map approval date, the subdivider or successor in interest shall remit processing fees (currently \$2,119.00) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
20. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Mitigated Negative Declaration for the project are incorporated herein by this reference and made conditions of this grant. The subdivider shall comply with all mitigation measures in accordance with the attached Mitigation Monitoring Program ("MMP"). After completion of the appeal period, the subdivider shall record a covenant and agreement attaching the MMP, and submit a draft copy to Regional Planning for approval prior to recording of the covenant, agreeing to the mitigation measures imposed by the Mitigated Negative Declaration for this project. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit annual mitigation monitoring reports to Regional Planning for approval. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.

21. The subdivider shall deposit the sum of \$6,000.00 with Regional Planning in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the MMP. The subdivider shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director of Planning, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigations Monitoring Reports.
22. Pursuant to Chapter 22.72 of the County Code, the subdivider or successor in interest shall pay a fee to the Los Angeles County Librarian prior to issuance of any building permit.
23. No grading permit may be issued prior to final map recordation unless otherwise authorized by the Director of Planning.
24. The subdivider or successor in interest shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, and employees to attack, set aside, void or annul this tract map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitation period. The County shall promptly notify the subdivider or successor in interest of any claim, action or proceeding and the County shall fully cooperate in the defense. If the County fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County.
25. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider or successor in interest shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000.00, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or the subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation;
 - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

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

26. Except as expressly modified herein above, this approval is subject to all those conditions set forth in the Oak tree permit, housing permit, MMP and the attached reports recommended by the Los Angeles County Subdivision Committee, consisting of the Departments of Public Works, Fire, Parks and Recreation, and Public Health.

Depicted below are project design modifications to be depicted on an amended exhibit map submitted for review and approval after tentative map approval.



**DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. TR071234-(5)
HOUSING PERMIT NO. 201000002**

Exhibit "A" Date: September 7, 2010

DRAFT CONDITIONS:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant 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 Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 12 and 14. Notwithstanding the foregoing, this Condition No. 2, and Condition Nos. 3, 4, 6 and 12 shall be effective immediately upon final approval of this grant by the County.
3. 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 limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten (10) days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code ("County Code") Section 2.170.010.

5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

6. This grant shall expire unless used with Tentative Tract Map No. 071234. In the event that Tentative Tract Map No. 071234 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.
7. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property.
8. If any 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 inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$200 per inspection).
9. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Los Angeles County 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.
10. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
11. The permittee or successor in interest shall enter into a covenant with the Los Angeles County Community Development Commission ("CDC") to set aside three dwelling units for very low income households as defined in California Civil Code Section 51.3. The three units set-aside shall be evenly dispersed throughout the project site, with one set-aside unit designated for each proposed unit type (A, B, and C) as depicted on the exhibit map (dated September 7, 2010) or an amended exhibit map, shall contain the same exterior and interior finishes and overall visual and architectural quality as non-set aside units to the satisfaction of Regional Planning, and shall be set aside for a period of no less than 30 years. The subdivider shall submit a copy of the covenant to Regional Planning for review prior to recordation.
12. The subdivider or successor in interest shall provide in the project CC&Rs a method for graffiti removal. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage by 6:00 am the next day. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
13. Within three days of the tentative map approval date, the subdivider or successor in

interest shall remit processing fees (currently \$2, 119.00) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.

14. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Mitigated Negative Declaration for the project are incorporated herein by this reference and made conditions of this grant. The permittee shall comply with all mitigation measures in accordance with the attached Mitigation Monitoring Program ("MMP"). After completion of the appeal period, record a covenant and agreement attaching the MMP, and submit a draft copy to Regional Planning for approval prior to recording of the covenant, agreeing to the mitigation measures imposed by the Mitigated Negative Declaration for this project. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval. The reports shall describe the status of the permittee's compliance with the required mitigation measures.
15. The permittee shall deposit the sum of \$6,000.00 with Regional Planning in order to defray the cost of reviewing the permittee's reports and verifying compliance with the information contained in the reports required by the MMP. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director of Planning, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigations Monitoring Reports.

**FINDINGS OF THE LOS ANGELES COUNTY
REGIONAL PLANNING COMMISSION
PROJECT NO. TR071234-(5)
OAK TREE PERMIT NO. 201000009**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Oak Tree Permit No. 201000009 on May 18, 2011. Oak Tree Permit No. 201000009 was heard concurrently with Tentative Tract Map No. 071234 and Housing Permit No. 201000002.
2. Oak Tree Permit No. 201000009 is a request to encroach into the protected zone of one heritage Oak tree and for the removal of one non-heritage Oak tree.
3. Tentative Tract Map No. 071234 is a related request to create one multi-family lot with 30 detached condominium units on 4.2 gross acres.
4. Housing Permit No. 201000002 is a related administrative request for a density bonus of five dwelling units (20 percent) with a set aside of three dwelling units (10 percent) for very low income households. Also requested are two incentives for reduced rear yard setbacks and reduced distance between main residential structures.
5. The subject site is located at 5006 N. Bartlett Avenue, in the East San Gabriel Zoned District, East Pasadena-San Gabriel Community Standards District ("CSD"), and Fifth Supervisorial District of Los Angeles County.
6. The subject property is approximately 4.2 gross (3.8 net) acres in size. It is irregular in shape with flat terrain.
7. The project proposes a total of 6,400 cubic yards of combined grading (3,200 cut and 3,200 fill, to be balanced onsite).
8. There are two Oak trees on the subject site.
9. Primary access to the subject property is provided by N. Bartlett Avenue, a local street with 60 feet of existing right of way and approximately 40 feet of paved width, and Muscatel Avenue, a local street with approximately 50 feet of existing right of way and 40 feet of paved width.
10. The project site is zoned A-1 (Light Agricultural – 5,000 Square Foot Minimum Required Lot Area).
11. The surrounding area within a radius of 500 feet is zoned the following:
 - North: A-1
 - East: A-1
 - South: A-1, City of Rosemead
 - West: A-1
12. The subject property currently contains a plant nursery to be removed. It is surrounded by the following land uses within a radius of 500 feet:

- North: Single-family residences and duplexes
 - East: Single-family residences and duplexes
 - South: Railroad, rail yard, nursery, single-family residences
 - West: Single-family residences and duplexes
13. The project is consistent with the A-1 zoning designation. Detached residences are permitted in the A-1 zone pursuant to Section 22.24.070 of the Los Angeles County Code ("County Code") (Zoning Ordinance). The proposed development meets the minimum lot area requirement of 5,000 net square feet per dwelling unit.
14. The subject property is located within the Category 1 (Low Density Residential – One to Six Dwelling Units Per Gross Acre) land use category of the Land Use Policy Map of Los Angeles Countywide General Plan ("General Plan"). The proposed detached units are consistent with the allowed land uses within Category 1. In addition, Category 1 allows a maximum of 25 dwelling units on the 4.2 gross acre subject property. The current proposal of 30 dwelling units exceeds the Category 1 density range but is allowed with the proposed density bonus of five dwelling units pursuant to the requested administrative housing permit.
15. The tentative map and exhibit "A" dated September 7, 2010 depict one multi-family lot with 30 detached condominium units on 4.2 gross acres. A total of 18 dwelling units are sited along the north and east property boundaries, with 12 units sited in the middle of site and enclosing a private area with pool, patio and poolhouse. Perimeter units (Nos. 1-13) have rear yard setbacks varying between 13 and 15 feet. Internal circulation is open (un-gated) and provided via a 28-foot wide private driveway system ("A" Drive and "B" Drive), with "B" Drive connecting Bartlett Avenue and Muscatel Avenue. All proposed units front along and gain access from the internal private driveway system, except for Unit No. 24 as shown on the site plan, which fronts along and gains access from Muscatel. To the west along Bartlett Avenue is an open landscaped area proposed for a future playground site. A six to eight foot high block wall is proposed along the southerly site boundary. A nine foot wide planting strip is proposed along the entire length of the wall. A total of 24 onsite guest parking spaces are provided in three locations: along "A" Drive to the west, near the playground area; along "A" Drive to the east, near the pool area; and along "B" Drive to the south. A total of 6,400 cubic yards of combined cut and fill grading is proposed (3,200 cut and 3,200 fill, to be balanced onsite). There are two Oak trees existing onsite: one large heritage Oak in the northwest property corner along Bartlett Avenue (with an encroachment proposed); and one smaller non-heritage Oak near the middle of the site (proposed to be removed).
16. One item of correspondence was received from a local resident. The resident indicated concerns with overpopulation and traffic.
17. On May 18, 2011, the Commission heard a presentation from staff and testimony from the applicant. No other testimony was heard.
18. On May 18, 2011, the Commission closed the public hearing, adopted the Mitigated Negative Declaration ("MND") and approved Tentative Tract Map No. 071234.

19. The proposed subdivision design includes an internal "private drive" circulation system that is not required to install sidewalk, lighting and landscaping improvements typically required for public and private streets. In order to maintain community compatibility and ensure the basic safety and welfare of the residents of subject property and adjacent area, provisions for installing sidewalks, lighting and landscaping for the internal private drives shall be required as project conditions of approval.
20. The proposed subdivision design includes 30 new detached dwelling units within an existing community primarily consisting of single-family residences. In order to ensure that the proposed dwelling units will utilize a high-quality design that is compatible with surrounding residences and enhances the character of the area, provisions for ensuring high-quality architectural features (related to façade treatments and features, front yard porch areas, and building materials) for the new dwelling units shall be required as project conditions of approval.
21. Per Section 21.32.195 of the County Code (Subdivision Ordinance), the subdivider is required to plant one tree within the front yard of each parcel resulting from a residential subdivision of land. As the subject project proposes 30 detached dwelling units on one multi-family lot, a total of 30 front yard trees (one per dwelling unit) will be required in order to satisfy the intent of this section.
22. Based on the applicant's responses to the above items and the Forester's recommended conditions of approval, the proposed Oak tree to remain (heritage Oak) will be protected through the site grading and construction phases, to include all work conducted within the drip line of the Oak tree. There are no other subject Oak trees located on the site that are proposed to remain. Any soil erosion associated with the proposed removal of one Oak tree will be avoided through drainage and grading devices proposed within the development. Lastly, the proposed Oak tree removal is necessary because the tree in its current location interferes with the provision of sidewalks and streets proposed within the development, and the consulting arborist has indicated that the removal or relocation of this Oak is infeasible. Based on these facts, the Oak tree permit findings have been satisfied.
23. On May 18, 2011, the Commission heard a presentation from staff and testimony from the applicant. No other testimony was heard.
24. On May 18, 2011, the Commission closed the public hearing, adopted the Mitigated Negative Declaration ("MND") and approved Oak Tree Permit No. 201000009.
25. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
26. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the

County of Los Angeles. The Initial Study identified less than significant/no impacts with project mitigation for Mitigation Compliance, Fire/Sheriff, Education, Sewage Disposal, Visual Qualities, Cultural Resources, Biota, Air Quality, Water Quality and Noise. Based on the Initial Study, a Mitigated Negative Declaration ("MND") has been prepared for this project. Mitigation measures are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such measures have been included in the Mitigation Monitoring Program ("MMP").

27. After consideration of the attached MND together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the MND reflects the independent judgment and analysis of the Commission, and approves the MND.
28. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.
29. 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 the Los Angeles County Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That construction of the proposed land use will be accomplished without endangering the health of the remaining tree on the property that are subject to Chapter 22.56, Part 16, of the Los Angeles County Code ("County Code");
- B. That the removal and encroachment proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and
- C. That the removal and encroachment proposed will not be contrary to or in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for an Oak Tree Permit as set forth in Section 22.56.2100 of the County Code (Zoning Ordinance).

THEREFORE, in view of the findings of fact and conclusions presented above, the MND and Oak Tree Permit No. 201000009 are approved, subject to the attached conditions.

**DRAFT CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. TR071234-(5)
OAK TREE PERMIT NO. 201000009**

PROJECT DESCRIPTION

The project is a subdivision of land to create one multi-family lot with 30 detached condominium units on 4.2 gross acres. Associated with the subdivision is an Oak tree permit request for one removal (non-heritage) and one encroachment (heritage), and an administrative housing permit request for a density bonus of five dwelling units with three dwelling units set aside for very low income households, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition Nos.9, 11, and 14. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 8, and 11 shall be effective immediately upon final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully 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 fully 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 the department'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. 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 Tentative Tract Map No. 071234. In the event that Tentative Tract Map No. 071234 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of 200.00. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for 1 annual inspection. Inspections shall be unannounced.

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

10. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
11. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at

the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently \$2,119.00 for a Mitigated Negative Declaration. No land use project subject to this requirement is final, vested or operative until the fee is paid.

12. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMP"), which are incorporated by this reference as if set forth fully herein.
13. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the Mitigation Monitoring Program ("MMP") and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.
14. The permittee shall deposit an initial sum of \$6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
15. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance or otherwise determined by County Code Section 22.60.350.
16. All development pursuant to this grant must be kept in full compliance with the County Fire Code.
17. All requirements of Title 22 of the County Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise modified as set forth in these conditions or as shown on the approved plans.
18. All development pursuant to this grant shall conform with the requirements of County Department of Public Works.
19. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such

occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

20. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, three copies of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.

PERMIT SPECIFIC CONDITIONS

This grant authorizes one Oak tree removal and one Oak tree encroachment, identified as Oak Tree No. 1 on the applicant's site plan, subject to the following conditions:

1. This permit shall not be effective until a plot plan (site plan review) is approved for grading or construction, demonstrating the need to remove/encroach upon the said trees.
2. The permittee shall comply with all conditions and requirements contained in the County Forester and Fire Warden, Forestry Division, letter dated July 1, 2010 (attached hereto), to the satisfaction of said Division, except as otherwise required by said Division.
 - a. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for each tree removed for a total of two (2) trees, per the Forester's letter dated July 1, 2010.
3. The permittee shall plant one acorn of the *Quercus agrifolia* variety for each mitigation tree planted. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree.
4. All replacement trees shall be planted on native undisturbed soil. The first two irrigations or watering of planted trees shall incorporate the addition of a mycorrhizae product (i.e. "mycorrhizaROOTS" or similar product) in accordance with the label's directions. A layer of humus and litter from beneath the canopy of the removed tree shall also be applied to the area beneath the canopies of the replacement trees to further promote the establishment of mycorrhizae within their rooting trees.

Attachment: County Forester's Letter dated July 1, 2010.



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 890-4330

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

RECEIVED
JUL 07 2010

July 1, 2010

Jodie Sackett, Land Divisions Section
Department of Regional Planning
Land Divisions Section
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Sackett:

OAK TREE PERMIT #2010-00009, 5020 BARTLETT AVENUE, SAN GABRIEL

We have reviewed the "Request for Oak Tree Permit #2010-00009." The project is located at 5020 Bartlett Avenue in the unincorporated area of San Gabriel. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Greg Applegate, the consulting arborist, dated December 31, 2009.

We recommend the following as conditions of approval:

OAK TREE PERMIT REQUIREMENTS:

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of \$500. Such fees shall be used to compensate the County Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. The above fees provide for one (1) initial inspection prior to the commencement

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER

BRADBURY
CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA

CUDAHY
DIAMOND BAR
DUARTE
EL MONTE
GARDENA
GLENNDORA
HAWAIIAN GARDENS

HAWTHORNE
HIDDEN HILLS
HUNTINGTON-PARK
INDUSTRY
INGLEWOOD
IRWINDALE
LA CANADA FLINTRIDGE
LA HABRA

LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER
LAWNDALE
LOMITA
LYNWOOD

MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT
PICO RIVERA

POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

of construction and four (4) subsequent inspections until the conditions of approval have been met. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
5. The permittee shall install temporary chainlink fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.
6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval shall be kept on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

PERMITTED OAK TREE REMOVAL, ENCROACHMENT AND PRUNING:

7. This grant allows the removal of one (1) tree of the Oak genus (*Quercus agrifolia*) identified as Tree Number 2 on the applicant's site plan and Oak Tree Report. This grant allows the pruning and encroachment within the protected zone of one (1) tree of the Oak genus identified as Tree Number 1 on the applicant's site plan and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.
8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines

are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one tree be removed.

9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

MITIGATION TREES:

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for each tree removed for a total of two (2) trees. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified above that dies as a result of the approved encroachments.
11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.
12. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia* grown from a local seed source.
13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

NON-PERMITTED ACTIONS AND VIOLATIONS:

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.
17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.
20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.
21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.
22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

If you have any additional questions, please contact this office at (818) 890-5758.

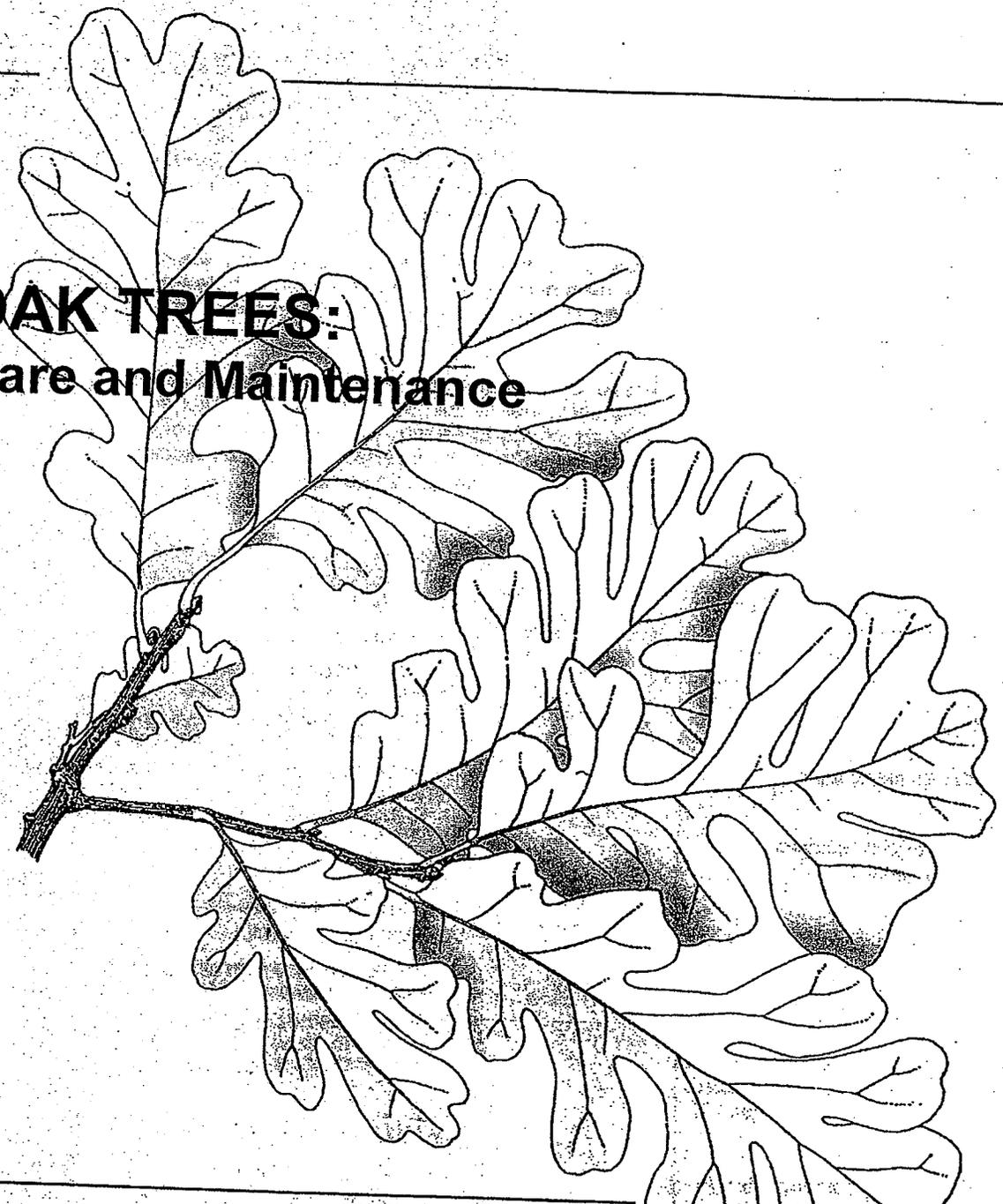
Very truly yours,



MICHAEL Y. TAKESHITA, ASSISTANT CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

MYT:jl

Enclosure



OAK TREES: Care and Maintenance

This Oak Tree Care and Maintenance Guide offers basic information and practical guidelines aimed at the preservation and continued health and survival of oak trees in the residential landscape.

Increasing pressure for development is changing the oak woodland of Los Angeles County. Heritage oaks which once survived in open rolling hills are now being preserved or replanted and incorporated into the community.

How do we protect these trees during the planning and development process, and ensure their survival once they are in the home garden?

The Oak Tree

Oak Trees in the residential landscape often suffer decline and early death due to conditions that are easily preventable. Damage can often take years to become evident, and by the time the trees show obvious signs of disease it is usually too late to help.

Improper watering, especially during the hot summer months, and disturbance to critical root areas are most often the causes. This booklet will provide guidelines on where these critical areas lie and ways to avoid disturbing them, as well as information on long-term care and maintenance of both natural and planted oaks. Lists of additional resources for more information and demonstration areas to visit are also included.

The Oak Tree Ordinance

The Los Angeles County Oak Tree Ordinance has been established to recognize oak trees as significant historical, aesthetic, and ecological resources. The goal of the ordinance is to create favorable conditions for the preservation and propagation of this unique and threatened plant heritage. By making this part of the development process, healthy oak trees will be preserved and maintained.

The Los Angeles County Oak Tree Ordinance applies to all unincorporated areas of the County. Individual cities may have their own ordinances, and their requirements may be different.

Permit Requirements:

Under the Los Angeles County Ordinance, a person shall not cut, destroy, remove, relocate, inflict damage, or encroach into the *protected zone* (see text) of any ordinance sized tree of the oak tree genus without first obtaining a permit.

Damage includes but is not limited to :

- Burning
- Application of toxic substances
- Pruning or cutting
- Trenching
- Excavating
- Paving
- Operation of machinery or equipment
- Changing the natural grade

Chapter 22.56.2050: Oak Tree Permit Regulations, Los Angeles County, Adopted: August 20, 1982. Amended: September 13, 1988.

For more information about the County Oak Tree Ordinance, visit the Forestry Division's website at:

http://lacofd.org/Forestry_folder/otordin.htm

Or contact:

Department of Regional Planning
320 W. Temple Street, 13th floor
Los Angeles, CA 90012-3284
(213) 974-6411
TDD: (213) 617-2292
<http://planning.co.la.ca.us>

Types of oaks commonly found in Los Angeles County:

Many kinds of oak trees are native to Los Angeles County. A few of the more common ones are shown below, but *all* oak trees are covered by the Oak Tree Ordinance.

Older oaks which have thrived under the natural rainfall patterns of dry summers and wet winters often can't handle the extra water of a garden setting. These trees must be treated with special care if they are to survive.

Those oaks that have been planted into the landscape or sprouted naturally tend to be more tolerant of watered landscapes. These vigorous young trees may grow 1½ to 4 feet a year in height under good conditions. Once established these trees would benefit from the same special care outlined in this guide.



Valley Oak
QUERCUS LOBATA

LARGE DECIDUOUS TREE 60'-75' HIGH, BROADLY SPREADING 50'-80' WIDE.

LEAVES: DEEP GREEN, 3"-4" LONG: PAPER-LIKE TEXTURE WITH DEEP ROUNDED LOBES ON THE LEAF EDGE.

TENDS TO FAVOR VALLEY BOTTOMS: FOR THIS REASON THE VALLEY OAK HAS DISAPPEARED FROM THE LANDSCAPE MORE RAPIDLY, IMPACTED SEVERELY BY AGRICULTURE AND URBAN DEVELOPMENT.



Coast Live Oak
QUERCUS AGRIFOLIA

LARGE EVERGREEN TREE WITH A BROAD, ROUND SHAPE AND LARGE LIMBS. 30'-70' HIGH, 35'-80' WIDE.

LEAVES: GLOSSY GREEN, 1"-3" LONG, SPINY, ROUNDED, AND HOLLY-LIKE, BUT DISTINCTLY CUPPED OR CURLED UNDER AT THE EDGES.



Interior Live Oak
QUERCUS WIGLIZENII

EVERGREEN TREE 30'-75' HIGH OR A SHRUB 8'-10' HIGH IN CHAPARRAL AREAS. HAS A FULL, DENSE ROUNDED SHAPE, NOT BROAD OR WITH LARGE LIMBS LIKE A COAST LIVE OAK. THEY TEND TO GROW IN CLUMPS RATHER THAN AS A SINGLE TREE.

LEAVES: DARK GREEN, 1"-4" LONG. EDGES EITHER SMOOTH OR SPINY, BUT ALWAYS FLAT— NOT CURLED UNDER.

OTHER COMMON OAKS:

CALIFORNIA BLACK OAK: QUERCUS KELLOGGI
CANYON LIVE OAK: QUERCUS CHRYSOLEPIS
ENGELMANN OAK: QUERCUS ENGELMANNII

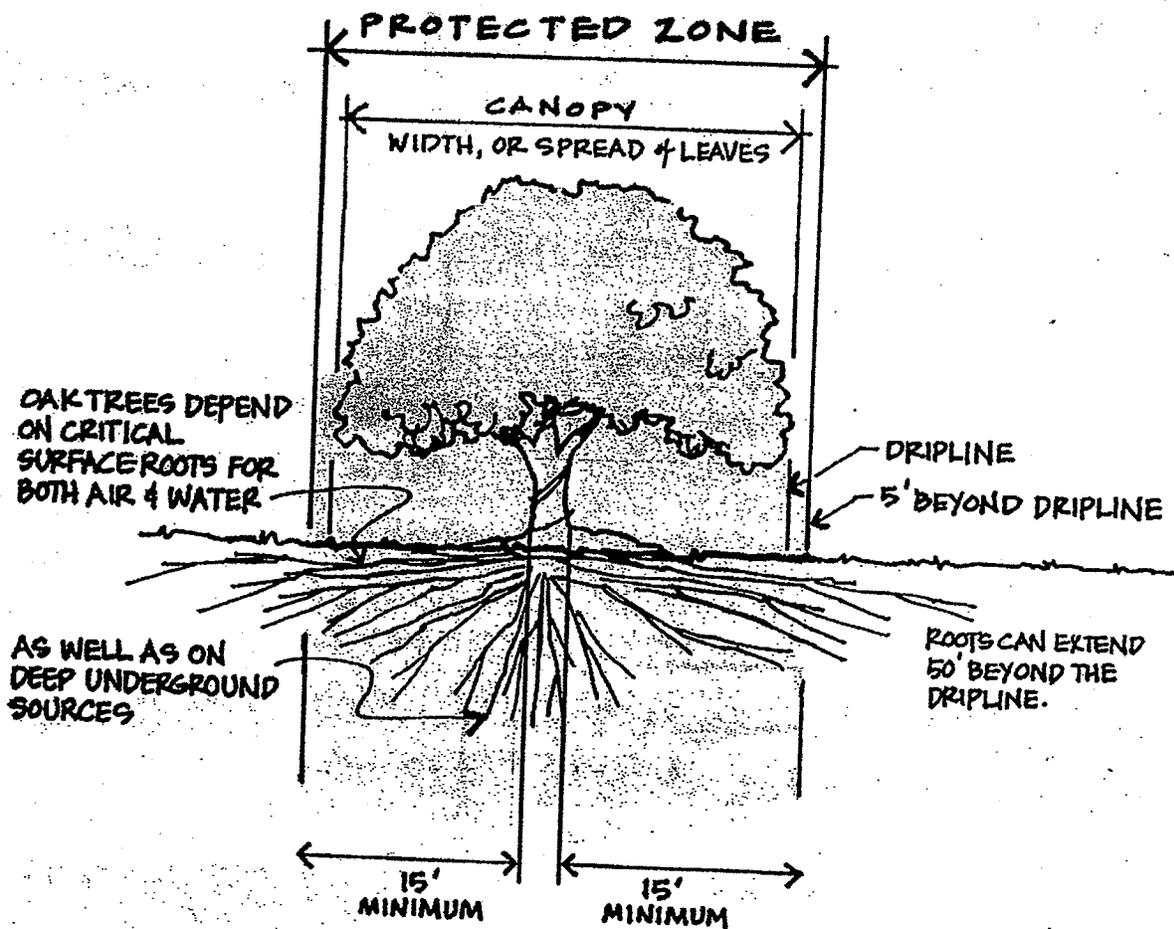
THE PROTECTED ZONE

The *protected zone* defines the area most critical to the health and continued survival of an oak tree. Oaks are easily damaged and very sensitive to disturbances that occur to the tree or in the surrounding environment.

The root system is extensive but surprisingly shallow, sometimes radiating out as much as 50 feet beyond the spread of the tree leaves, or canopy. The ground area at the outside edge of the canopy, referred to as the *dripline*, is especially important: the tree obtains most of its surface water and nutrients here, and conducts an important exchange of air and other gases.

The protected zone is defined in the Oak Tree Ordinance as follows:

"The Protected Zone shall mean that area within the dripline of an oak tree and extending there from to a point at least 5 feet outside the dripline or 15 feet from the trunk, whichever distance is greater."



CONSTRUCTION ACTIVITY WITHIN THE PROTECTED ZONE

Changes in Grade

Any change in the level of soil around an oak tree can have a negative impact. The most critical area lies within 6' to 10' of the trunk: no soil should be added or scraped away. Water should drain away from this area and not be allowed to pond so that soil remains wet at the base.

Retaining walls designed to hold back soil above or below an existing tree should be avoided if at all possible, especially within the protected zone. These types of structures cause critical areas at the dripline to be buried, or require that major roots be severed. Water trapped at the base of the tree could lead to root rot or other impacts, and to the decline and premature death of a highly valued landscape tree.

Construction activities outside the protected zone can have damaging impacts on existing trees. Underground water sources can be cut off due to falling water tables, or drainage may be disrupted.

Trenching

Digging of trenches in the root zone should be avoided. Roots may be cut or severely damaged, and the tree can be killed.

If trenches must be placed within the protected zone, utilities can be placed in a conduit, which has been bored through the soil, reducing damage to the roots. Insist that as many utilities as allowed be placed in a single trench, instead of the common practice of digging a separate trench for each individual line.

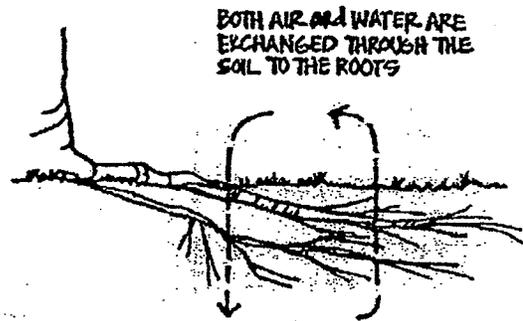
Trenching can also be accomplished using hand tools or small hand held power equipment to avoid cutting roots. Any roots exposed during this work should be covered with wet burlap and kept moist until the soil can be replaced.

Soil Compaction and Paving

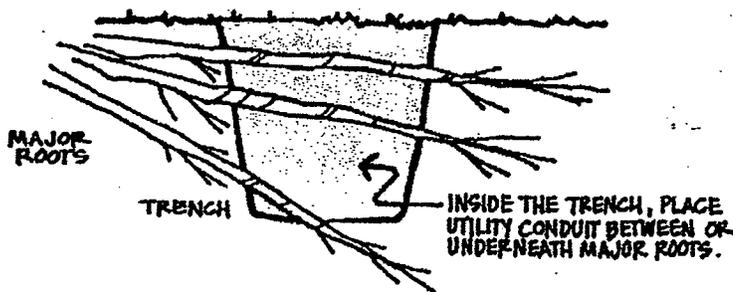
The roots depend upon an important exchange of both water and air through the soil within the protected zone. Any kind of activity that compacts the soil in this area blocks this exchange and can have serious long-term negative effects on the tree.

If paving material must be used, some recommended surfaces include brick paving with sand joints, or ground coverings such as wood chips (note the advantages of natural materials for providing nutrients under *mulching*).

SOIL COMPACTION



TRENCHING



MAINTENANCE

Watering

The key is prevention – do not over water. Improper watering is often overlooked as the cause of tree death because it can take years for the damage to show. Once the tree shows obvious signs of decline, it is often too late to correct the problem.

The seasonal weather pattern for this region is one of dry summers and winter rain. Oak trees are naturally drought tolerant and adapted to this cycle. If the tree is vigorous and thriving it should not require any additional water.

If the natural source of surface or underground water has been altered, some supplemental water may be necessary, but proceed with caution. The goal of any watering schedule for oak trees should be to supplement natural rainfall and it should occur only when the tree would normally receive moisture. This might be in the winter, if rains are unusually late, or in spring if rainfall has been below normal levels.

Over watering, especially during the summer months, causes a number of problems which can lead to decline and eventual death of the tree. It creates ideal conditions for attacks of Oak Root Fungus by allowing the fungus to breed all year. In addition, both evergreen and deciduous oaks grow vigorously in the spring and naturally go dormant in the summer. Extra water only encourages new tip growth which is subject to mildew. Oaks need this period of rest.

Newly planted oaks may need supplemental watering during their first few summers. After they become established water should be applied according to the previous guidelines.

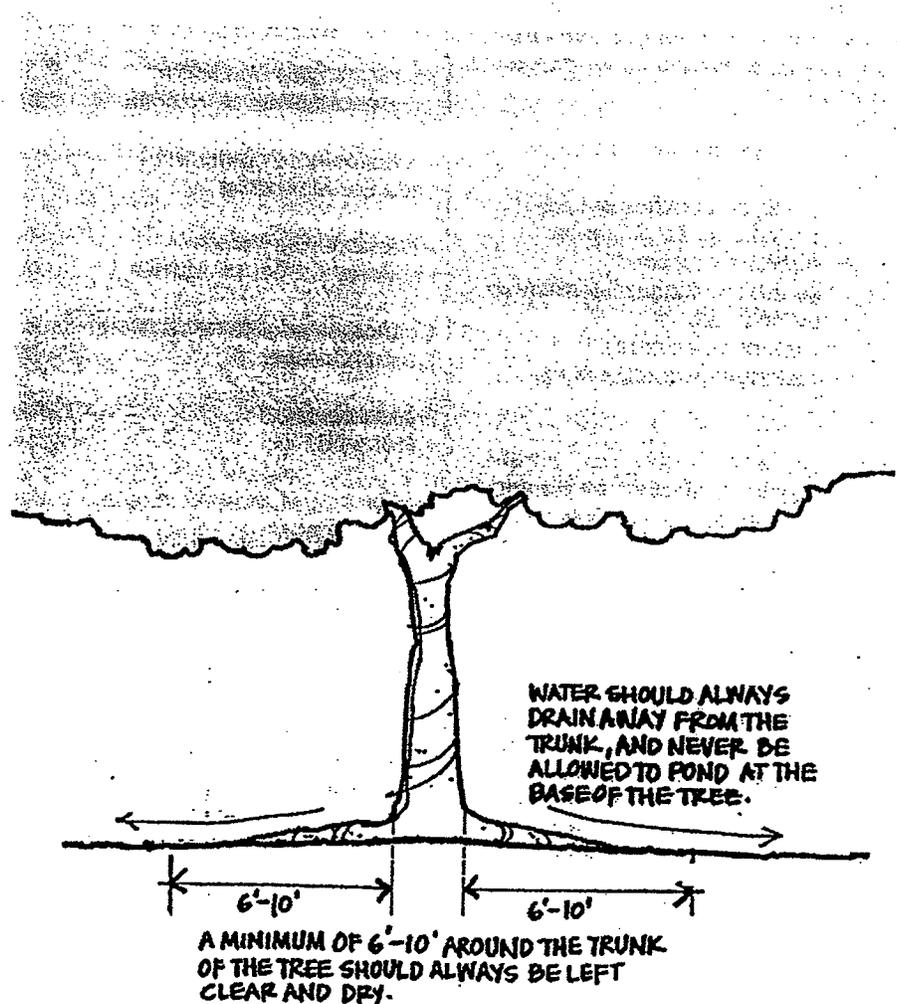
Pruning

For oak trees the periodic removal of dead wood during periods of tree dormancy should be the only pruning needed. Any cutting of green wood opens scars that could allow the entry of organisms or disease.

Before pruning obtain the advice of a certified arborist or other professional and consult the local city or county where the tree is located to find out what regulations apply. Pruning of both live and dead wood can sometimes require a permit.

Mulching

Leaf litter from the tree is the best mulch and should be allowed to remain on the ground within the protected zone. Crushed walnut shells or wood chips can be used, but the oak leaves that drop naturally provide the tree with a source of nutrients. Avoid the use of packaged or commercial oak leaf mulch which could contain Oak Root Fungus. Redwood chips should not be used due to certain chemicals present in the wood.



Disease and Pests

Trees that are stressed, especially because of improper watering practices, are prone to certain diseases and attacks by pests.

The most damaging of these diseases is the Oak Root Fungus *Armillaria mellea*. Occurring naturally in the soil, the fungus thrives under wet conditions and dies back in the summer when soils dry out. This is why summer watering of oaks can be a deadly practice. As noted in the watering guidelines, wet soil in the summer allows the fungus to grow all year. As the population grows, their natural food sources are depleted and they begin feeding on oak tree roots. The fungus does not require an open wound in the tree to gain entry.

Indications of the fungus include:

- die back of branches or tips.
- honey colored fungus at or near the root crown.
- white fan-like fungus between wood and bark.
- the presence of black, shoestring-like growths in the soil.

Once the tree begins to show obvious signs of infection treatment is generally ineffective. The best treatment is to *avoid* the conditions that lead to Oak Root Fungus infections.

Pit Scale, Oak Moth, and other pests: any significant changes in leaf color, branch die back, presence of black sooty materials on leaves or other changes should be noted. Seek the advice of a professional forester, arborist, farm advisor or other expert before the application of any pesticides on an oak tree.

Planting Underneath Oaks

The natural leaf litter is by far the best ground cover within the protected zone. If plants must be placed, the following guidelines should be followed:

There should be no planting within a minimum 6 to 10 feet of the trunk.

Avoid plants that require any supplemental water once established.

Choose plants suited for "dry shade." Those listed in the box below offer some good choices. To see some examples of how these plants have been used under oaks refer to the Additional Resources section on the following page.

PLANTS TO CONSIDER:

Plant Name	Description
<i>Arctostaphylos densiflora</i> 'Howard McMinn' Manzanita	3' high, 6' wide. Toughest of available forms. Whitish-pink flowers.
<i>Arctostaphylos edmundsii</i> Little Sur Manzanita	1-2' high, 4-5' wide. Tolerant of full shade.
<i>Arctostaphylos hookeri</i> Monterey Carpet Manzanita	1-2' high, spreading to 12' wide by rooting branches. White to pink flowers.
<i>Ceanothus griseus horizontalis</i> Carmel Creeper	Less than 2 1/2' tall, low & creeping. Clusters of small blue flowers.
<i>Heuchera</i> spp. Coral Bells	2-4' mound. Flowers on an upright stem 2-3" high and spotted with red or pink.
<i>Mahonia aquifolium compacta</i> Oregon Grape	2-4' high, spreading by underground roots. Bright yellow flower clusters.
<i>Ribes viburnifolium</i> Evergreen or Catalina Currant	2-3' high, spreading to 12' wide. Flowers pink to red in small clusters.

NOTES:

Before deciding on plants, check a source such as the Sunset Western Garden Book to determine which plants will grow in your area.

When choosing shade tolerant plants, consider that the ground under the south side of the tree will get more sunlight while the northern side will tend to remain more deeply shaded.

ADDITIONAL RESOURCES and Places to Visit

Public Agencies

County of Los Angeles Fire Department
Prevention Bureau, Forestry Division
5823 Rickenbacker Road, Rm #123
Commerce, CA 90040-3027
(323) 890-4330
<http://lacofd.org/forestry.htm>

University of California
Integrated Hardwood Range Management Program
163 Mulford Hall, Berkeley, CA 94720-3114
<http://danr.ucop.edu/ihrmp>

Private Organizations

The Theodore Payne Foundation
10459 Tuxford Street
Sun Valley, CA 91352-2126
(818) 768-1802
www.theodorepayne.org

California Native Plant Society
1722 J Street, Suite 17
Sacramento, CA 95814-3033
(916) 447-2677
www.cnps.org

The California Oak Foundation
1212 Broadway, Suite 810
Oakland, CA 94612-1810
(510) 763-0282
www.californiaoaks.org

Arboretums and Botanic Gardens

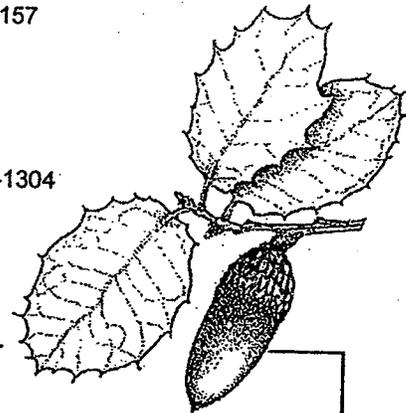
Los Angeles County Arboreta and Botanic Gardens
301 N. Baldwin Ave.
Arcadia, CA 91007-2697
(626) 821-3222
www.arboretum.org

Los Angeles County South Coast Botanic Garden
26300 Crenshaw Blvd.
Palos Verdes Peninsula, CA 90274-2515
(310) 544-6815
www.southcoastbotanicgarden.org

Los Angeles County Descanso Gardens
1418 Descanso Drive
La Canada-Flintridge, CA 91011-3102
(818) 949-4200
www.descansogardens.org

Rancho Santa Ana Botanic Garden
1500 North College
Claremont, CA 91711-3157
(909) 625-8767
www.rsabg.org

The Lummis Home
200 E. Avenue 43
Los Angeles, CA 90031-1304
(213) 222-0546



Publications

Compatible Plants Under and Around Oaks. Bruce W. Hagen... [et al]. The California Oak Foundation. 2000.

Growing California Native Plants. Marjorie G. Schmidt, Univ. California Press. 1981.

Illustrated Guide to the Oaks of the Southern Californian Floristic Province. Fred M. Roberts. FM Roberts Publications. 1996.

Living Among the Oaks: A Management Guide for Landowners. University of California Integrated Range Management Program. 1995.

Oaks of California. Bruce M. Pavlik...[et al]. Cachuma Press & the California Oak Foundation. 1995.

Proceedings of the Fifth Symposium on Oak Woodlands: Oaks in California's Changing Landscape. GTR PSW-GTR-184. Forest Service, U.S. Department of Agriculture. 2001.
Available from the University of California Integrated Hardwood Range Management Program.

Regenerating Rangeland Oaks in California. University of California Integrated Range Management Program. 2001.



County of Los Angeles Fire Department Forestry Division

County of Los Angeles Board of Supervisors

Gloria Molina, First District
Yvonne Brathwaite Burke, Second District
Zev Yaroslavsky, Third District
Don Knabe, Fourth District
Michael D. Antonovich, Fifth District

County of Los Angeles Fire Department

P. Michael Freeman, Fire Chief

Brush Clearance Unit
605 N. Angeleno Avenue
Azusa, CA 91702-2904
(626) 969-2375

Camp 17
6555 Stephens Ranch Road
La Verne, CA 91750-1144
(909) 593-7147

Environmental Review Unit
12605 Osborne Street
Pacoima, CA 91331-2129
(818) 890-5719

Fire Plan/Interpretive Unit
12605 Osborne Street
Pacoima, CA 91331-2129
(818) 890-5783

Fuel Modification Unit
605 N. Angeleno Avenue
Azusa, CA 91702-2904
(626) 969-5205

Henninger Flats Forestry Unit
2260 Pinecrest Drive
Altadena, CA 91001-2123
(626) 794-0675

Lake Hughes Forestry Unit
42150 N. Lake Hughes Road
Lake Hughes, CA 93532-9706
(661) 724-1810

Malibu Forestry Unit
942 N. Las Virgenes Road
Calabasas, CA 91302-2137
(818) 222-1108

San Dimas Forestry Unit
1910 N. Sycamore Canyon Road
San Dimas, CA 91773-1220
(909) 599-4615

Saugus Forestry Unit
28760 N. Bouquet Canyon Road
Saugus, CA 91390-1220
(661) 296-8558

Vegetation Management Unit
12605 Osborne Street
Pacoima, CA 91331-2129
(818) 890-5720

The following reports consisting of 12 pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Quitclaim or relocate easements running through proposed structures.
8. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. Remove existing structures prior to final map approval. Demolition permits are required from the Building and Safety office.
12. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
13. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
14. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

TENTATIVE MAP DATED 09-07-2010
EXHIBIT MAP DATED 09-07-2010

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

HC
Prepared by *JC* John Chin
tr71234L-rev1.doc

Phone (626) 458-4918

Date 10-05-2010



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

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

TRACT NO.: 71234

TENTATIVE MAP DATE: 09/07/2010
EXHIBIT MAP DATE: 09/07/2010

STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Improvement Plans Approval:

Comply with the requirements of the Drainage Concept/Hydrology Study/SUSMP/LID, which was approved on 10/18/2010 to the satisfaction of the Department of Public Works.

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

Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.

Prior to Building Permit:

Prior to issuance of building permits, plans must be approved to: provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action; comply with NPDES, SWMP, SUSMP, and LID requirements.

Name Yong Guo Date 11/17/2010 Phone (626) 458-4921
YONG GUO

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

DISTRIBUTION
Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT 71234*
SUBDIVIDER Lin Muscatel, LLC
ENGINEER EGL Associates Inc
GEOLOGIST _____
SOILS ENGINEER EGL

TENTATIVE MAP DATED 09-07-10 - Revised 1
LOCATION San Gabriel
GRADING BY SUBDIVIDER [Y] (Y or N)
REPORT DATE _____
REPORT DATE 05-06-10, 01-12-10

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The Final Map does *not* need to be reviewed by GMED.
2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
3. The Soils Engineering review dated 9/21/10 is attached.

*Formerly 62863

Prepared by Robert O. Thomas Reviewed by [Signature] Date 09-21-10

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

SOILS ENGINEERING REVIEW SHEET

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

District Office _____
Job Number LX001129
Sheet 1 of 1

Tentative Tract Map 71234
Location San Gabriel
Developer/Owner Lin Muscatel, LLC
Engineer/Architect EGL Associates Inc.
Soils Engineer EGL
Geologist _____

DISTRIBUTION:

____ Drainage
____ Grading
____ Geo/Soils Central File
____ District Engineer
____ Geologist
____ Soils Engineer
____ Engineer/Architect

Review of:

Tentative Tract Map Dated by the Processing Center 9/7/10
Soils Engineering Report Dated 5/6/10, 1/12/10
Reference Reports Dated 9/13/04 (Albus-Keefe & Associates, Inc – Geotechnical Report.), 10/6/04 (Secor – Phase II Report)
Previous Review Sheet Dated 6/14/10

ACTION:

Tentative Map feasibility is recommended for approval.

REMARKS:

1. At the grading plan stage, submit two sets of grading plans for verification of compliance with County codes and policies.
2. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of "Manual for Preparation of Geotechnical Reports" prepared by County of Los Angeles, Department of Public Works. The manual is available on the Internet at the following address: <http://dpw.co.la.ca.us/gmed/manual.pdf>.

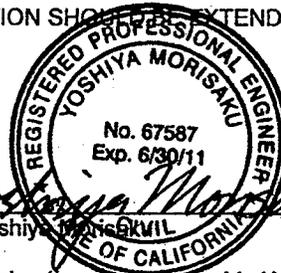
NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:

- A. THE SOILS REPORT DATED 1/12/10 IDENTIFIES AN AREA IN THE SOUTHEAST PORTION OF THE SITE AS ONE WITH CONTAMINATED SOILS THAT WILL REQUIRE REMOVAL AND DISPOSAL.

PER SOILS ENGINEER:

- B. REMOVAL & RECOMPACTION DEPTH SHOULD EXTEND TO 12.5 FEET BELOW EXISTING GRADE OR 1 FOOT BELOW THE BOTTOM OF THE FOOTING WHICHEVER IS DEEPER. ALTERNATIVELY, SOILS MAY BE REMOVED AND RECOMPACTED TO 8 FT BELOW EXISTING GRADE AND RESIDENCES SHOULD BE SUPPORTED BY POST-TENSION SLABS OR MAT FOUNDATIONS.
- C. RECOMMENDED REMOVAL AND RECOMPACTION SHOULD BE EXTENDED AT LEAST 10 FT BEYOND BUILDING LINES.

Reviewed by _____ Date 9/21/10



NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yosh71234 TentT, A_2

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Provide approval of:
 - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

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

MDE

Name David Esfandi Date 09/29/10 Phone (626) 458-4921

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

1. Dedicate right of way 30 feet from centerline on Muscatel Avenue. Ten (10) feet of additional right of way along the property frontage beyond the existing right of way is required.
2. Dedicate additional right of way for a standard off-set cul-de-sac bulb along the property frontage on Bartlett Avenue and Muscatel Avenue to the satisfaction of Public Works.
3. Close any unused driveways with standard curb, gutter, and sidewalk along the property frontage on Bartlett Avenue and Muscatel Avenue to the satisfaction of Public Works.
4. Construct all driveways to meet current Americans with Disabilities Act (ADA) guidelines to the satisfaction of Public Works.
5. Construct 5 feet of sidewalk adjacent to the right of way line along the property frontage on Muscatel Avenue. Adequate sidewalk transition improvements (to join the existing sidewalk) in the vicinity of the northerly property line must be constructed to the satisfaction of Public Works.
6. Construct 5 feet of sidewalk adjacent to the right of way line along the property frontage on Bartlett Avenue. Permission is granted to modify the location (to the satisfaction of Public Works) of the sidewalk in the vicinity of the oak tree protected zone if it can be demonstrated that the sidewalk would remain outside of the protected zone. Should the sidewalk location be modified adequate sidewalk transition improvements shall be constructed to the satisfaction of Public Works.
7. If any road improvements require the removal of existing oak trees or encroach within the protected zone (drip line) of existing oak trees located near the property frontage on Bartlett Avenue, an oak tree permit is required for the removal and encroachment.
8. Plant street trees along the property frontage on Bartlett Avenue and Muscatel Avenue to the satisfaction of Public Works. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.

TENTATIVE MAP DATE 07-09-2010
EXHIBIT MAP DATE 07-09-2010

9. Underground all existing service lines and distribution lines that are less than 50KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
10. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
11. Relocate/reconstruct the existing catch basins on Muscatel Avenue and Bartlett Avenue to the satisfaction of Public Works.
12. Relocate all existing fences along the property frontage on Muscatel Avenue and Bartlett Avenue outside of the public right of way.
13. All proposed fences along the property frontage on Muscatel Avenue and Bartlett Avenue must be located outside of the public right of way.
14. The homeowners association shall be responsible for maintenance of the greenscape along the street frontage on Bartlett Avenue and Muscatel Avenue. A maintenance covenant may be required.
15. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
16. Repair any damaged improvements during construction to the satisfaction of Public Works.
17. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Bartlett Avenue and Muscatel Avenue to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.

TENTATIVE MAP DATE 07-09-2010
EXHIBIT MAP DATE 07-09-2010

- b. The proposed development is within an existing Lighting District. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.



Prepared by Patricia Constanza
tr71234r-rev1.doc

Phone (626) 458-4921

Date 09-30-2010

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

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC12130AS, dated 08-16-2010) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
4. Easements are required, subject to review by Public Works to determine the final locations and requirements.


Prepared by Julian Garcia
tr71234s-rev1(rev'd 11-17-10).doc

Phone (626) 458-4921

Date 11-17-2010

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

Prepared by  Julian Garcia
tr71234w-rev1(rev'd 11-17-10).doc

Phone (626) 458-4921

Date 11-17-2010



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

RP-Jodie

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: TR 71234 Map Date: September 07, 2010 - Exhibit Map

C.U.P. _____ Vicinity: 0224A

- FIRE DEPARTMENT HOLD on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Preliminary Fuel Modification Plan" shall be submitted and approved prior to Tentative Map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: The access as shown on the Exhibit Map is adequate.

By Inspector: Juan C. Padilla Date October 27, 2010

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



COUNTY OF LOS ANGELES FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No: TR 71234 Map Date: September 07, 2010 - Exhibit Map

Revised Report _____

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is 1500 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:
- Install 4 public fire hydrant(s). Verify / Upgrade existing _____ public fire hydrant(s).
- Install _____ private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- Location: As per map on file with the office.
- Other location: _____
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Per the fire flow test performed by San Gabriel County Water District on 10-14-10, the existing fire hydrants and water system are adequate.**
The required fire hydrants shall be installed and tested OR bonded for prior to Final Map clearance.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date October 27, 2010

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



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



PARK OBLIGATION REPORT

Tentative Map #	71234	DRP Map Date: 09/07/2010	SCM Date: 10/07/2010	Report Date: 09/23/2010
Park Planning Area #	42	WEST SAN GABRIEL VALLEY		Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.27
IN-LIEU FEES:	\$110,578

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$110,578 in-lieu fees.

Trails:

No trails.

Comments:

30 detached condominium units are proposed on a single lot. Formerly TR 62863.

***Advisory:

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

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

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

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

Supv D 5th
September 23, 2010 12:23:12
QMB02F.FRX



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



PARK OBLIGATION WORKSHEET

Tentative Map #	71234	DRP Map Date: 09/07/2010	SMC Date: 10/07/2010	Report Date: 09/23/2010
Park Planning Area #	42	WEST SAN GABRIEL VALLEY		Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

(P)people x (0.003) Ratio x (U)nits = (X) acres obligation

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

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

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.98	0.0030	30	0.27
M.F. < 5 Units	3.23	0.0030	0	0.00
M.F. >= 5 Units	2.40	0.0030	0	0.00
Mobile Units	2.35	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.27

Park Planning Area = 42 WEST SAN GABRIEL VALLEY

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.27	\$409,548	\$110,578

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.27	0.00	0.00	0.27	\$409,548	\$110,578



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

Russ Guiney, Director

October 7, 2010

TO: Mr. Jodie Sackett, Planner
Land Divisions Section
Regional Planning

FROM: Mr. Frank Moreno, Manager
Planning and Trails Section
Parks and Recreation

SUBJECT: NOTICE OF TENTATIVE TRACT MAP (TTM) #71234 REVIEW
(MAP STAMPED SEPTEMBER 07, 2010 BY REGIONAL PLANNING)

The Department of Parks and Recreation, Planning and Trails Section (Department) has completed the trail review for TTM #71234. The Department is not requiring a trail easement, and the map is approved.

X Map approved without trail requirement.

If conditioned for a trail easement the exact following language must be shown for trail dedications on the final map.

Title Page: We hereby dedicate to the County of Los Angeles a variable width trail easement, approximate length of _____ linear feet, for multi-use (equestrian, bicycling, and hiking purposes) for the _____ Trail.

_____ TRAIL DEDICATIONS MUST BE SHOWN ON FINAL MAP.

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

For any questions concerning trail alignment or other trail requirements, please contact me at (213) 351-5136.



COUNTY OF LOS ANGELES
Public Health

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

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

KENNETH MURRAY, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

KEN HABARADAS, M.S., REHS
Environmental Health Staff Specialist
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 960-2740

www.publichealth.lacounty.gov

Tract Map No. 071234

Vicinity: San Gabriel

The County of Los Angeles Department of Public Health approves **Tentative Tract Map 071234** based on the use of public water and public sewer as proposed. Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's approval.

Prepared by: Ken Habaradas

Phone: (626) 430-5382

Date: March 24, 2011



BOARD OF SUPERVISORS

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Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

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

MITIGATED NEGATIVE DECLARATION

PROJECT NUMBER: RENV T201000015 / ROAK T201000009 / TR 071234

1. DESCRIPTION:

The proposed project is a request for a Tract Map to construct 30 condominium units on 4.22 acres. The applicant has also applied for an Oak Tree Permit, for the encroachment of one oak tree and removal of another, as well as a Housing Permit Supplemental Application. The applicant is requesting a waiver of the East Pasadena-San Gabriel Community Standards District (CSD) requirements for minimum yard setback, and a waiver of the minimum distance between structures. There are currently structures on the project site, related to nursery use, these structures will be removed. The project will be accessed from N. Bartlett Avenue. 3,200 cubic yards of cut and fill will be balanced on-site. The site is served by the San Gabriel County Water District and public sewer.

2. LOCATION:

5006, 5012 & 5020 N. Bartlett Ave.
San Gabriel CA 91776
(APN 5388-032-021, 023, 047 & 049)

3. PROPONENT:

EGL Associates, Inc.
Attn: Hank Jong
11819 Goldring Road, Unit A
Arcadia, CA 91006

4. FINDINGS OF NO SIGNIFICANT EFFECT:

BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT WITH MODIFICATION AS IDENTIFIED ON THE PROJECT MITIGATION MONITORING PROGRAM INCLUDED AS PART OF THE INITIAL STUDY

5. LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:

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

PREPARED BY: Department of Regional Planning
DATE: March 8, 2011

MITIGATION MONITORING PROGRAM

PROJECT NO. RENV T201000015 / ROAK T201000009 / TR 071234

The Department of Regional Planning staff has determined the following conditions or changes in the project are necessary in order to assure there will be no substantial evidence the proposed project will have a significant effect on the environment.

The applicant shall deposit the sum of \$6,000 with the Department of Regional Planning (DRP) within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the annual reports or as required by this Mitigation Monitoring Program.

#	<i>Mitigation</i>	<i>Action Required</i>	<i>When Monitoring to Occur</i>	<i>Responsible Agency or Party</i>	<i>Monitoring Agency or Party</i>
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Geotechnical

1	All grading shall be in accordance with the County of Los Angeles Grading Code and recommendations of Engineering Geologist.	Submit grading plans to the DPW for review and approval	Prior to issuance of grading permit	Applicant	DPW
2	The permittee shall comply with the requirements of the drainage concept.	Submittal and approval of the drainage concept by the DPW	Prior to issuance of grading permits	Applicant	DPW
3	All construction shall adhere to the appropriate provisions of the Uniform Building Code, including seismic design standards, as well as local codes and ordinances.	Plan check and field verification by the DPW	During construction	Applicant	DPW

Geotechnical Engineer
Contractor

Fire

4	The development of this project must comply with all applicable code and ordinance requirements for construction, access, water main, fire flows and fire hydrants.	Submit plans to the County of Los Angeles Fire Department for	Prior to issuance of building permit	Applicant	LACFD
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Note: Specific fire and life safety requirements for the construction phase will be addressed at the building plan check process prior to building permit issuance. There may be additional fire and life safety requirements during this time.

Noise

5	Construction activities shall comply with County of Los Angeles County Code Chapter 12.08 and Los Angeles County Department of Public Works Construction Division standards. All grading and construction on the project site and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7:00AM and 6:00PM. Construction activities on Saturdays shall be restricted to between the hours of 8:00AM and 5:00PM. Construction activities shall be prohibited on Sundays and legal holidays.	Submit a copy of Building Plans with note referencing Chapter 12.08 for approval by DPW Field Verification	During all phases of construction	Applicant DRP	DPW DRP
6	Air conditioning units if placed at the exterior or rooftop of the building shall be selected and installed so as to achieve a noise level of 45 db(A) or less at the nearest property line.	Submit a copy of building plans with note referencing mitigation measure for approval by DPW. Field Verification	Prior to issuance of certificate of occupancy	Applicant	DPW DHS
7	Through-the-wall air conditioning units shall not be utilized in buildings facing the railroad (southwest,	Submit a copy of building plans with note	Prior to issuance of certificate of occupancy	Applicant	DPW DHS

#	Mitigation	Action Required	When Monitoring to Occur or Party	Responsible Agency or Party	Monitoring Agency or Party
		referencing mitigation measure for approval by DPW.			
	northwest or southeast).				
		Field Verification			
8	All entrance doors facing the railroad shall be solid core with commercial grade seals on the sides and top and automatic door bottoms at the bottom. Thresholds should be provided that are smooth, flat and level to provide for optimum performance of the automatic door bottom.	Submit a copy of building plans with note referencing mitigation measure for approval by DPW.	Prior to issuance of building permit	Applicant	DPW DRP
		Field Verification			
9	A 12 foot high sound wall shall be located at the top of the slope at the southwest property line of the site. This sound wall can be a combination solid wall on top of a berm as an overall height of 12 feet.	Submit a copy of building plans showing the location of the 12 foot sound wall, for approval by DPW and DHS	Prior to issuance of grading permit	Applicant	DPW DHS
		Field Verification			

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
10	All second floor windows, southwest, northwest and southeast (railroad) facing windows and glass doors facing the railroad shall be glazed with STC 32 glazing.	Submit a copy of building plans with a note referencing mitigation measure for approval by DPW and DHS	Prior to issuance of building permit	Applicant	DPW DHS
11	The glazing manufacturer should submit test reports done in accordance with ASTM E90 in an accredited, independent testing laboratory.	Submit a copy of reports to DHS for review and approval	Prior to issuance of certificate of occupancy	Applicant	DHS
12	There shall be no second floor balconies facing the railroad (southwest, northwest or southeast).	Submit a copy of building plans and elevations showing and noting mitigation measure for approval by DPW and DHS	Prior to issuance of building permit	Applicant	DPW DHS
13	Disclose the location of the adjacent railroad to prospective building occupants.	Submit copies of informational materials to DHS for review and approval	Prior to issuance of building permit	Applicant	DHS DRP

Greenhouse Gas

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
14	Project shall use drought resistant native landscaping/trees, with low emissions and high carbon sequestration potential.	Submittal and approval of landscaping	Prior to issuance of grading permit	Applicant	DRP
15	Project shall use and encourage the use of energy efficient appliances.	Submit a copy of building plans with note referencing mitigation measure for approval by DPW	Prior to issuance of building permit	Applicant	DPW DRP
16	Applicant shall provide residents with information on how to reduce GHG emissions (e.g., energy saving).	Submit copies of informational materials to DRP for review	Prior to issuance of building permit	Applicant	DRP
17	Incorporate green building practices and design elements.	Submit a copy of building plans with note referencing mitigation measure for approval by DPW	Prior to issuance of building permit	Applicant	DPW DRP
Sewage Disposal					
18	The California Solid Waste Reuse and Recycling Access Act of 1991, as amended, requires each development project to provide an adequate storage area for collection and removal of recyclable materials. The project shall provide adequate recyclable storage	Submit a copy of building plans showing the location of the recyclable storage	Prior to issuance of building permit	Applicant	DPW

March 1, 2011

RENV T201000015

Applicant Initials _____

#	<i>Mitigation</i>	<i>Action Required</i>	<i>When Monitoring to Occur</i>	<i>Responsible Agency or Party</i>	<i>Monitoring Agency or Party</i>
	areas for collection/storage of recyclable and green waste materials.	area(s) for the project, for approval by DPW			
19	Construction, demolition and grading projects in the County's unincorporated areas are required to recycle or reuse a minimum of 50% of the construction and demolition debris generated by weight per the County's Construction and Demolition Debris Recycling and Reuse Ordinance. A Recycling and Reuse Plan must be submitted to and approved by Public Works' Environmental Programs Division before a construction, demolition or grading permit may be issued.	Submit a copy of the Recycling and Reuse Plan to DPW- Environmental Programs Division for approval	Prior to issuance of construction, demolition or grading permit, whichever comes first	Applicant	DPW
20	Should any operation within the proposed project include the construction, installation, modification or removal of underground storage tanks, industrial waste treatment or disposal facilities, Public Works' Environmental Programs Division must be contacted for required approvals and operating permits.	If necessary, contact DPW- Environmental Programs Division for required approvals and operating permits	During construction, installation, modification or removal of underground storage tanks, industrial waste treatment or disposal facilities	Applicant	DPW
Education					
21	Library impact fee shall be paid.	Fee payment	Prior to issuance of building permit	Applicant	County Library
22	Prior to issuance of any building permits, each project shall pay developer fees to the affected school districts as required by state law to cover incremental increase in residential units associated with the project. No mitigation measure beyond payment of the school	Payment of school fees	Prior to issuance of building permit	Applicant	School Districts

impact fees is necessary to mitigate project-related school impacts.

General

23	Based on the provided information, the subject property has been used as a horticultural nursery. Past site uses may have contributed to contamination of soil with pesticides and/or other hazardous substances. It is requested that the responsible party enter into a cost recovery program with the County of Los Angeles Fire Department or the Department of Toxic Substances Control and obtain a "No Further Action Letter" prior to grading and/or construction activities at the site.	Enter into a cost recovery program (provide a copy to DRP for review)	Prior to issuance of grading permit	Applicant	LACFD Department of Toxic Substances Control
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Environmental Safety

24	Asbestos and Lead paint abatement: Removal of the visually observed mold-contaminated ceiling tiles. Removal of the mold impacted ceiling tiles could be accomplished during abatement of asbestos-containing floor tiles in the same area of the Pesticide shed. However, an abatement contractor familiar with mold removal should perform the removal of mold-contaminated materials.	Submit a copy of abatement method used and SCAQMD Asbestos Removal Permit to DRP for review	Prior to issuance of demolition permit	Applicant	SCAQMD DRP DPW
Applicant shall Acquire an Asbestos Removal Permit from South Coast AQMD (Air Quality Management District)					

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Soil Contamination Cleanup:	Obtain permit from DPW-Environmental Programs Division and submit a copy of permit to DRP for review	Prior to issuance of grading permit	Applicant	DPW
Applicant shall acquire a "ground water cleanup permit" from DPW Environmental Programs Division				DRP
Mitigation Compliance				
25 As a means of ensuring compliance with above mitigation measures, at the time a grading or building permit is obtained, whichever is obtained first, the applicant or then current owner(s) is responsible for submitting compliance reports to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such time that all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly (report) and as necessary (account)	Applicant and current/subsequent owner(s)	DRP

*Note: (for subdivisions only) This MMP allows for partial clearance of project phases. Construction of each parcel shall be considered a separate phase of the project and monitoring of each phase will be required and handled independent of each other phase so that no reporting will be required for any phase until such time as a grading or building permit is obtained as stated above for that phase.

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

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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	<u>[Signature]</u> Applicant		<u>2nd March 2011</u> Date		
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No response within 10 days. Environmental determination requires that these changes/conditions be included in the project.

	<u>[Signature]</u> Staff		<u>March 7, 2011</u> Date		
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***** INITIAL STUDY *****

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

GENERAL INFORMATION

I.A. Map Date: 11/25/2009 **Staff Member:** Michele Bush

Thomas Guide: 596 G5 **USGS Quad:** El Monte

Location: 5006, 5012 & 5020 Bartlett Avenue, San Gabriel, CA 91776 (APNs 5388-032-021, 023, 047 & 049)

Description of Project: *The proposed project is a request for a Tract Map to construct 30 condominium units on 4.22 acres. The applicant has also applied for an Oak Tree Permit, for the encroachment of one oak tree and removal of another, as well as a Housing Permit Supplemental Application. The applicant is requesting a waiver of the East Pasadena-San Gabriel Community Standards District (CSD) requirements for minimum yard setback, and a waiver of the minimum distance between structures. There are currently structures on the project site, related to nursery use, these structures will be removed. The project will be accessed from N. Bartlett Avenue. 3,200 cubic yards of cut and fill will be balanced on-site. The site is served by the San Gabriel County Water District and public sewer.*

Gross Area ± 4 acres

Environmental Setting: *The project site is located on N. Bartlett Avenue, adjacent to N. Muscatel Avenue to the east and the Southern Pacific Railroad right-of-way to the south. The site is approximately ¼ mile north of Mission Drive, ¾ mile south of Las Tunas and ¼ mile west of Rosemead Blvd. (State Highway 19), within the unincorporated community of East San Gabriel. Surrounding land uses within a 500 ft radius consist of single and multi-family residential units to the north, east and west, and railroad/utilities uses to the south.*

Zoning A-1 (Light Agricultural)

General Plan: 1 (Low Density Residential) (1 to 6 du/ac)

**Community/
Area Wide Plan:** East Pasadena-East San Gabriel CSD

Major projects in area:

<u>PROJECT NUMBER</u>	<u>DESCRIPTION & STATUS</u>
PM 26486	3 SF lots on 0.5 ac; approved
PM 26895	1 Condo lot on 0.34 ac; 2 units; approved
PM 27069	1 MF lot on .052 ac; 4 units; approved
PM 27122	1 Condo lot on .056 ac; 3 units; approved
PM 066361	1 Condo lot on 0.47 ac; 4 units; pending
PM 068770	1 Condo lot on 0.5 ac; 3 units; pending
PM 069388	1 Condo lot on 0.5 ac; 4 units; pending
PM 071028	1 MF lot on 0.3 ac; 2 units; pending

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

REVIEWING AGENCIES

Responsible Agencies

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

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mtns. Area
- City of Temple City
- City of Rosemead
- City of San Gabriel
- City of El Monte
- San Gabriel Unified School District
- El Monte Union High School District
-
-
-
-
-
-

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
- San Gabriel County Water District
-
-
-
-
-

Trustee Agencies

- None
- State Fish and Game
- State Lands Commission
- Department of Parks and Recreation
- University of California
-
-

County Reviewing Agencies

- Subdivision Committee
- DHS: Environmental Hygiene
- Sanitation Districts
- Fire Department
- County Sheriff
- Temple Station
- Parks and Rec
- County Library

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
			Less than Significant Impact/No Impact			
			Less than Significant Impact with Project Mitigation			
			Potentially Significant Impact			
CATEGORY	FACTOR	Pg				Potential Concern
HAZARDS	1. Geotechnical	5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Proximity to fault lines</i>
	2. Flood	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	3. Fire	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	4. Noise	9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Adjacent to railroad, construction</i>
RESOURCES	1. Water Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	2. Air Quality	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	3. Biota	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	4. Cultural Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	5. Mineral Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	6. Agriculture Resources	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	7. Visual Qualities	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	8. Greenhouse Gas	17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Mitigation for energy efficiency</i>
SERVICES	1. Traffic/Access	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	2. Sewage Disposal	19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<i>California Solid Waste Reuse and Recycling Access Act</i>
	3. Education	20	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	4. Fire/Sheriff	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	5. Utilities	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
OTHER	1. General	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	2. Environmental Safety	24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Previous horticultural use</i>
	3. Land Use	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	26	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	5. Mandatory Findings	27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

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

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by: Michele R. Bush Date: March 17, 2011
Michele Bush

Approved by: Paul McCarthy Date: 3-8-11
Paul McCarthy

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

Determination appealed – see attached sheet.

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

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

		No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?</p> <p><i>Based on the review of GIS-NET, the project site is not located within active or potentially active fault zone. However, based on review of State of California Seismic Hazard Zones Map, the site is located approximately 2 miles south of the Raymond Fault and approximately 1 mile north of the Whittier Heights Fault.</i></p> <p><i>Based on a Geotechnical Due-Diligence Report, prepared by Albus-Keefe & Associates, Inc., dated September 13, 2004, during the life of the proposed development, the property will probably experience moderate to occasionally high ground shaking from these fault zones, as well as some background shaking from other seismically active areas of the southern California region.</i></p>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site located in an area containing a major landslide(s)?</p> <p><i>Based on the review of GIS-NET, the project site is not located in a landslide area.</i></p>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site located in an area having high slope instability?</p> <p><i>Based on the review of GIS-NET and other areal mapping, the project site is relatively flat and is not located in a high slope instability area.</i></p>
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?</p> <p><i>Based on the review of GIS-NET, the project site is not located in a liquefaction zone. However there are areas of liquefaction approximately 1/2 mile southeast of the site. Based on the Albus-Keefe report, the potential for liquefaction is considered remote.</i></p>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?</p> <p><i>The proposed project is single-family residential and not considered a sensitive use.</i></p>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?</p> <p><i>The project site is relatively flat and does not contain slopes of over 25%, 3,200 cubic yards of cut and fill will be balanced on-site.</i></p>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?</p> <p><i>Based on the Albus-Keefe & Associates, Inc. report, the existing artificial fill/topsoil is anticipated to be highly compressible and the underlying alluvium to a depth of approximately 12.5 feet exhibits potential for collapse when wetted. The resulting settlement is anticipated to be greater than typical tolerances for residential structures. Applicant must follow all requirements and mitigation measures of the Department of Public Works and DRP.</i></p>
h.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p> <p><i>Based on a Geotechnical Due-Diligence Report, prepared by Albus-Keefe & Associates, Inc., dated September 13, 2004, significant geotechnical issues that could affect future design and construction of the project are the following:</i></p>

Artificial fill/topsoil and potentially collapsible alluvium underlies the site. In their existing condition, intolerable settlement would likely occur due to the weight of proposed fill and structural loads. Removal and recompaction of these materials would be required to mitigate the intolerable settlement. The depth of earthwork removals can be reduced if post-tensioned slab foundations or mat foundations are utilized to support the proposed development.

The site is currently covered with a significant amount of vegetation. All vegetation, including roots and soil with more than 5% organics, are not suitable for use on the site as compacted fill and would generally require removal from the site.

The County of Los Angeles Department of Public Works, Geotechnical and Materials Engineering Division recommended Tentative Map feasibility for approval (dated 9/21/2010).

STANDARD CODE REQUIREMENTS

- Building Ordinance No. 2225 – Sections 110, 111, 112, and 113 and Chapters 29 and 70
- MITIGATION MEASURES OTHER CONSIDERATIONS
- Lot Size Project Design Approval of Geotechnical Report by DPW

Based on the Albus-Keefe & Associates, Inc. report, a final geotechnical investigation report should be prepared for design, permitting and construction.

Applicant must comply with all requirements of the Department of Public Works and Subdivision Committee.

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

HAZARDS - 2. Flood

SETTING/IMPACTS

- | | No | Maybe | |
|--|-------------------------------------|-------------------------------------|--|
| a. <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
<i>Based on the review of GIS-NET, USGS El Monte quadrangle and Thomas Guide, there is no major drainage course on the project site.</i> |
| b. <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
<i>Based on the review of GIS-NET, the project site is not located within a floodway, floodplain or flood hazard zone.</i> |
| c. <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in or subject to high mudflow conditions?
<i>The project site is relatively flat and is not subject to high mudflow conditions.</i> |
| d. <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project contribute or be subject to high erosion and debris deposition from run-off?
<i>The project site is relatively flat, 3,200 cubic yards of cut and fill will be balanced on-site.</i> |
| e. <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Would the project substantially alter the existing drainage pattern of the site or area?
<i>The project site is relatively flat, 3,200 cubic yards of cut and fill will be balanced on-site.</i> |
| f. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., dam failure)? |

STANDARD CODE REQUIREMENTS

Building Ordinance No. 2225 – Section 308A Ordinance No. 12,114 (Floodways)

Approval of Drainage Concept by DPW

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size Project Design

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located near a high noise source (airports, railroads, freeways, industry)?
<i>Based on the review of GIS-NET and Thomas Guide, the project is adjacent to the Union Pacific Railroad to the south.</i> |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
<i>The proposed use is not considered sensitive. However, based on the review of the USGS Map and Thomas Guide, there are schools, hospitals and a senior citizens facility in close proximity to the project site.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
<i>The project will include garages for each residential use. There will be no associated special equipment or parking areas associated with the project.</i> |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
<i>There will be a temporary increase in noise levels during project construction.</i> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?
<i>An Acoustical Analysis prepared by Davy & Associates, Inc., dated January 31, 2006, indicates that with a 12 foot high sound wall, the lots on the site will be exposed to noise levels from the railroad that are less than CNEL 65 for the first floor elevations; and second floor exterior walls will be exposed to exterior noise levels in the CNEL 76 range on some lots. With the use of recommended STC 34 glazing in these elevation, interior noise levels will be less than CNEL 45.</i> |

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Lot Size Project Design Compatible Use

CONCLUSION

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

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

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	<input type="checkbox"/> YES	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells? <i>Based on the review of a letter, dated August 31, 2010, the project site will be served by the San Gabriel County Water District.</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system? <i>The proposed project will be served by the County of Los Angeles Sanitation District No. 13.</i>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course? <i>N/A</i>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? <i>The project site is relatively flat, 3,200 cubic yards of cut and fill will be balanced on-site. NPDES Permit compliance might be required.</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies? <i>The project site is relatively flat, 3,200 cubic yards of cut and fill will be balanced on-site. NPDES Permit compliance might be required.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

Lot Size Project Design Compatible Use

OTHER CONSIDERATIONS

Applicant must comply with all requirements of DPW and the Subdivision Committee.

CONCLUSION

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

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

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	<input type="checkbox"/> Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>The proposed project is 30 residential units on approximately four (4) acres.</i> Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use? <i>The proposed use is not considered sensitive and is not located near a freeway or heavy industrial use.</i>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance? <i>Based on the review of Urbemis data, it does not appear the project will increase local emission to a significant extent nor exceed AQMD thresholds or potential signigicance.</i>
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions? <i>The proposed project will not generate, nor is it in close proximity to sources that create obnoxious odors, dust or hazardous emissions.</i>
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan? <i>The project will not conflict with any applicable air quality plan.</i>
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? <i>The project must comply with all applicable codes.</i>
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)? <i>The proposed project will not result in a cumulatively considerable net increase in any known criteria pollutant.</i>
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Health and Safety Code – Section 40506

MITIGATION MEASURES

Project Design Air Quality Report

OTHER CONSIDERATIONS

CONCLUSION

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

Potentially significant

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

RESOURCES - 3. Biota

SETTING/IMPACTS

	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? <i>Based on the review of GIS-NET, the project is not located within an SEA, SEA Buffer or ESHA and is disturbed.</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? <i>The site is largely disturbed.</i>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake? <i>The USGS quad sheet does not indicate any drainage course on the project site.</i>
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)? <i>The project site is largely disturbed and within an urban area.</i>
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)? <i>The project site contains two (2) oak trees. The applicant has applied for an Oak Tree Permit to encroach upon one tree and remove the other.</i>
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? <i>The project is disturbed and there are no known sensitive species on-site.</i>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

<input type="checkbox"/> MITIGATION MEASURES	<input checked="" type="checkbox"/> OTHER CONSIDERATIONS
<input type="checkbox"/> Lot Size <input type="checkbox"/> Project Design	<input type="checkbox"/> ERB/SEATAC Review <input checked="" type="checkbox"/> Oak Tree Permit

Applicant must comply with all conditions of the Oak Tree Permit.

CONCLUSION

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

<input checked="" type="checkbox"/> Potentially significant	<input type="checkbox"/> Less than significant with project mitigation	<input checked="" type="checkbox"/> Less than significant/No impact
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RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
<i>The project site is disturbed and in an urban area. There are two (2) oak trees on-site, but no indication of potential archaeological sensitivity.</i> |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain rock formations indicating potential paleontological resources?
<i>Based on the review of GIS-NET aerial imagery, the project site does not contain any rock formations.</i> |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain known historic structures or sites?
<i>There are structures on-site (previous nursery use), however there is no indication of any historic significance.</i> |
| d. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
<i>The project site is disturbed. There is no indication of historical or archaeological resources on-site.</i> |
| e. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
<i>The project site is disturbed. There is no indication of any unique paleontological resource or unique geologic feature on-site.</i> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Phase 1 Archaeology Report

CONCLUSION

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

Potentially significant

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

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use? <i>The project site is largely disturbed and within an urban area. Based on the review of GIS-NET the project area has not been surveyed for farmland use.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? <i>The project is zoned A-1 Light Agricultural, which allows residential uses.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use? <i>No other changes are proposed as a part of this project application.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
<i>Based on the review of GIS-NET data, the project site is not visible from a scenic highway nor is it within a scenic corridor and will not impact a viewshed.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
<i>Based on the review of GIS-NET data, the project site is not visible from any regional riding or hiking trail.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
<i>Based on the review of GIS-NET aerial data, the project site is developed and disturbed, and does not contain any unique aesthetic features.</i> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
<i>The proposed use is residential and is surrounded by single and multi-family uses to the north, east and west.</i> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project likely to create substantial sun shadow, light or glare problems?
<i>The proposed project will have to meet the requirements of the East Pasadena/East San Gabriel CSD.</i> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., grading or landform alteration)? |

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Visual Report

Compatible Use

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 8. Greenhouse Gas Emissions

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Would the project generate greenhouse gas (GhGs) emissions, either directly or indirectly, that may have a significant impact on the environment (i.e., on global climate change)? Normally, the significance of the impacts of a project's GhG emissions should be evaluated as a cumulative impact rather than a project-specific impact.</p> <p><i>The applicant will be required to meet all State and County requirements for greenhouse gas reduction, which includes implementing energy efficient mitigation measures.</i></p>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases including regulations implementing AB 32 of 2006, General Plan policies and implementing actions for GhG emission reduction, and the Los Angeles Regional Climate Action Plan?</p> <p><i>The applicant will be required to meet all State and County requirements for greenhouse gas reduction, which includes implementing energy efficient mitigation measures.</i></p>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p>

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

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

Potentially significant

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

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)?
<i>The proposed project contains 30 dwelling units, however there are no known congestion problems in the area.</i> |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in any hazardous traffic conditions?
<i>The project will not result in any hazardous traffic conditions.</i> |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in parking problems with a subsequent impact on traffic conditions?
<i>Each unit is required to have adequate parking to serve the use. The applicant shall comply with all requirements of the Los Angeles County Zoning Code.</i> |
| d. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
<i>The project will be accessible from N. Bartlett Avenue and designed to accommodate emergency vehicles.</i> |
| e. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
<i>The project site is not located adjacent to a CMP highway system intersection nor a mainline freeway link.</i> |
| f. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
<i>The applicant must comply with all requirements of all County of Los Angeles Departments.</i> |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design Traffic Report

Consultation with Traffic & Lighting Division

CONCLUSION

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

Potentially Significant

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

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

- | | <input checked="" type="checkbox"/> | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | If served by a community sewage system, could the project create capacity problems at the treatment plant?
<i>Based on project data submitted, the project site is served by the County of Los Angeles Sanitation District No. 15.</i> |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems in the sewer lines serving the project site?
<i>There is no indication the project will create capacity problems in sewer lines serving the project site.</i> |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors?
<i>Based on the California Solid Waste Reuse and Recycling Access Act of 1991, the project must provide adequate recyclable storage areas for collection/storage of recyclable and green waste materials.</i> |

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

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

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

SERVICES - 3. Education

SETTING/IMPACTS

- | | <input checked="" type="checkbox"/> Yes | No | Maybe | |
|----|---|-------------------------------------|-------------------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at the district level?
<i>The project site is located in a disturbed urban area. There is no indication that the project will create capacity problems at the district level.</i> |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at individual schools that will serve the project site?
<i>The project site is located in a disturbed urban area. There is no indication that the project will create capacity problems at individual schools serving the project.</i> |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create student transportation problems?
<i>The project site is located in a disturbed urban area. There is no indication that the project will create student transportation problems.</i> |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Could the project create substantial library impacts due to increased population and demand?
<i>Applicant must pay any applicable library fees.</i> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Site Dedication Government Code Section 65995 Library Facilities Mitigation Fee

Applicant will be required to pay applicable County Library fees

CONCLUSION

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

Potentially significant

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

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

- | | <input checked="" type="checkbox"/> | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?</p> <p><i>County Fire Stations #42 and #5 are located two and five miles, respectively, from the project site. County Sheriff's Temple Station is approximately one mile from the site.</i></p> <p><i>The Temple Sheriff's Station has reviewed the project and indicated there is no known impact to law enforcement services provided by the station. There is also no indication that the project will effect fire services.</i></p> |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Are there any special fire or law enforcement problems associated with the project or the general area?</p> <p><i>There are no known special fire nor law enforcement problems associated with the project or the general area.</i></p> |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>Other factors?</p> <p><i>The County of Los Angeles Sheriff's Department reserves the right to address this matter or any other unforeseen matters, in subsequent reviews of the proposed project.</i></p> |

MITIGATION MEASURES

OTHER CONSIDERATIONS

Fire Mitigation Fee

CONCLUSION

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

Potentially significant

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

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells? <i>Based on the review of application materials, and a letter, dated August 31, 2010, the project site will be served by the San Gabriel County Water District.</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs? <i>The project site will be served by the San Gabriel County Water District, there are no known water pressure issues in the area.</i>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane? <i>Based on the review of application materials, the project site is served by Southern California Edison Company.</i>
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)? <i>There are no known service problem areas.</i>
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)? <i>The proposed project will not result in adverse physical impacts associated with the provision of new or physically altered governmental facilities.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

Lot Size Project Design

OTHER CONSIDERATIONS

CONCLUSION

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

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

OTHER FACTORS - 1. General

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources?
<i>The applicant must meet the requirements of the State Administrative Code, Title 24 Part 5, T-20 (Energy Conservation). The applicant has submitted documentation outlining energy conservation measures to be incorporated into the project.</i> |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the general area or community?
<i>There are single and multi-family uses within the vicinity of the project site.</i> |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land?
<i>The project site has been disturbed. Based on the review of GIS-NET the project area has not been surveyed for farmland use.</i> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

- State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)
- MITIGATION MEASURES
- Lot Size
- Project Design
- OTHER CONSIDERATIONS
- Compatible Use

CONCLUSION

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

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

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

- | | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are any hazardous materials used, transported, produced, handled, or stored on-site?
<i>The property has been used as a horticultural nursery.</i> |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any pressurized tanks to be used or any hazardous wastes stored on-site?
<i>The proposed project is residential.</i> |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
<i>There are residential units within 500 feet of the project site, however they will not be adversely affected.</i> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
<i>The property has been used as a horticultural nursery.</i> |
| e. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
<i>The proposed project is residential and will not create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment.</i> |
| f. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
<i>The proposed project is residential and will not emit hazardous emissions or handle hazardous materials, substances or waste.</i> |
| g. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
<i>The project site is not listed in the GeoTracker or California State Department of Toxic Substance Control databases.</i> |
| h. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
<i>The project site is not located near an airport or airstrip.</i> |
| i. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
<i>The Temple Sheriff's Station has reviewed the project and indicated there is no known impact to law enforcement services provided by the station. There is also no indication that the project will affect fire services.</i> |
| j. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other factors? |

MITIGATION MEASURES

OTHER CONSIDERATIONS

Toxic Clean-up Plan

CONCLUSION

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

Potentially significant

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

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	<input checked="" type="checkbox"/> Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property? <i>The proposed project shall comply with the requirements of the General Plan (1 – Low Density Residential) and the East Pasadena/East San Gabriel CSD.</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property? <i>The project site is zoned A-1 Light Agricultural which allows residential uses.</i>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the following applicable land use criteria:
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community? <i>The proposed project will be consistent with and continue the residential character of surrounding properties.</i>
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

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

Potentially significant

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

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

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Could the project cumulatively exceed official regional or local population projections?
 <i>The proposed project is for 30 residential units in an urban area. Based on the SCAG 2008 Regional Transportation Plan, the project will not exceed official regional or local population projections.</i></p> |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
 <i>The project site is disturbed and partially developed and infrastructure is currently in place.</i></p> |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Could the project displace existing housing, especially affordable housing?
 <i>The project site has previously been used as a horticultural nursery.</i></p> |
| d. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
 <i>The proposed project will not result in a substantial job/housing imbalance. There is no indication the project will substantially increase VMT.</i></p> |
| e. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Could the project require new or expanded recreational facilities for future residents?
 <i>The project is located in an urban area, it is not anticipated any new or expanded recreational facilities will be required. The proposed project will provide some recreational facilities for residents.</i></p> |
| f. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
 <i>The project site was previously used as a horticultural nursery.</i></p> |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

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

Potentially significant

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

MANDATORY FINDINGS OF SIGNIFICANCE

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

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

CONCLUSION

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

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



OAK TREE PERMIT BURDEN OF PROOF

Please identify the number of oak trees proposed for:

 1 Removal 1 Encroachment To Remain Total existing oak trees

Pursuant to Zoning Code Section 22.56.2100, the applicant shall substantiate the following:

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

<p>A. That the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Part 16 of Chapter 22.56, if any, on the subject property.</p> <p><i>Please see attached.</i></p>
<p>B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.</p>
<p>C. That in addition to the above facts, at least one of the following findings must apply:</p> <ol style="list-style-type: none"> 1. That the removal of oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that: <ol style="list-style-type: none"> a. Alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or 2. That the oak tree(s) proposed for removal or relocation interfere with utility service or streets and highways either within or outside of the subject property and no reasonable alternative to such interference exists other than removal of the tree(s), or 3. That the oak tree(s) proposed for removal, with reference to seriously debilitating disease or other danger of falling, is such that it cannot be remedied through reasonable preservation procedures and practices. 4. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

Tract No. 71234
5006, 5012 & 5020 Bartlett Ave, San Gabriel, CA 91776

BURDEN OF PROOF

- A. This request is for working within the drip line of the Oak tree (Tree #1) located NW corner of the project site shown on Tentative Tract No. 71234.
- B. Tree #1 will remain.
The Oak tree located within the proposed Unit 26 (Tree #2) may need to be replaced if there is no sufficient room to protect it. Mitigation trees will be planted. The number of replacement trees and their sizes, types, and locations will be determined by a LA County inspector. Proper grading and drainage device design will be provided to accommodate possible increased flow of surface water.
- C. Tree #1 will not be removed, however, street improvements will be required by Public Works to construct curb and gutter, and sidewalk along the Tract boundary. These works will be within the drip line.
Tree #2 appears to locate between the proposed wall and sidewalk along the proposed private streets within the subject property. This tree may not have sufficient room to be protected.

Note: The project site consists of an existing Oak Tree permit T2006-00028. A copy of the Oak Tree permit and pervious oak tree report has been attached for references. The reasons of the new Oak Tree permit are: Ownership Change, Tract Number Change, and Site Plan Change.

From: [Rich](#)
To: [Sackett, Jodie](#)
Cc: namphu88@yahoo.com
Subject: tr071234-(5)
Date: Wednesday, May 04, 2011 10:31:45 AM
Attachments: [l-bartlettcondo.DOC](#)

Regarding this 30 condo project, we are circulating the following letter for signature among the residents affected by the project. Today, I called Mr. Lin to ask for a community meeting to discuss this project and let him know about this letter. He is out of the country.

May 2, 2011

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

To Whom It May Concern:

While the undersigned residents of Bartlett and Muscatel streets near the above referenced project, have yet to review the plans for this Condo Project, we do have several initial concerns. Many of us did review the prior plan for this property, which was proposed a couple of years ago, and raised several of the same points.

- 30 Condo units (5 more units than it is zoned) means about 120 people and 60 cars, dramatically increasing traffic on surrounding streets. The neighborhood is currently single family homes mostly owner occupied. Condos would not look good in our neighborhood and would be more likely to be rented. *The prior proposal was for 22 4-bedroom two story homes. We did not oppose this concept, but did raise concerns about the traffic.*
- We are pleased the developer has provided access to the property from both streets, but believe there should be 2-automatic entrance gates to the property.
- We are concerned that residents and their guests may park cars, RV's, boats, etc. on Bartlett and Muscatel.
- With no traffic lights at the corner of Bartlett and Broadway, and Muscatel and Broadway, it is currently difficult to turn onto or off of Broadway. This will increase under the Project Proposal.

Thank you for your consideration.

cc: Lin Muscatelle, LLC

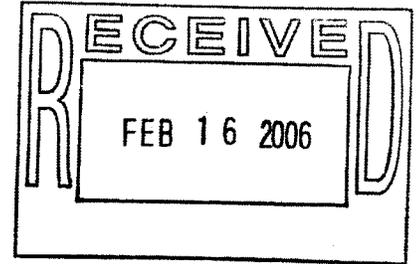
enclosure

From: Dick Butterfield
To: Sackett, Jodie
Subject: Bartlett Ave project in San Gabriel
Date: Friday, April 15, 2011 7:04:00 PM

I am against this project, simply because it would put to many people in this area. We already have problems on railroad tracks with the people here. That also is a dead end street, it would put way to much traffic on that street and the adjoining area. That would put at a minimum of 140 more people and an increase of a possible 70 more cars. It would way over populate the area. Please contact me if I can give you more input.

Signed a concerned citizen.

Richard Butterfield



February 15, 2006 AMERICA'S BUILDER OF THE YEAR

Nooshin Paidar, AICP
County of Los Angeles
Department of Regional Planning, Land Divisions Section
320 West Temple Street
Los Angeles, CA 90012-3225

Re: Tract Map No. 062863

Dear Ms. Paidar:

At our February 13, 2006 meeting with the Subdivision Committee you requested information regarding the community meeting that The Olson Company conducted regarding Tract Map No. 062863. The community meeting was conducted on Wednesday, February 9, 2005 at Jefferson Middle School, located at 1340 E Live Oak San Gabriel, California. Jefferson Middle School is located approximately 0.7 miles from the subject site.

Attached you will find the attendance sheet for the community meeting and the PowerPoint Presentation presented by The Olson Company. As I stated at our meeting, the community members in attendance were very favorable regarding the project. They find the current use of the site as former nursery and storage lot for local gardeners as an incompatible use for their neighborhood. Additionally, they informed use that subject property has had a number of vagrancy issues.

One community member was interested in seeing a traffic signal installed at the corner of Broadway and Bartlett Avenue. A traffic light currently resides at the corner of Broadway and Muscatel Avenue, approximately 600 feet to the east on the corner Broadway and Bartlett Avenue. The Impact Analysis Section of the Department of Regional Planning has stated that a traffic study will not be necessary for the proposed development.

Please feel free to call me if you have any additional questions or comments at (562) 370-2204. Thank you for your time and effort in process The Olson Company's tentative map application.

Sincerely,

THE OLSON COMPANY


Bill McReynolds
Director of Development



**Community Meeting
LA County (Bartlett & Broadway)
February 9, 2005**

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE #</u>
1. Joan Comaianni	5033 Bartlett	(626) 451-0153
* 2. JAN JOHNSON	5025 Bartlett	(626) 287-2139
3. L. COLLIER	4942 N. Muscatel	626 812-2546
* 4. Ewa Huntu	8714 Garibaldi S.R	(626) 287-9291
5. Rich Widrig	5019 N. Bartlett	626/309-1468
6. CRYSTAL CHEN	8722 Arroyo	909/228-8777
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		

Project: VTT map 062863(15)
OTP 200600023(15)
Date: 10-17-06

~~N. Bartlett~~ We
~~Sackett / Arroyo~~

We the resident live on N. Bartlett Ave. only, but in favor of having another entrance on Muscatel also.

VANESSA DINSAY DY - 5011 N. Bartlett Ave. (626) 295-5523
SAN GABRIEL CA 91776 } 285-1507
JAY J RO - (626) 925-4331
5015 BARTLETT AVE SAN GABRIEL CA 91776

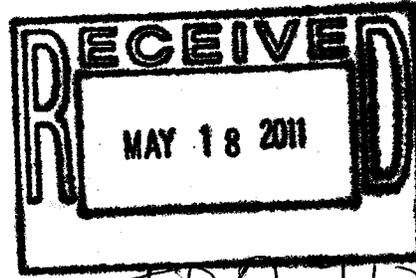
Jay J RO
Robert Rangel (626) 451-0442
Alexia Rangel
5017 Bartlett Ave San Gabriel CA 91776

EDGAR ZACAMEDA - 5011 N. BARTLETT AVE
SAN GABRIEL

LEAH DINSAY - 5011 N. BARTLETT AVE
SAN GABRIEL
Leah Dinsay - 5011 N. Bartlett Ave
SAN GABRIEL CA

Willy RFWidrig 5019 N. BARTLETT 6263971468
Humberto Widrig 5019 N. Bartlett CA 91766 62630911468

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



319
total
signatures

To Whom It May Concern:

TRO 11234-5
J. Sacketh RRUIZ

While the undersigned residents of Bartlett and Muscatel streets near the above referenced project, have yet to review the plans for this Condo Project, we do have several initial concerns. Many of us did review the prior plan for this property, which was proposed a couple of years ago, and raised several of the same points.

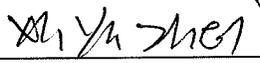
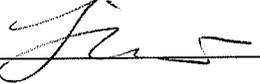
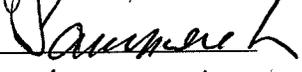
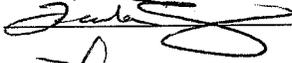
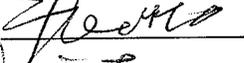
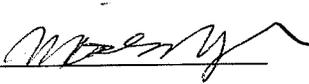
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Thank you for your consideration.

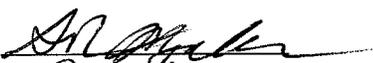
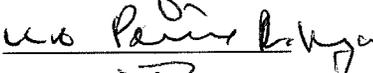
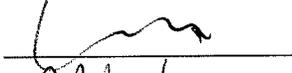
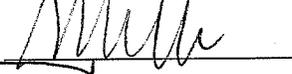
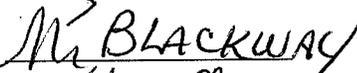
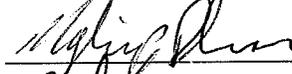
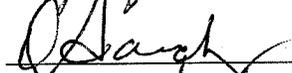
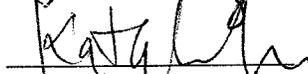
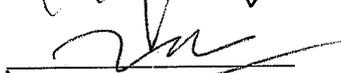
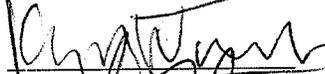
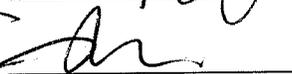
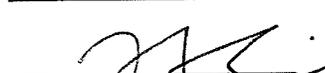
cc: Lin Muscatelle, LLC

enclosure

<u>Print Name</u>	<u>Signature</u>	<u>Address</u>
<u>William LEE</u>	<u>William Lee</u>	<u>5129 N. BARTLETT AVE.</u>
<u>PHU, NAM</u>	<u>Nam Phu</u>	<u>5129 N. Bartlett ave.</u>
<u>PATRICIA SANDOVAL</u>	<u>Patricia Sandoval</u>	<u>5130 Bartlett</u>
<u>Linda Daly</u>	<u>Linda Daly</u>	<u>5121 Bartlett</u>
<u>John Daly</u>	<u>John Daly</u>	<u>5121 BARTLETT</u>
<u>NHI PHAN</u>	<u>Charlie Phan</u>	<u>5214 Bartlett</u>
<u>Loan phan</u>	<u>Loan Phan</u>	<u>5214 Bartlett Ave</u>
<u>King WAH NG</u>	<u>King Wah Ng</u>	<u>5135 BARTLETT.</u>
<u>Fuk Hing NG</u>	<u>Fuk Hing Ng</u>	<u>5135 BARTLETT.</u>
<u>Helen Liao</u>	<u>HELEN LIAO</u>	<u>5118 Bartlett Ave.</u>
<u>ZHUO GEN Liao</u>	<u>Zhuo Gen Liao</u>	<u>5118 Bartlett Ave.</u>
<u>HOWARD K. CHU</u>	<u>Howard K. Chu</u>	<u>5059 BARTLETT AVE.</u>
<u>SHUN BOR CHU</u>	<u>Shun Bor Chu</u>	<u>5059 BARTLETT AVE.</u>
<u>Kenneth HOANG</u>	<u>Kenneth Hoang</u>	<u>5047 Bartlett AVE</u>
<u>PHUONG TRAN</u>	<u>Phuong Tran</u>	<u>5201 BARTLETT AVE.</u>
<u>KHOA TA</u>	<u>Khoa Ta</u>	<u>5201 BARTLETT AVE</u>
<u>XANCY WANG</u>	<u>Xancy Wang</u>	<u>5205 Bartlett Ave</u>
<u>Chan Tran</u>	<u>Chan Tran</u>	<u>5123 Bartlett AVE</u>
<u>MINH. C. VY</u>	<u>Minh C. Vy</u>	<u>5123 Bartlett AVE</u>

<u>Print Name</u>	<u>Signature</u>	<u>Address</u>
STEVE CAO		5106 BARTLETT AVE #A SAN GABRIEL, CA 91778
Dansen Lee		5122 Bartlett Ave
Katherine Thong		5122 Bartlett Ave
XU. YU ZHEN		5047 1/2 BARTLETT AVE
JIE HONG LIN		5117 Bartlett Ave
KAREN MY LYONG		5134 Bartlett Ave
JACK Y TRI HUYNH		5134 Bartlett Ave
JAM MACH		5128 Bartlett Ave
YE XI YING		5109 BARTLETT AVE
JAMES LINDA ^{JWAI}		5203 BARTLETT AVE. S.G.
LINDA TANG		5203 Bartlett Ave.
XIA ZHEN HU		5354 BARTLETT AVE.
Zi Jin		8709 Andes ST
JAMES WANG		87.5 ANDES ST
Moses Yu		5226 N. Muncie Ave. CA 91776

<u>Print Name</u>	<u>Signature</u>	<u>Address</u>
MELECIO TOMAS	[Signature]	5234 BARTLETT AVE
POM SAENGPHAIKUL	[Signature]	5236 N. BARTLETT AVE
FONNITA EMMULIA	[Signature]	5300 N BARTLETT AVE
Eric Wang	[Signature]	5308 N. Bartlett Ave
Tina Chen	[Signature]	5206 N. Bartlett Ave
ANNALISA ALVAREZ	[Signature]	5316 Bartlett Ave San Gabriel
WAYNE WHITEHURST	[Signature]	5314 1/2 BARTLETT S.G.
JERSEFE RONGAVILLA	[Signature]	5314 N. Bartlett Ave. S.G.
DARIO LISIERO	[Signature]	5206 N. Bartlett Ave S.G.
Abomi Kusior	[Signature]	5206 N. BARTLETT AVE S.G.
JACKIE TRI HUYNH	[Signature]	5134 BARTLETT AVE S.G.
THANH LE	[Signature]	5212 BARTLETT AVE
Gustavo J Juarez	[Signature]	5209 Bartlett Ave
NHI PHAN	[Signature]	5214 Bartlett Ave
Masako Nakata	[Signature]	5219 N Bartlett Ave
Masako Nakata	[Signature]	5221 N Bartlett Ave
Masako Nakata	[Signature]	5317 N Bartlett Ave
Sonny Renes	[Signature]	5208 Bartlett Ave
WANG JICHENG	[Signature]	5231 Bartlett Ave

<u>Print Name</u>	<u>Signature</u>	<u>Address</u>
ANDREW R MAGALLANES		5305 BARTLETT AV
U SEIN MIN		5303 BARTLETT AVE
PJ BASALDUIN		5301 BARTLETT AVE
Michael Caro		5312 A Bartlett Ave
Ms Young (com)		5312 B Bartlett Ave
PONCIANO PONCEAVILA		5314 N. BARTLETT AVE
Jian Zhang		5302 Bartlett Ave.
Jia Li		5302 1/2 Bartlett Ave.
Maheldee		5235 Bartlett Ave
Mr. Blackway		5408 N BARTLETT AVE
Johnny Shan		5430 N. Bartlett Ave.
David Sanchez		5434 Bartlett
Lu, KATHY		5440 BARTLETT
TONY HA		5435 BARLETT
KYEE YEO		5429 BARTLETT
SANTO DE LAFAZ		5403 BARTLETT
JAY KONIG		5329 BARTLETT
JUSTIAN LAI		5329 Bartlett
Rodrigo Hernandez		5298 Bartlett

<u>Print Name</u>	<u>Signature</u>	<u>Address</u>
SUSANA		5226 N. Bartlett Av
Manny Galvez		5232 Bartlett Av
Juan Alvarez		5316 BARTLETT AVE.
MICHAEL NAKATA		5317 Bartlett Ave
Betty Fujin		5315 Bartlett Ave
Juan Constanza		5323 Bartlett Ave.
Mes Juankhai		5333 Bartlett Ave
Miriam Fujioka		5335 N. Bartlett Ave.
Nguyen Thi Napetunpin		5423 N. Bartlett Ave.
GIANG G. THUAN		5217 Bartlett Ave
Ying chung		5202 Bartlett Ave.
JAVIER RAYGOZA		5215 Bartlett Ave
ALFRED HONES		5213 BARTLETT AVE
NADIM ABOLHOSN		5402 BARTLETT AVE
AYE MINTI		8715 Daines Dr
Fabio Sanchez		5420 Dubonnet Ave.
Aida Bañuelos		5427 N. Dubonnet Ave
PATRICK SELLSEPAR		5431 Dubonnet Ave
Dennis & Elza Hargan		5432 Dubonnet Ave

opposed

04

Proposed Condo Project
5006 N. Bartlett Avenue, San Gabriel, CA 91776

<u>Print Name</u>	<u>Signature</u>	<u>Address</u>
Rich Widrig		5019 N. Bartlett
Kym Widrig		5019 N. Bartlett Ave.
	Terese a NAC	5013 1/2 Bartlett Ave
	Duyen Mac	5013 Bartlett Ave
Robert	ROBERT H.	8714 E. ANDES ST.
Hani Sanchez		8702 ANDES ST.
MARK ITO		8722 ANDES ST.
LEO CRAVEA	Leo Cravea	8726 ANDES ST
OKHI RO		5015 BARTLETT AVE
Milla Almeida	Milla Almeida	8706 ANDES ST
CHINMEI TAI	C. H. Tai	8725 ANDES ST
CHIH HSIUN TAI	C. H. Tai	8725 ANDES ST
JOY LAW		8723 ANDES ST
Tsz Sz2 Lung		8723 ANDES ST
Pai Lai Wong		8723 ANDES ST
	Ana Christina	5017 BARTLETT AVE
Ana Christina	Ana Christina	5017 N Bartlett

Proposed Condo Project
5006 N. Bartlett Avenue, San Gabriel, CA 91776

Print Name

Signature

Address

Leah Dinsay

Leah Dinsay

5011 N. Bartlett Ave.

EDGAR ZALAMEDA

Edgar Zalameda

5011 N. BARTLETT AVE

REED ADAMS

R. Adams

5314 BARTLETT AVE

Jeremy Jenkins

Jeremy Jenkins

5011 N BARTLETT AVE

VANOSSA DY

Vanessa Dy

5011 N. BARTLETT AVE

ROSELYN DINSAY

Roselyn Dinsay

5209 HARTER LANE

Painage, Mary Din

Mary Din

5011 N. BARTLETT AVE

PRICK ANGELO

Prick Angelo

5209 HARTER LANE

Proposed Condo Project
5006 N. Bartlett Avenue, San Gabriel, CA 91776

Print Name

Signature

Address

Joan Comaianni Joan Comaianni

5033 Bartlett

Jesus Garcia Tussani

5041 Bartlett Ave

Patricia Oshiro Patricia Oshiro

5031 Bartlett Ave

NEDRA J CROUSE Nedra J Crouse

8705 E ANDES ST

Fernando Fernandez

5058 Bartlett Ave.

Terry Fernandez Teresa Fernandez

5058 Bartlett Ave.

David Ramirez

5103 Bartlett Ave.

Leda Olivares

5204 Bartlett Ave

J DANICE JOHNSON

5025 BARTLETT AVE

Vivian Chen Chen

5106 Bartlett see # E

Proposed Condo Project
 5006 N. Bartlett Avenue, San Gabriel, CA 91776

<u>Print Name</u>	<u>Signature</u>	<u>Address</u>
Miles Yu	Miles Yu	5226 N. Muscatel Ave.
1. Michael Yu	Michael Yu	San Gabriel, CA 91776
2. Judy Liu	Judy Liu	5209 N. Muscatel Ave San Gabriel CA 91776
3. Judy Liu	Judy Liu	5205 N. Muscatel Ave San Gabriel, CA 91776
4. Sandy Yu	Sandy Yu	5227 N. Muscatel Ave San Gabriel CA 91776
5. SHANNY Lu	Shanny Lu	5306 N. Muscatel Ave San Gabriel, CA 91776
6. YONG XIAN YU	Yong Xian Yu	5232 N MUSCATEL AVE San Gabriel CA 91776
7. THANH Vuong	Thanh Vuong	5715 N. MUSCATEL AVE. SAN GABRIEL. CA. 91776
8. YIU C. CHAU	Yiu C. Chau	5126 N. Muscatel San Gabriel CA 91776
9. NEAN CHAU	Nean Chau	5126 N. Muscatel San Gabriel CA 91776
10. MINUSON DORIS	Minuson Doris	5123 1/2 N. MUSCATEL AVE San Gabriel CA 91776
11. AZIZA Sherman	Aziza Sherman	5125 1/2 Muscatel Ave San Gabriel CA 91776
12. Alexandria Garcia	Alex Garcia	5123 n. muscatel ave San Gabriel CA 91776
13. Maria S. Baltozar	Maria S Baltozar	5125 N. Muscatel San Gabriel CA 91776
14. Mrs. Mary West	Mrs. Mary West	5238 N. muscatel Aves. G. San Gabriel CA 91776
15. Mr. Charley Lee	Charley Lee	5128 N. MUSCATEL AVE San Gabriel CA 91776
16. Janny Lee	Janny Lee	5126 N. MUSCATEL AVE San Gabriel CA 91776
17. Luis Sanchez	Luis Sanchez	5132 N MUSCATEL AVE San Gabriel CA 91776
18. Jonathan Ngo	Jonathan Ngo	5202 N MUSCATE AVE San Gabriel CA 91776
19. Yuan, Yue Liang	Yuan Yue Liang	5212 7/8 N Muscatel AVE San Gabriel CA 91776

Base Map

Proposed Condo Project
5006 N. Bartlett Avenue, San Gabriel, CA 91776

Print Name Signature Address

- 20. Susan Carranza Susan Carranza 5229 N. Muscatel
- 21. Shirley Lin _____
- 22. Sheila Lin Shirley Lin 5222 N. Muscatel Ave.
- 23. Mei-chu Liu [Signature] 5209 N. Muscatel Ave
- 24. Kevin Xu [Signature] 5362 N. MUSCATEL AVE
- 25. JANE CHU Jane Chu 5286 N. Muscatel Ave.
- 26. PETER TAN [Signature] 5220 N. Muscatel Ave
- 27. MEINACHEN CHU [Signature] 5228 N MUSCATEL AVE
- 28. Dave Loo [Signature] 5403 N. MUSCATEL AVE
- 29. Jennifer Loo Jennifer Loo 5403 N. MUSCATEL AVE
- 30. _____
- 31. _____
- 32. _____
- 33. _____
- 34. _____
- 35. _____
- 36. _____
- 37. _____
- 38. _____

[Handwritten mark]

Proposed Condo Project
5006 N. Bartlett Avenue, San Gabriel, CA 91776

Print Name

Signature

Address

39. Jupiter Mardochia

[Signature]

5233 N. Muscatel Ave.,

40. Phoenyx Jupiter

[Signature]

5233 N. Muscatel ave.

41. Ista Mardochia

[Signature]

10732 Friar Street, Temple City, CA., 91780

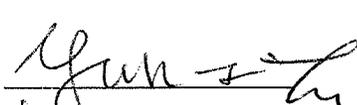
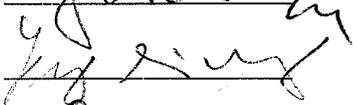
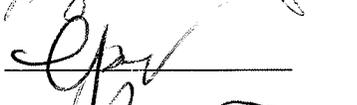
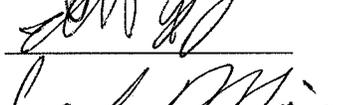
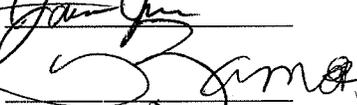
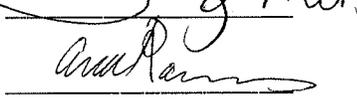
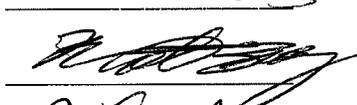
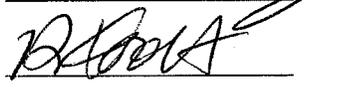
42. Jeff Dymanda

[Signature]

503 Pole ct., Diamond Bar, CA, 91765

Blank lines for additional entries in the Print Name, Signature, and Address columns.

Proposed Condo Project
5006 N. Bartlett Avenue, San Gabriel, CA 91776

<u>Print Name</u>	<u>Signature</u>	<u>Address</u>
YUK SUI LO		5105 N. MUSCATEL
JUNE SIN WONG		5105 N. MUSCATEL
Catherine Pondeida		5038 N. muscatel
Regie Pondeida		5038 N. muscata
Alex Gonzalez		5216 N muscatel
Carlos Minor		5210 N Muscatel
Kristal Blouin		5210 N. Muscatel
JAMIE-Im		4938 N. Muscatel.
Delysi R Ramos		4926 N. Muscatel Av.
Ana Ramos		4926 N muscatel av
Kristal Blouin		5331 N. muscatel Ave.
Rosanna Focht		5301 N. muscatel Ave.
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
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_____	_____	_____

5108

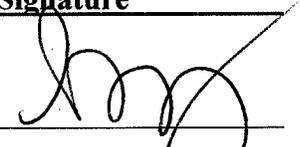
Proposed Condo Project
5006 N. Bartlett Avenue, San Gabriel, CA 91776

Print Name

Signature

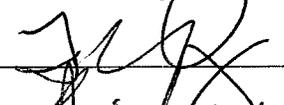
Address

Silvia Lopez



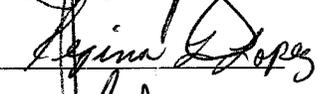
5108 N. Muscatel Ave

Tim Young



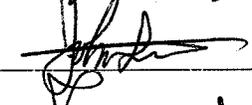
5108 N. Muscatel Ave

Regina Lopez



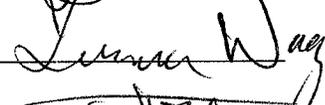
5108 N Muscatel Ave

John Liu



5038 N Muscatel ave.

Teressa Wang



5410 N. muscatel ave.

Tanny Ho



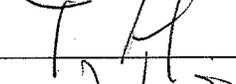
5416 N. Muscatel Ave

Fong Kankhan



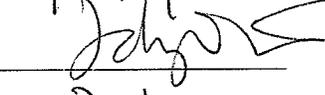
5403 Muscatel ave.

Tim Huang



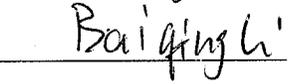
5430 Muscatel Ave

Lan Tran



5338 N. Muscatel Ave, San Gabriel

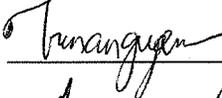
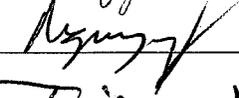
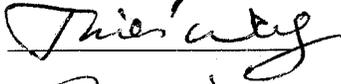
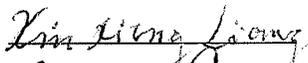
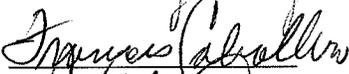
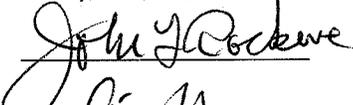
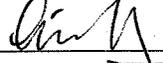
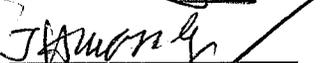
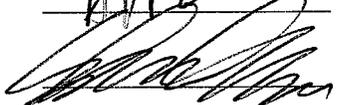
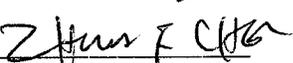
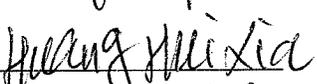
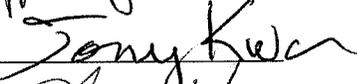
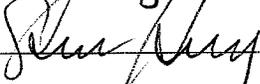
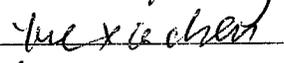
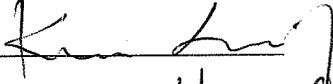
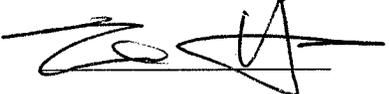
Baiqing Li



5321. N. Muscatel Ave, CA 91776
San Gabriel

CA 91776

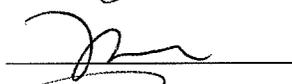
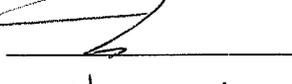
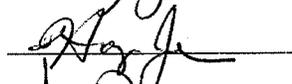
Proposed Condo Project
 5006 N. Bartlett Avenue, San Gabriel, CA 91776

<u>Print Name</u>	<u>Signature</u>	<u>Address</u>
Trina L. Nguyen		5312 N. Muscatel Ave.
PHU N NGUYEN		5312 N. MUSCATEL AVE
JINA WANG		5324 N. Muscatel Ave
SHARON LIANG		5105 N. Muscatel Ave.
Xin Xiong Liang		5105 N - Muscatel Ave.
FRANCOS CABALLERO		5311 N. MUSCATEL AVE
Philo Caballero		5311 N. MUSCATEL AVE.
John T Rockwell		5310 N Muscatel Ave
Aina Huang		5308 1/2 MUSCATEL AVE
JI AN HUANG		5308 1/2 MUSCATEL AVE
ANDY WU		5308 N MUSCATEL AVE
E. Ju		5316 N. Muscatel Ave.
ZHANG FU CHEN		5318 N Muscatel Ave
Huang Muxia		5319 N muscatel
Tony Kwok		5328 N. Muscatel
S Jen Chung		5326 N. Muscatel Ave.
Yue Xia Chen		5332 N Muscatel
KAREN LIANG		5340 N MUSCATEL.
	Tim Huang	SAME ABOVE

Proposed Condo Project
5006 N. Bartlett Avenue, San Gabriel, CA 91776

<u>Print Name</u>	<u>Signature</u>	<u>Address</u>
<u>NICK PONERO</u>	<u>Nick Poner</u>	<u>5122 MUSCATEL AVE</u>
<u>PAT ALMUETE</u>	<u>Pat Almuete</u>	<u>5120 N. MUSCATEL AVE</u>
<u>ANH-NGUYEN</u>	<u>Anh</u>	<u>4928 N MUSCATEL AVE</u>
<u>LONG-NGUYEN</u>	<u>Long</u>	<u>4930 N muscatel ave</u>
<u>MINH TRAN</u>	<u>Minh</u>	<u>4928 N MUSCATEL ave</u>
<u>Nguyet Trams</u>	<u>Nguyet</u>	<u>4928 n muscatel ave</u>
<u>DAVIS TAY TRAN</u>	<u>Davis</u>	<u>4931 N MUSCATEL AVE.</u>
<u>Helen Trang</u>	<u>Helen</u>	<u>4931 N MUSCATEL Ave</u>
<u>Joo Hyun Jeon</u>	<u>Joo Hyun Jeon</u>	<u>4925 N muscatel Ave</u>
<u>Juan Gasca</u>	<u>Juan Gasca</u>	<u>4920 N Muscatel Ave</u>
<u>Michael Mitchell</u>	<u>Michael Mitchell</u>	<u>4937 N Muscatel Ave</u>
<u>DANH V BUI</u>	<u>Danh V Bui</u>	<u>4916 N. MUSCATEL AV</u>
<u>XUAN T DO</u>	<u>Xuan T Do</u>	<u>4916 N. MUSCATEL AV</u>
<u>TUYEN BUI</u>	<u>Tuyen Bui</u>	<u>4916 N. MUSCATEL AVE</u>
<u>Bao Kwan</u>	<u>Bao Kwan</u>	<u>4912 N MUSCATEL AVE</u>
<u>HIEP T LY</u>	<u>Hiep</u>	<u>5004 N MUSCATEL AVE</u>
<u>Brian Ta</u>	<u>Brian Ta</u>	<u>5004 N. Muscatel Ave.</u>
<u>SAMSON KUG</u>	<u>Samson Kug</u>	<u>504 1/2 Bartlett Av.</u>
<u>Stephanie. Zheng</u>	<u>Stephanie Zheng</u>	<u>504 1/2 BARTLETT AVE.</u>

Proposed Condo Project
 5006 N. Bartlett Avenue, San Gabriel, CA 91776

<u>Print Name</u>	<u>Signature</u>	<u>Address</u>
ZHI PEITAN	Zhi Pei Tan	5208 Muscatel ave San
Fanny Wong	Fanny Wong	5109 Bartlett Ave. ^{Gabriel}
Ken Wong	Ken Wong	5109 Bartlett Ave.
ZHAO Li ZHOU	zhao li zhao	5208 Muscatel Ave.
Yi ying ye	yi ying ye	5109 Bartlett Ave.
DON ZHOU	Do	5208 MUSCATEL AVE SAN GABRIEL
Shaoying Lei	Shaoying Lei	5208 MUSCATEL AVE.
THI QUANGHANG		5236 Muscatel AVE
King Douglas		8804 Lithwood Ave
5250 J.		4920 N. Muscate Av
Alexander Hernandez	Alex Hernandez	4922 W. Muscate Ave
Lacie Phan		4928 N. Muscatel Ave.
Fred Moh	Fred Moh	5304 N. Muscatel Ave
Lindy Joe	Lindy Joe	4936 N Muscatel Ave.
HARRY JOE		4936 N. MUSCATEL AVE.
Tina Im		4938 N. Muscatel Ave
Carmen Carter		5002 N. Muscatel Ave.
Anna thong	Anna	5003 W. Muscatel ave
RICHARD ARAKAWA	Richard Arakawa	5021 N. Muscatel Ave.

Proposed Condo Project
 5006 N. Bartlett Avenue, San Gabriel, CA 91776

<u>Print Name</u>	<u>Signature</u>	<u>Address</u>
LAURA PATO	<i>Le Pato</i>	5210 BARTLETT SAN GABRIEL
NORMAN FUNG	<i>Norman Fung</i>	5403 BARTLETT AVE
Steven Huang	Steven Huang	5340 N. Muscatel Ave.
Geoffrey Gunn	<i>Geoffrey Gunn</i>	5404 N. Muscatel Ave.
NAM VAN	<i>Nam Van</i>	5422 N MUSCATEL AVE San Gabriel CA 91776
Ly Hy	<i>Ly Hy</i>	San Gabriel CA 91776
HAM SONG	<i>Ham Song</i>	5422 N. MUSCATEL AVE SAN GABRIEL, CA 91776
Art Harlem	Harlem	5425 N. MUSCATEL
James Cordner	JAMES CORDNER	5341 N MUSCATEL AVE
TRUONG LANK	<i>Truong Lank</i>	533A N muscate AVE
Bien QUANG	<i>Bien Quang</i>	5339 muscate AVE
Tuan Vung	<i>Tuan Vung</i>	5047 1/2 Bartlett AVE
Wenhe lei	<i>Wenhe lei</i>	5033 N muscate AVE 567

I am against building condos.
I am for building houses.

Proposed Condo Project
5006 N. Bartlett Avenue, San Gabriel, CA 91776

Print Name

Signature

Address

Jenny Gu

Jenny Gu

4912 N Muscatel Ave, San Gabriel, CA

GUXUNZHI

GUXUNZHI

4912 NMUSCATEL AVE San

~~Pauline Chan~~

Pauline Chan

8810 Littleton Dr. San Gabriel
CA 91776

Pauline Chan

Delia Zapata

Delia Zapata

8822 Andes St.

Janet Montero

Janet Montero

8821 Andes St San Gabriel
ca. 91776

Alicia Alvarado

Same.

8821 Andes St.

Queenie Mo

Same.

5042 N. Muscatel Ave. 91776.

Jerry Wang

Same.

5040 N. Muscatel Ave
San Gabriel, CA 91776

FELIX LEE

Felix Lee

5121 N. Muscatel Ave, San Gabriel
CA 91776

CHU MAN-F

Chu Man-F

BRENDA LI

Brenda Li

5208 Muscatel Av.

UVA APARICIO

Uva Aparicio

5139 N Muscatel. 91776

Proposed Condo Project
 5006 N. Bartlett Avenue, San Gabriel, CA 91776

<u>Print Name</u>	<u>Signature</u>	<u>Address</u>
ROBERT TARACONA	<i>Robert Taracona</i>	8824 LITTLESTONE DR. SAN GABRIEL
Marta Peña	<i>Marta Peña</i>	8821 LITTLESTONE DR. SAN GABRIEL
THOMAS NGUYEN	<i>Thomas Nguyen</i>	8823 Littlestone Dr. San Gabriel
Guadalupe Vergara	<i>Guadalupe Vergara</i>	8817 Littlestone San Gabriel
JOSE MEDINA	<i>J. C. Medina</i>	8814 Littlestone Dr. San GABRIEL
BELEN M. MEDINA	<i>Belen M. Medina</i>	8811 Littlestone Dr. San Gabriel
MA, T	<i>MA, T</i>	8827 Littlestone Dr. S.G.
Thomas Vergara	<i>Thomas Vergara</i>	8817 Littlestone Drive S.G.
Peggy TULLIO	<i>Peggy Tullio</i>	8828 Littlestone Pr. S.G.
DAN TULLIO	<i>Dan Tullio</i>	" " " 91776
Mildred Flores	<i>Mildred Flores</i>	5219 N Muscatel Ave San Gabriel 91776
Gilbert VERGARA	<i>Gilbert Vergara</i>	8817 Littlestone SAN GABRIEL CA 91776
PAUL Sanchez	<i>Paul Sanchez</i>	5235 S. CARIBBOUS Ck
WAN S. CHAI	<i>Wan S. Chai</i>	5213 N. Muscatel Av. San Gabriel CA 91776



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

PROJECT NO. TR071234-(5)
 TENTATIVE TRACT MAP NO. 071234
 OAK TREE PERMIT NO. 201000009
 HOUSING PERMIT NO. 201000002
 ENVIRONMENTAL ASSESSMENT NO. 201000015

RPC MEETING DATE	CONTINUE TO
AGENDA ITEM NO. 6	
PUBLIC HEARING DATE May 18, 2011	

APPLICANT Lin Muscatel, LLC	OWNERS Lin Muscatel, LLC	REPRESENTATIVE Hank Jong, EGL Asso.
---------------------------------------	------------------------------------	---

REQUEST
 Tentative tract map: To create one multi-family lot with 30 detached condominium units on 4.2 gross acres.
 Oak tree permit: For one removal (non-heritage) and one encroachment (heritage).
 Housing permit (ministerial): For a five-unit density bonus with three units set aside for very low incomes (two incentives requested).

LOCATION/ADDRESS 5006, 5012, and 5020 N. Bartlett Avenue, San Gabriel	ZONED DISTRICT East San Gabriel
ACCESS North Bartlett Avenue, Muscatel Avenue	COMMUNITY East Pasadena-East San Gabriel
	EXISTING ZONING A-1 (Light Agricultural – 5,000 Square Foot Minimum Required Lot Area)

SIZE 4.2 gross (3.8 net) acres	EXISTING LAND USE Nursery	SHAPE Irregular	TOPOGRAPHY Flat
--	-------------------------------------	---------------------------	---------------------------

SURROUNDING LAND USES & ZONING (WITHIN 500 FEET)

North: Single-family residences and duplexes / A-1	East: Single-family residences and duplexes / A-1
South: Railroad, rail yard, nursery, single-family residences / City of Rosemead	West: Single-family residences and duplexes / A-1

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide General Plan	1 (Low Density Residential – One to Six Dwelling Units Per Gross Acre)	25DU	Yes (with a density bonus for five extra dwelling units)

ENVIRONMENTAL STATUS
 A Mitigated Negative Declaration (“MND”) has been prepared for this project, as staff determined that the project will have less than significant or no impacts on the environment with project mitigation for *geotechnical, fire, noise, greenhouse gas, sewage disposal, education, general, environmental safety, and mitigation compliance.*

DESCRIPTION OF SITE PLAN
 The tentative map and exhibit “A” dated September 7, 2010 depict one multi-family lot with 30 detached condominium units on 4.2 gross acres. A total of 18 dwelling units are sited along the north and east property boundaries, with 12 units sited in the middle of site and enclosing a private area with pool, patio and poolhouse. Perimeter units (Nos. 1-13) have rear yard setbacks varying between 13 and 15 feet. Internal circulation is open (un-gated) and provided via a 28-foot wide private driveway system (“A” Drive and “B” Drive), with “B” Drive connecting Bartlett Avenue and Muscatel Avenue. All proposed units front along and gain access from the internal private driveway system, except for Unit No. 24 as shown on the site plan, which fronts along and gains access from Muscatel. To the west along Bartlett Avenue is an open landscaped area proposed for a future playground site. A six to eight foot high block wall is proposed along the southerly site boundary. A nine foot wide planting strip is proposed along the entire length of the wall. A total of 24 onsite guest parking spaces are provided in three locations: along “A” Drive to the west, near the playground area; along “A” Drive to the east, near the pool area; and along “B” Drive to the south. A total of 6,400 cubic yards of combined cut and fill grading is proposed (3,200 cut and 3,200 fill, to be balanced onsite). There are two Oak trees existing onsite: one large heritage Oak in the northwest property corner along Bartlett Avenue (with an encroachment proposed); and one smaller non-heritage Oak near the middle of the site (proposed to be removed).

KEY ISSUES
 Please see Page 2.

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

STAFF CONTACT PERSON Jodie Sackett		
RPC HEARING DATE (S) May 18, 2011	RPC ACTION DATE May 18, 2011	RPC RECOMMENDATION Approval
MEMBERS VOTING AYE Helsley, Louie, Modugno, Pedersen	MEMBERS VOTING NO None	MEMBERS ABSTAINING/ABSENT Valadez (absent)
STAFF RECOMMENDATION (PRIOR TO HEARING) Approval		
SPEAKERS* (O) 7 (F) 0	PETITIONS (O) 1 (F) 0	LETTERS (O) 3 (F) 0

* (O) = Opponents (F) = In Favor

SUBDIVISION COMMITTEE RECOMMENDATION

- APPROVAL DENIAL
- No improvements _____ 20 Acre Lots _____ 10 Acre Lots _____ 2½ Acre Lots _____ Sect 191.2
- Street improvements Paving Curbs and Gutters Street Lights
 Street Trees _____ Inverted Shoulder Sidewalks _____ Off Site Improvements
- Water mains and hydrants
- Drainage facilities
- Sewer Septic tanks Other _____
- Park dedication "in-lieu fee"

INDIVIDUAL AGENCY COMMENTS

NONE

KEY ISSUES

- Nursery: An 11,000 square foot plant nursery is currently existing and in operation on the subject site. There have been previous neighbor complaints about truck parking, vagrancy and loose animals on the property. If approved, the proposed development would replace the existing nursery.
- Through-access: Currently, Muscatel Avenue and Bartlett Avenue dead-end at the adjacent railroad. There have been previous neighbor concerns regarding traffic in the neighborhood during school drop off and pick-up hours. The subdivision proposes a through-connection via a proposed 28-foot wide private driveway and fire lane ("B" Drive) that would link the two existing streets.

PREPARED BY
Jodie Sackett

AGENDA ITEM NO. 6

PROJECT NO. TR071234-(5)

ADDITIONAL CORRESPONDENCE RECEIVED SINCE

MAY 5, 2011

1 e-mail from Public Works (related to traffic impacts)

1 e-mail from the applicant (regarding a community meeting held on Monday, May 16, 2011)

Sackett, Jodie

From: Pletyak, Jeff [JPLETY@dpw.lacounty.gov]
Sent: Tuesday, May 17, 2011 3:17 PM
To: Narag, Andy
Cc: Burger, Steve; Sackett, Jodie; Tae, Susan; Paidar, Nooshin
Subject: RE: TR071234-(5)

We analyzed the Level of Service (LOS) at the two subject intersections under existing conditions and the year 2014 build out conditions (ie, with project).

- The intersection of Bartlett Av at Broadway currently operates at LOS B and C in the a.m. and p.m. peak hours respectively; it is forecasted to operate at the same LOS under the build out conditions.
- The intersection of Muscatel Av at Broadway currently operates at LOS C and C in the a.m. and p.m. peak hours respectively; it is forecasted to operate at the same LOS under the build out conditions.

We also evaluated both intersections to determine whether they warrant the installation of a traffic signal based on the peak hour volume warrant. Based on our evaluation, neither intersection warrants the installation of a traffic signal under existing and build out conditions.

From: Narag, Andy
Sent: Wednesday, May 04, 2011 1:04 PM
To: Pletyak, Jeff
Cc: Burger, Steve; 'Sackett, Jodie'; Tae, Susan; 'Paidar, Nooshin'
Subject: FW: TR071234-(5)

Jeff – can you guys review the traffic related issues and respond?

From: Sackett, Jodie [<mailto:jsackett@planning.lacounty.gov>]
Sent: Wednesday, May 04, 2011 1:00 PM
To: Burger, Steve; Narag, Andy
Cc: Tae, Susan; Paidar, Nooshin
Subject: FW: TR071234-(5)

Hi Steve and Andy,

The attached community comments are related to TR071234, which is scheduled for public hearing on May 18. If you open the attachment, you will see one of the concerns is related to traffic at two un-signalized intersections. I told the resident who organized the petition that you may be able to take a second look at the intersections, and that you would also be able to answer some traffic-related questions at the May 18 hearing.

This is not a Board letter response request-- just let me know if you have any questions or comments on this case prior to the hearing.

Best regards,

Jodie

Jodie Sackett, AICP
Senior Planner

Sackett, Jodie

From: CC Chang [ccchang@jwldesign.net]
Sent: Tuesday, May 17, 2011 10:19 AM
To: 'Rich'; Sackett, Jodie
Cc: namphu88@yahoo.com; peterwang@jwldesign.net; 'Hank Jong'
Subject: RE: Community Meeting, tr071234-(5)

Hi Rich,

Thank you for organizing the meeting, it was a good opportunity to present and answer some questions about our project to everyone before the public hearing. We will do our best to work with the community and the Regional Planning Dept regarding the issues and concerns (traffic at corner of Broadway during school hours, parking on streets, density of our proposed development...), and hope to make this a good and safe development within the neighborhood. And thank you for your support of the house/condo design and the walls.

CC

-----Original Message-----

From: Rich [mailto:widrigr@aim.com]
Sent: Monday, May 16, 2011 9:30 PM
To: ccchang@jwldesign.net
Cc: namphu88@yahoo.com
Subject: RE: Community Meeting, tr071234-(5)

Hi cc

Thank you for tonight's meeting. I think your people addressed and finished one issue (Nice house not condo). I've added one more issue- no wall around the community. We want a wall. We do not want to encourage people from outside our community to go to the park. And without a wall it encourages people to park on our street and walk into your complex.

I know that you want this too. Just like the gate. We can support you on both, but we want 22 units and help with the traffic and no parking on our streets. Can you address this?

-----Original Message-----

From: CC Chang <ccchang@jwldesign.net>
To: 'Rich' <widrigr@aim.com>; 'Peter Wang' <peterwang@jwldesign.net>; 'Hank Jong' <hank@egl88.com>
Sent: Thu, May 12, 2011 9:04 am
Subject: RE: Community Meeting, tr071234-(5)

Hi Rich, Please note that due to the short notice, Jefferson middle school was not able to process our request to use their facility, so the restaurant can most likely accommodate approx. 20 people max., we can try to schedule two presentations one at 7:00 and one at 7:30 for two groups. CC From: Rich [mailto:widrigr@aim.com]
Sent: Thursday, May 12, 2011 6:46 AM
To: ccchang@jwldesign.net
Subject: Re: Community Meeting, tr071234-(5)

OWNER
LIN MUSCATEL, LLC
1369 BENTLEY COURT,
WEST COVINA, CA 91791
TEL: 626-780-8689
FAX: 626-918-8680

PREPARED BY
HANK JONG, PE
EGL ASSOCIATES, INC.
11819 GOLDRING ROAD, UNIT A,
ARCADIA CA 91006
PH: 626-263-3588
FAX: 626-263-3599

EARTHWORK
CUT.....3,200 CY
FILL.....3,200 CY

SPECIAL NOTE:
THE QUANTITIES SHOWN HEREON ARE FOR
PERMIT AND BONDING PURPOSES ONLY.
THE CONTRACTOR SHALL VERIFY
QUANTITIES PRIOR TO START OF GRADING.

NOTES
EXISTING ZONING: A-1-5000
PROPOSED ZONING: A-1-5000
LOCAL PLAN CATEGORY: 1-LOW DENSITY RESIDENTIAL (1-6 du/ac)
EXISTING LAND USE: PLANT NURSERY
PROPOSED LAND USE: 30 UNITS CONDOMINIUM
GROSS LOT SIZE: 183,960 S.F. (4.22 ACRE)
NET LOT SIZE: 165,445 S.F. (3.80 ACRE)
EXISTING LOT: 1
PROPOSED LOTS: 1
PROPOSED UNITS: 30
PARKING: 84 (60 GARAGE, 24 GUEST PARKING)
SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN.

UTILITY SERVICES
WATER - SAN GABRIEL COUNTY WATER DISTRICT
SEWER - COUNTY OF LOS ANGELES SANITATION DISTRICT NO. 15
GAS - SOUTH CALIFORNIA GAS CO.
ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO.
TELEPHONE - AT&T
SCHOOL - SAN GABRIEL SCHOOL DISTRICT
FIRE - LOS ANGELES COUNTY FIRE DEPARTMENT
SHERIFF - LOS ANGELES COUNTY SHERIFF DEPARTMENT

BENCHMARK
LOS ANGELES COUNTY BENCH MARK #G 676:
L&T IN W CB 11M S/O BCR 05W COR
BROADWAY & MUSCATEL AVE 24M S & 5.5M
W/O C/L INT.
(ELEV. 397.788')

EASEMENT NOTE:
A EX. 10' WIDE COUNTY SANITARY DISTRICT NO. 15 OF LOS ANGELES EASEMENT FOR SEWER PURPOSES RECORDED FEBRUARY 13, 1948, AS INST. NO. 3112, O.R. TO REMAIN.
B EX. 10' WIDE SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT FOR PUBLIC UTILITIES PURPOSES RECORDED JUNE 6, 1956, AS INST. NO. 3892, O.R. SAID EASEMENT IS TO BE QUIT CLAIMED.
C EX. 6' WIDE SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT FOR PUBLIC UTILITIES PURPOSES RECORDED APRIL 29, 1958, AS INST. NO. 3333, O.R. TO REMAIN.

EXHIBIT MAP TENTATIVE MAJOR LAND DIVISION TRACT NO. 71234

FOR CONDOMINIUM PURPOSES

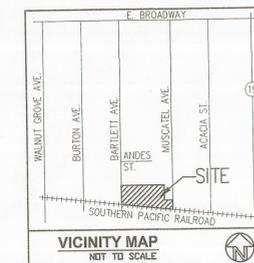
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PORTIONS OF LOTS 20 AND 21 OF THE HUBBARD RANCH TRACT, AS PER MAP
RECORDED IN BOOK 10, PAGE 173 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DEPT OF REGIONAL PLANNING
SEP 0 7 2010 EXHIBIT
RECEIVED CS INDEX NO.

NORTH
SCALE: 1" = 30'

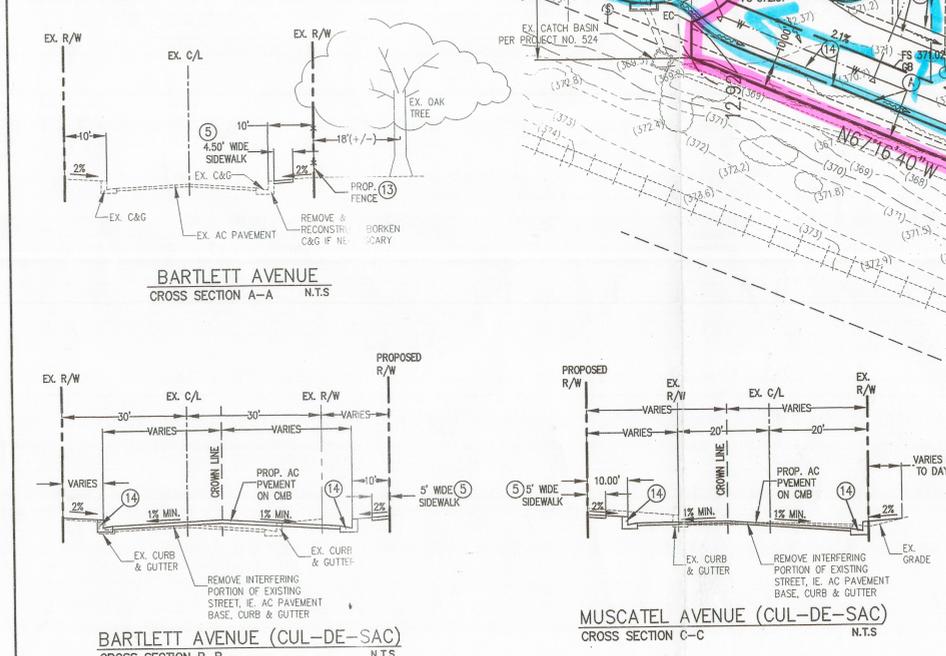
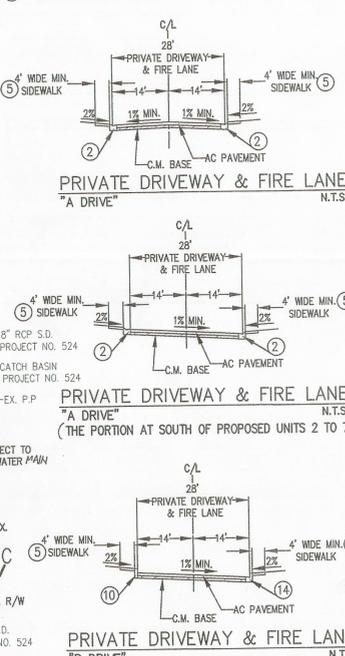
DRP
FILE CO

PROJECT LOCATION:
30 UNITS CONDOMINIUM
5006, 5012 & 5020 BARTLETT AVE,
SAN GABRIEL, CA 91776
APN: 5388-032-021, 023, 047 & 049



- LEGEND:
414.53.....EXISTING ELEVATION
520.00.....PROPOSED ELEVATION
- (530) -.....EXISTING CONTOUR
.....DRAINAGE PATTERN
.....EXISTING STRUCTURE
.....CENTER LINE
.....PROPERTY LINE
.....PROPOSED WALL
.....EX. FENCE
.....EX. BLOCK WALL
.....EX. CATCH BASIN
.....CATCH BASIN
.....WATER LINE
.....EX. WATER MAIN
.....SEWER LINE
.....EX. SEWER MANHOLE
.....BEGINNING OF CURVE
.....END OF CURVE
.....EXISTING
.....TOP OF CURB
.....FINISH FLOOR
.....HIGH POINT
.....POWER POLE
.....FINISH SURFACE
.....RIGHT OF WAY
.....CENTER LINE
.....ASPHALT CONCRETE
.....CURB & GUTTER
.....EX. TREE
.....EX. FIRE HYDRANT
.....EX. POWER POLE
.....EX. BUSH/DENSE VEGETATION
.....OAK TREE PROTECTING ZONE,
5' FEET AWAY FROM THE OAK TREE
CANOPY
.....OAK TREE PROTECTING ZONE,
15' FEET AWAY FROM THE OAK
TREE TRUNK

- CONSTRUCTION NOTES:
1 PROPOSED V-GUTTER.
2 PROPOSED 4" ROLL CURB.
3 PROPOSED CROSS GUTTER.
4 PROPOSED A.D.A. RAMP.
5 PROPOSED SIDEWALK.
6 PROPOSED CATCH BASIN.
7 PROPOSED SEWER LATERAL.
8 PROPOSED WATER LATERAL CONNECTING TO EX. WATER MAIN.
9 EX. TREE TO BE PROTECTED ON SITE.
10 PROPOSED 6" CURB.
11 PROPOSED DRAINAGE PIPE.
12 PROPOSED SEWER MANHOLE.
13 PROPOSED WROUGHT IRON FENCE.
14 PROPOSED 6" CURB & GUTTER.
15 PROPOSED BLOCK WALL.
16 PROPOSED UNDERGROUND INFILTRATION BASIN.
17 EX. OAK TREE CANOPY.
18 PROPOSED OAK TREE PROTECTING ZONE,
5' AWAY FROM OAK TREE CANOPY AND
15' AWAY FROM THE TRUNK.



OAK TREE TABLE/OAK TREE PERMIT #	TREE NO.	COMMON NAME	DIAMETER	REMOVE	KEEP	ENCROACH
TREE []		OAK TREE	46.5"		X	X

PREPARED FOR:
LIN MUSCATEL, LLC
1369 BENTLEY COURT,
WEST COVINA, CA 91791
TEL: 626-780-8689
FAX: 626-918-8680

EGL Associates, Inc.
11819 Goldring Road, Unit A
Arcadia, CA 91006
Tel: (626) 263-3588
Fax: (626) 263-3599

DRAWN ET
CHECKED HJ
DATE 11/25/2009
JOB NO. 09-017-003
SCALE AS SHOWN
FILE
DRAWING 2 of 2

T-2

9-7-10 EX. MAP

9-7-10 EX. MAP

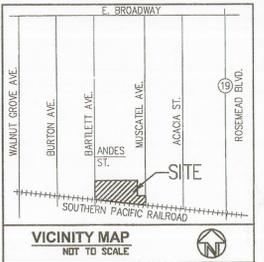
TENTATIVE MAJOR LAND DIVISION TRACT NO. 71234

FOR CONDOMINIUM PURPOSES

DEPT OF REGIONAL PLANNING
SEP 07 2010 REV. (REV RECD)
RECEIVED CS INDEX NO.

NORTH

SCALE: 1" = 30'



IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PORTIONS OF LOTS 20 AND 21 OF THE HUBBARD RANCH TRACT, AS PER MAP
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CUT.....3,200 CY
FILL.....3,200 CY

SPECIAL NOTE:
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FOR PERMIT AND BONDING PURPOSES
ONLY. THE CONTRACTOR SHALL
VERIFY QUANTITIES PRIOR TO START
OF GRADING.

*SEE UPDATED "OAK TREE PRESERVATION
REPORT" PREPARED BY GREG APPLIGATE,
DATED DEC 31, 2008.
EX. OAK TREE PERMIT NO. 12006-00028

NOTES
EXISTING ZONING: A-1-5000
PROPOSED ZONING: A-1-5000
LOCAL PLAN CATEGORY: 1-LOW DENSITY RESIDENTIAL (1-6 du/ac)
EXISTING LAND USE: PLANT NURSERY
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SCHOOL - SAN GABRIEL SCHOOL DISTRICT
FIRE - LOS ANGELES COUNTY FIRE DEPARTMENT
SHERIFF - LOS ANGELES COUNTY SHERIFF DEPARTMENT

BENCHMARK
LOS ANGELES COUNTY BENCH MARK #G 676:
L&T IN W CB 11M S/O BOR @SW COR
BROADWAY & MUSCATEL AVE 24M S & 5.5M
W/O C/L INT.
(ELEV. 397.786')

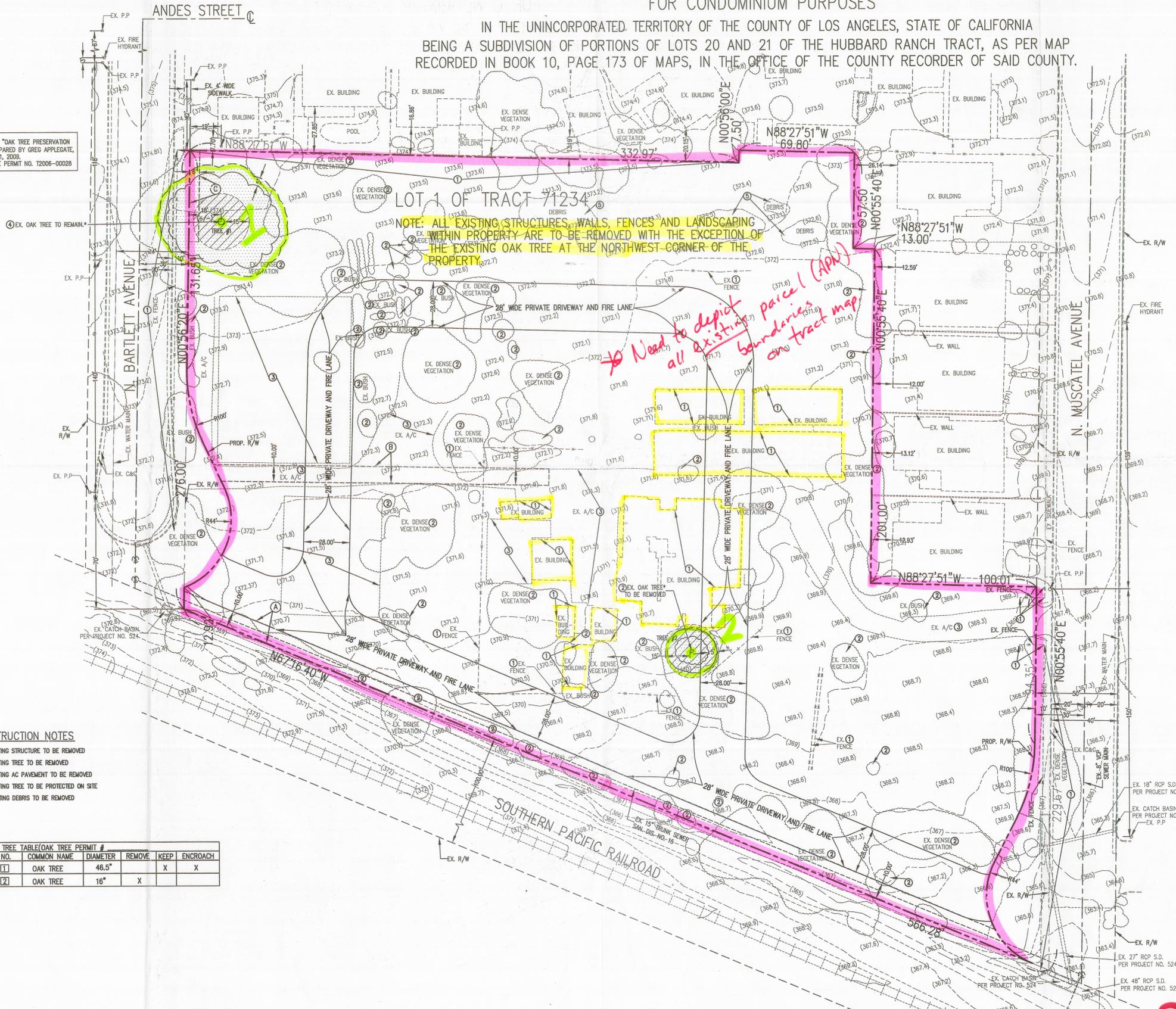
EASEMENT NOTE:
A. EX. 10' WIDE COUNTY SANITARY DISTRICT NO. 15 OF LOS ANGELES EASEMENT FOR SEWER PURPOSES RECORDED FEBRUARY 13, 1948, AS INST. NO. 3112, O.R. TO REMAIN.
B. EX. 10' WIDE SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT FOR PUBLIC UTILITIES PURPOSES RECORDED JUNE 6, 1956, AS INST. NO. 3892, O.R. SAID EASEMENT IS TO BE QUIT CLAIMED.
C. EX. 6' WIDE SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT FOR PUBLIC UTILITIES PURPOSES RECORDED APRIL 28, 1958, AS INST. NO. 3333, O.R. TO REMAIN.

LEGEND:

- (414.53).....EXISTING ELEVATION
- 520.00.....PROPOSED ELEVATION
- (530)--.....EXISTING CONTOUR
-DRAINAGE PATTERN
-EXISTING STRUCTURE
-CENTER LINE
-PROPERTY LINE
-EX. FENCE
-EX. BLOCK WALL
-EX. CATCH BASIN
-EX. WATER MAIN
-EX. SEWER MAIN
-EX. TREE
-EX. FIRE HYDRANT
-EX. POWER POLE
-EX. BUSH/DENSE VEGETATION
-EX. SEWER MANHOLE
- EX.....EXISTING
- TC.....TOP OF CURB
- PP.....POWER POLE
- AC.....ASPHALT CONCRETE
- C&G.....CURB & GUTTER
- R/W.....RIGHT OF WAY
- C/L.....CENTER LINE
-OAK TREE PROTECTING ZONE,
5' FEET AWAY FROM THE OAK TREE CANOPY
-OAK TREE PROTECTING ZONE,
15' FEET AWAY FROM THE OAK TREE TRUNK.

- CONSTRUCTION NOTES**
- EXISTING STRUCTURE TO BE REMOVED
 - EXISTING TREE TO BE REMOVED
 - EXISTING AC PAVEMENT TO BE REMOVED
 - EXISTING TREE TO BE PROTECTED ON SITE
 - EXISTING DEBRIS TO BE REMOVED

OAK TREE TABLE/OAK TREE PERMIT #					
TREE NO.	COMMON NAME	DIAMETER	REMOVE	KEEP	ENCROACH
TREE [1]	OAK TREE	46.5"		X	X
TREE [2]	OAK TREE	16"	X		



Need to depict
all existing parcel
boundaries on tract map
(APN)

DRP
FILE COPY

PROJECT LOCATION:
30 UNITS CONDOMINIUM
5006, 5012 & 5020 BARTLETT AVE,
SAN GABRIEL, CA 91776
APN: 5388-032-021, 023, 047 & 049

9-7-10

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REVISIONS	BY

RELEASED DATE

PREPARED FOR:
MUSCATEL, LLC
1369 BENTLEY COURT,
WEST COVINA, CA 91791
TEL: 626-780-8689
FAX: 626-918-8680



EGL Associates, Inc.
11819 Goldring Road, Unit A
Arcadia, CA 91006
Tel: (626) 263-3588
Fax: (626) 263-3599

DRAWN	ET
CHECKED	HJ
DATE	11/25/2009
DWG NO.	09-017-003
SCALE	AS SHOWN
FILE	
DRAWING	1 of 2

T-1

9-7-10



LEGEND	
	PROPOSED WALK WAY
	12' HEIGHT LIGHT POLE


JWL Associates
 1221 S. Hacienda Blvd,
 Hacienda Heights, CA 91748
 TEL: (626) 956-0168

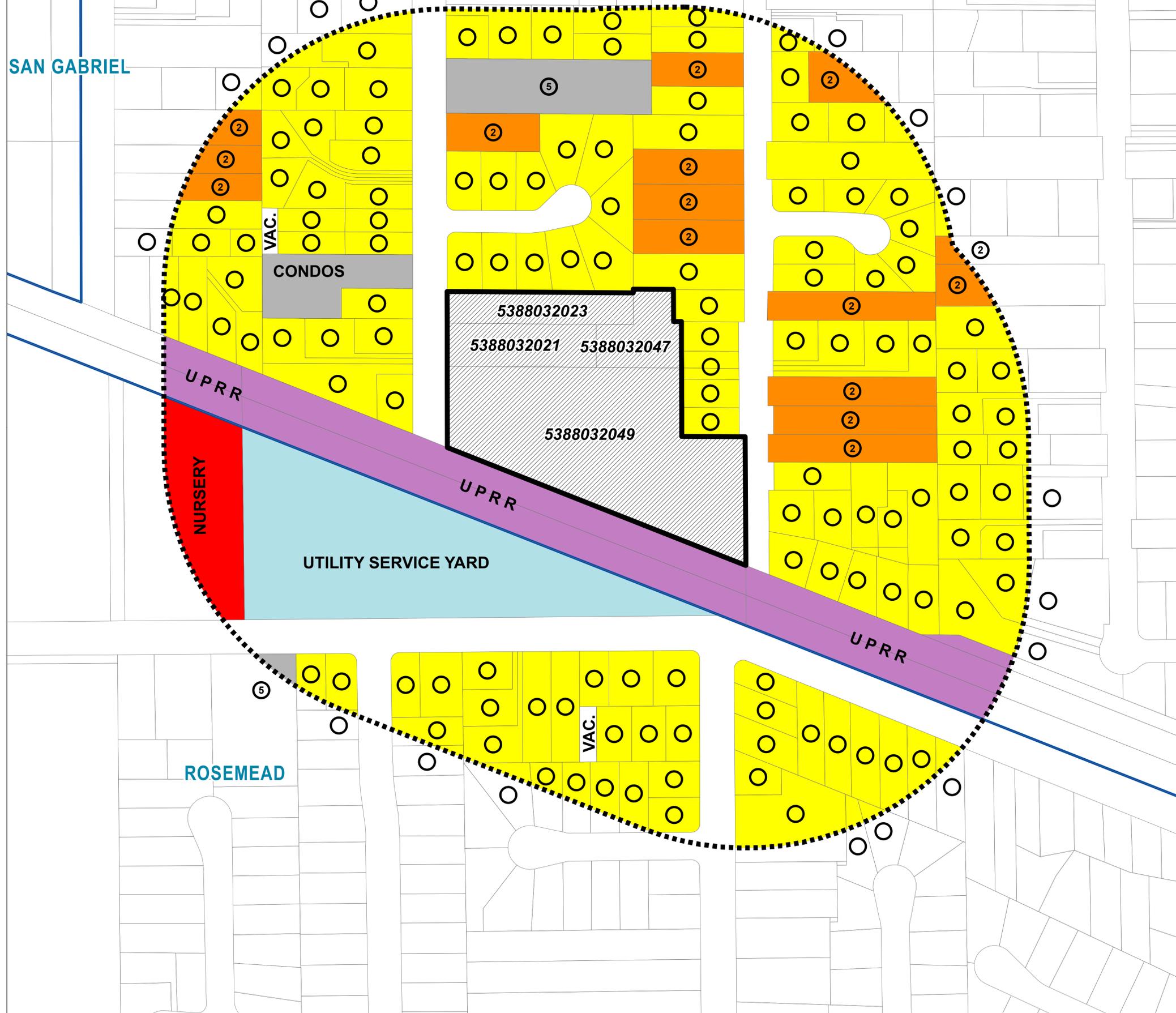
Site Plan
 5006 N. Bartlett Ave, San Gabriel, CA 91776
 Subdivision-30 Unit Project
 Tract Map No: TR 071234
 APN: 5388-032-021

LAND USE

LAND USE 500 FOOT RADIUS MAP

Proj. TR071234 (5)
TR 071234

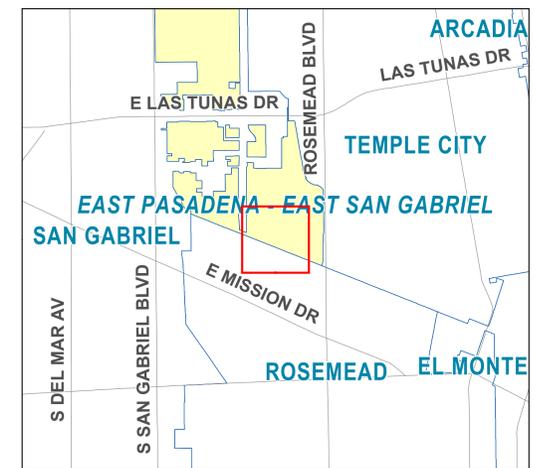
SAN GABRIEL



Legend

- SINGLE-FAMILY RESIDENCE
- ② MULTI-FAMILY RESIDENCE
- SINGLE-FAMILY RESIDENCE
- TWO-FAMILY RESIDENCE
- MULTI-FAMILY RESIDENCE
- COMMERCIAL
- LIGHT INDUSTRY
- PUBLIC UTILITY
- VACANT

VICINITY MAP



LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012