

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: July 29, 2026

HEARING DATE: August 12, 2026 AGENDA ITEM:11

PROJECT NUMBER: PRJ2025-004883

PERMIT NUMBER(S): Tentative Parcel Map No. 85084 (RPPL2025004178)

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 2875 Windfall Avenue, Altadena

OWNER/APPLICANT: Lachlan Sands ("Applicant")

PUBLIC MEETINGS HELD: 1 of 5

INCLUSIONARY HOUSING ORDINANCE ("IHO"): The Project is not subject to the IHO.

CASE PLANNER: Michelle Lynch, Principal Planner
mlynch@planning.lacounty.gov

RECOMMENDATION

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

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2025-004883, Tentative Parcel Map Number No. 85084 (RPPL2025004178) based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE TENTATIVE PARCEL MAP NUMBER 85084, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

- Tentative Parcel Map No. 85084 (“PM85084”) is a request to legalize a deed-created parcel of 0.3 acres (or 12,196 square feet) (“sf”) pursuant to the Subdivision Map Act in the R-1-7,500 (Single-Family Residence - 7,500 Square Feet Minimum Required Lot Area) zone pursuant to County Code Chapter 21.48 (Minor Land Divisions) (“Project”).

B. Project

The Project is located at 2875 Windfall Avenue in the unincorporated community of Altadena (“Project Site”). The parcel is accessed from Windfall Avenue, a 15-foot-wide paved, two-lane public street. The existing dwelling unit was demolished due to damage from the Eaton Fire. The existing swimming pool, block, and stone walls will remain. No development or grading is proposed as part of this Project. Per [Chapter 22.258 \(Eaton Fire Disaster Recovery\)](#) (“Eaton Ordinance”) through the Disaster Recovery Permit, the previous dwelling may be rebuilt if like-for-like at the conditions permitted at the time of the original build. Normally, accessory structures and equipment may not be allowed to remain without a primary structure; however, under these special circumstances, the Project may be allowed to be processed without the primary dwelling. There are no changes to the parcel size, which consists of a 6,180-sf deed-created parcel and two previously vacated flood control easement areas (“FCEA”) also known as “Gooseberry Creek” that are 1,304 and 4,172 sf in size each. The Project is also located within a Very High Fire Hazard Severity Zone (“VHFHSZ”) and a Hillside Management Area (“HMA”).

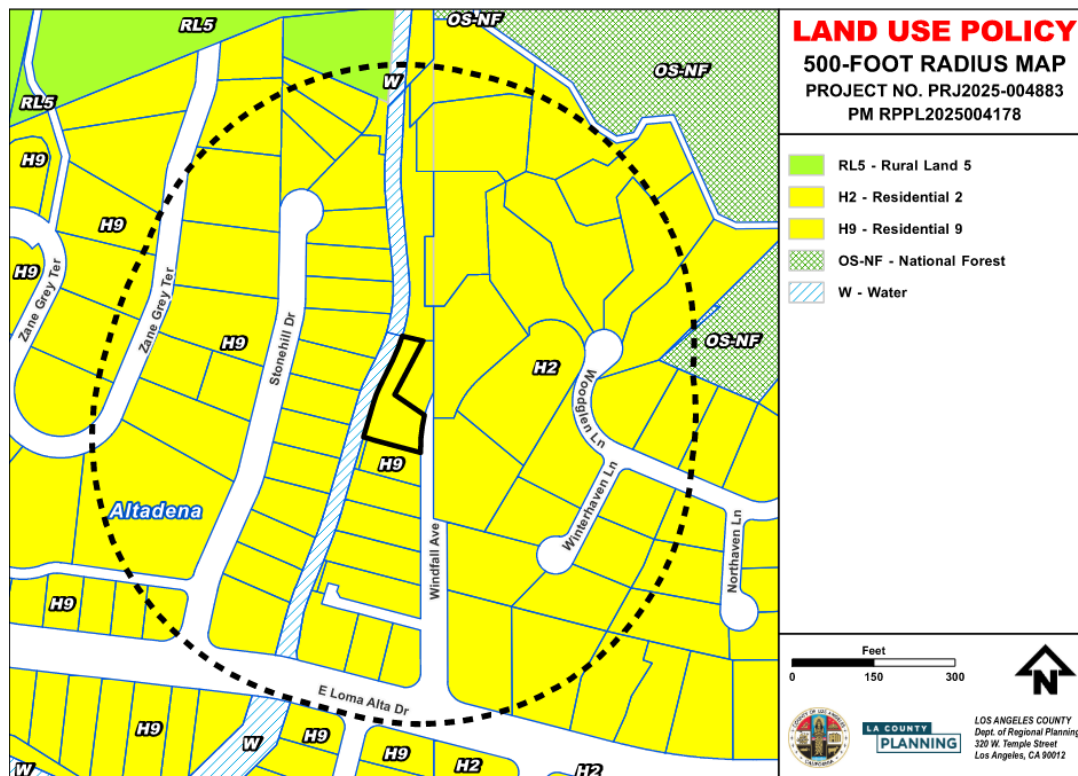
A Conditional Certificate of Compliance (“COC”) (RPPL2020010011) was issued on July 14, 2021, and required the filing of a Parcel Map to legalize the parcel. A COC is a recorded document certifying a parcel as complying with state and local land division laws. Through the COC process, it was determined that in order to legalize the parcel. A parcel map is required because the parcel was created by merging a deed-created parcel with the FCEAs without County review or approval. A conditional use permit (“CUP”) would be required for any development within a Hillside Management Area (“HMA”), unless it was a development on a single lot, provided that grading in connection with the development does not exceed 15, 000 cubic yards of total cut and fill material. A subdivision is considered development. Since this is the development of a single lot with no proposed grading, a CUP is not required.

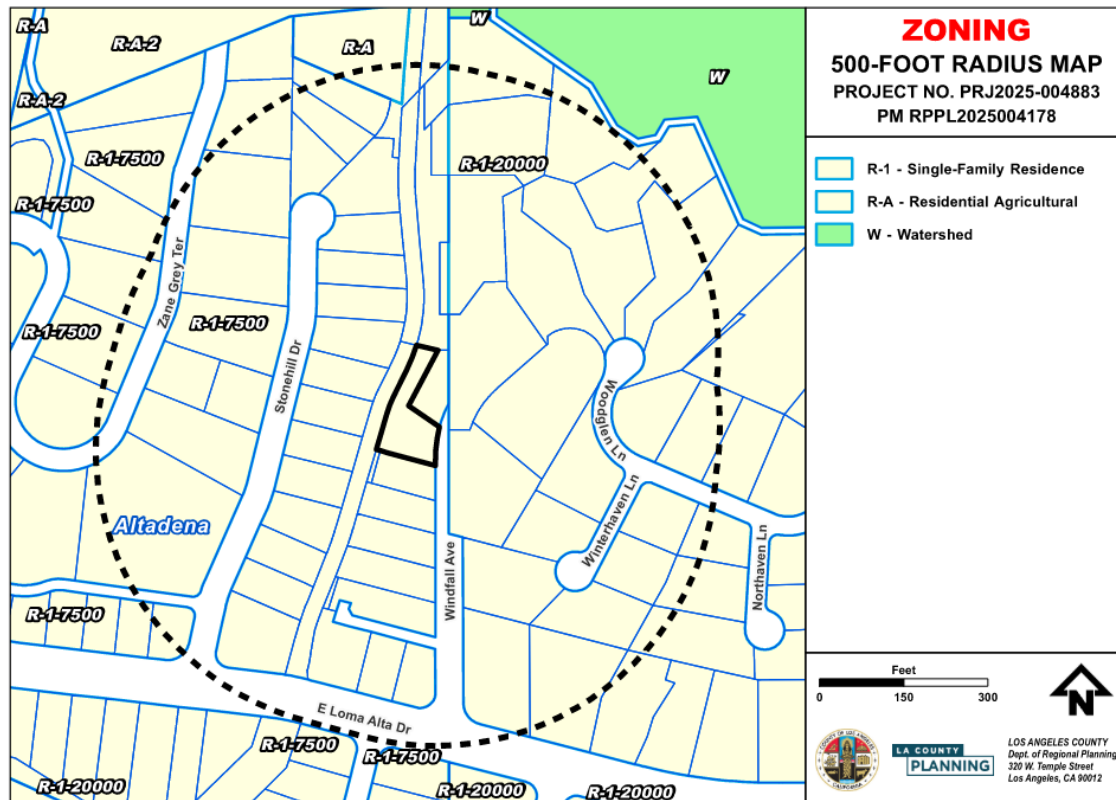
SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	WEST SAN GABRIEL VALLEY (“WSGV”) AREA PLAN	ZONING	EXISTING USES
----------	--	--------	---------------

SUBJECT PROPERTY	H9 (Residential 9 - 0 to 9 Dwelling Units Per Net Acre)	R-1-7,500	Vacant
NORTH	H9, RL5 (Rural Land 5 - One Dwelling Units Per 5 Gross Acres)	R-1-7,500, W (Watershed)	SFRs
EAST	H9	R-1-7,500	SFRs
SOUTH	H9, H2 (Residential 2 - 0 to 2 Dwelling Units Per Net Acre)	R-1-20,000 (Single-Family Residential - 20,000 Square Feet Minimum Required Lot Area)	SFRs
WEST	H9, H2	R-1-7,500, R-1-20,000	SFRs





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
935	Altadena Residence District established	October 27, 1923
981	West Altadena Residence District	January 29, 1924
42	Zones Established: Zone 1 Single-Family Residence	September 6, 1927
5541	R-1- 7,500	May 9, 1950
2025-0010	West San Gabriel Planning Area Standards District	March 11, 2025
2025-0010	Altadena Community Standards District	March 11, 2025

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
RPPL2020010011	Certificate of Compliance	July 14, 2021
RPPL2017007856	Oak Tree Permit: Encroachment of two Oak Trees	January 31, 2018

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
RPCE2017004942	Oak Tree Encroachment	Closed May 3, 2017

ANALYSIS

A. Land Use Compatibility

The Project Site is located within the H9 land use category of the WSGV Area Plan (“Area Plan”), a component of the General Plan. This land use category allows for a maximum density of nine dwelling units per net acre, which would yield a maximum of three units on the Project Site. The land use category is intended for low-density SFRs. The Project consists of one deed-created parcel and two previously vacated FCEAs and was developed with a single-family residence. The Project is consistent because it is one parcel and is of sufficient size to accommodate at least one single-family residence in a similar pattern as what is developed on surrounding parcels. The legalization of the parcel would allow for re-development of the Project Site consistent with surrounding parcels either through a “like-for-like” design or a design that meets current development standards. The legalization of the parcel does not increase the density nor intensify the use.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project Site is located in an urbanized and built-out single-family neighborhood. No new development is currently proposed as part of this Project. The previous dwelling unit was demolished due to damage from the Eaton Fire, and there is sufficient available area within the Project Site for the redevelopment of a dwelling unit based on the previous footprint, square footage, and development standards applicable at the time the dwelling was previously built, pursuant to the Eaton Ordinance, currently in effect. Surrounding properties are currently vacant or in the process of reconstruction. The legalization of the parcel will not have a neighborhood impact as it does not change the existing parcel boundaries or conditions of the parcel.

C. Design Compatibility

The Project will legalize the Project Site as one parcel and not change the parcel size. The existing parcel size is consistent with the zone requirement of a minimum of 7,500 sf and surrounding parcels. The Project will not expand, revise, or modify the existing property lines. Access will continue to be taken from Windfall Avenue. Since this is for the legalization of the parcel, the Area Plan, Planning Area Standards District (“PASD”), Altadena Community Standards District (“CSD”), and Eaton Ordinance do not have any regulations as it relates to the legalization of a parcel in relation to lot area or configuration. The zoning designates that the lot area be a minimum of 7,500 square feet. This Project is 0.3 acres and meets this requirement. There are no other proposed developments.

GENERAL PLAN/AREA PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the Area Plan, a component of the General Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

HOUSING ACCOUNTABILITY (“HAA”) AND HOUSING CRISIS (“SB 330”) ACTS

The HAA does not apply to this Project because it will not result in additional residential units or parcels. There will only be one parcel to be legalized, and it does not approve additional units. The HAA limits a local government’s ability to deny, downsize, or render infeasible housing development projects containing either affordable or market-rate units. For a project to qualify for the protections included in the HAA, it must meet the definition of a housing development project. This Project does not qualify as a housing development project because it does not consist of more than one residential unit, although it is consistent with the General Plan, Zoning, and development standards.

The HAA limits a local government’s ability to deny, downsize, or render infeasible housing development projects, both affordable and market-rate units. According to the California Department of Housing and Community Development’s, Housing Accountability Act Technical Assistance Advisory published on September 15, 2020, a local agency shall not deny, down-size, or render a housing development infeasible if it complies with applicable, objective general plan and zoning, and subdivision standards and criteria, including design review standards, in effect at the time the application was deemed complete, unless written findings supported by a preponderance of evidence (evidence for denying the Project outweighs the evidence for supporting it) on the record that both of the following conditions have been met:

- 1) The project will have a specific, adverse impact upon public health or safety unless the project is denied or approval is conditioned to be developed at a lower in density (i.e., a significant, quantifiable, direct and unavoidable impact based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete).
- 2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact. Feasible means capable of being accomplished in a successful manner within a reasonable time period, taking into account economic, environmental, social, and technological factors.

Violation of the HAA will subject the County to paying attorneys’ fees and could result in substantial fines against the County in a successful court action. A court must award attorneys’ fees to a party successfully challenging the County for violating the HAA. In addition, the court also must issue an order requiring compliance with the HAA. The County then must comply with that order within 60 days or be subject to, at a minimum, a penalty of \$10,000 per housing unit proposed by the Project. Therefore, it is imperative that the County comply with State law, specifically the HAA, when approving or disproving housing development projects.

Further, due to the severe lack of housing of both affordable and market-rate units, Governor Newsom signed the Housing Crisis Act (SB 330) into law to preserve the existing housing inventory, accelerate housing production by prohibiting the application of additional regulations once a project application is deemed complete, and limit the total number of public meetings to five. Pursuant to SB 330, the number of publicly held meetings do not exceed the five-meeting limit. As of January 1, 2020, the law's effective date, one meeting occurred on the following dates:

- Regional Planning Commission Hearing held on August 12, 2026.

SUBDIVISION AND ZONING ORDINANCE CONSISTENCY

The Project is required to comply with all applicable subdivision and zoning requirements. The Project is not subject to the Inclusionary Housing Ordinance ("IHO") because the Project does not meet the baseline density threshold of five units or more. In this case, the Project will not create additional units or lots. In addition, no additional dwelling units are proposed as part of this legalization. If the proposed development results in a net increase of units and meets the five-unit baseline density threshold, the IHO will apply at that time. Presently, the Project is not subject to the IHO as it does not meet the minimum five-unit baseline density threshold. Consistency findings can be found in the attached Findings (Exhibit C – Draft Findings).

BURDENS OF PROOF

The Applicant is required to substantiate all facts identified by California Government Code Sections 66474 (Tentative Maps) and 66474.02 (Tentative Maps within a designated State Responsibility Area of VHFHSZ). The Burden of Proof with Applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the Applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that the Project qualifies as statutorily exempt from CEQA pursuant to State CEQA Guidelines Section § 15061(b)(3) and categorically exempt pursuant to Section 15303 of the State CEQA Guidelines, the Class 1 (Existing Facilities) exemption. Section 15061(b) (3) states that a project can be exempt from CEQA under the general rule that "CEQA applies only to projects that have the potential for causing a significant effect on the environment." This rule is known as the "common sense" exemption. It was adopted as part of the CEQA Guidelines to avoid the possibility that projects that obviously should be exempt might needlessly be required to comply with CEQA's review requirements. Since this project is for the legalization of a parcel per the Subdivision Map Act, there is no other development or grading proposed; and the Project does not require a HMA CUP because the legalization will only result in a single parcel. Therefore, no alteration of land is needed for this proposed parcel map, and Staff believes "it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." (CEQA Guidelines § 15061(b)(3)).

This Project also qualifies as a categorical exemption pursuant to Section 15303 of the State CEQA Guidelines; the Class 1 (Existing Facilities) exemption includes existing structures and development. The Project qualifies for a Class 1 exemption because the pool remains, and

while the existing residence was destroyed due to the Eaton Fires, the residence is considered existing development and may be rebuilt through the Eaton Ordinance. There will be no changes or expansions proposed with this Project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

The County Subdivision Committee ("Subdivision Committee"), comprised of LA County Planning and County Departments of Public Works, Fire, Parks and Recreation, and Public Health, cleared the Tentative Parcel Map dated January 21, 2026, and recommended the Project proceed to public hearing with the required conditions of approval.

B. Other Agency Comments and Recommendations

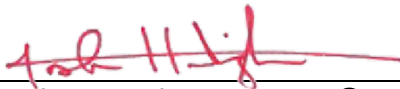
Staff has not received any comments at the time of report preparation.

C. Public Comments

Staff has not received any comments at the time of report preparation.

Report

Reviewed By:



Joshua Huntington, AICP, Supervising Regional Planner

Report

Approved By:



Susan Tae, AICP, Assistant Administrator

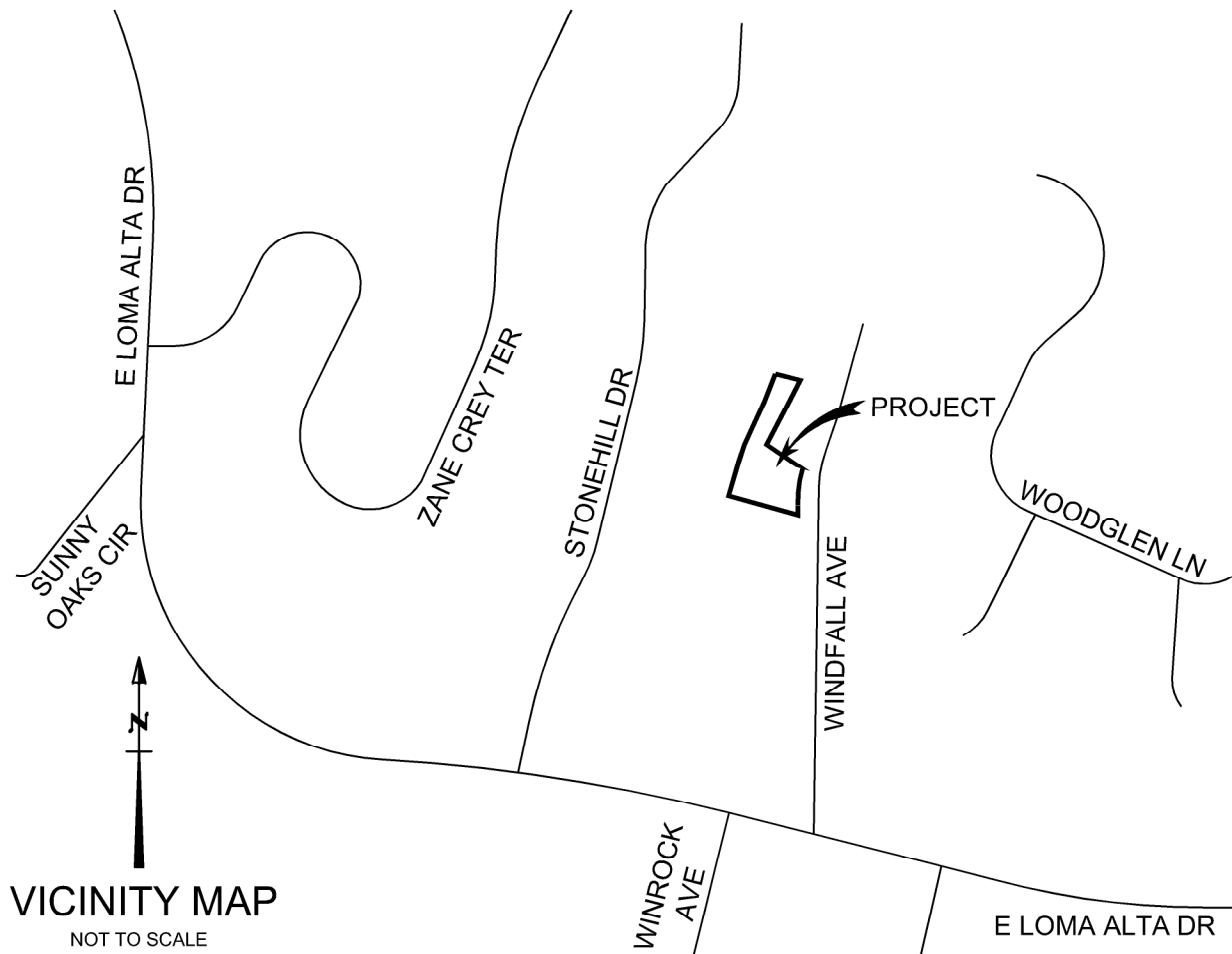
LIST OF ATTACHED EXHIBITS

EXHIBIT A	Tentative Parcel Map No. 85084 dated January 21, 2026
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos

MINOR LAND DIVISION
TENTATIVE PARCEL MAP NO. 085084

LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A LOT CONSOLIDATION OF LOT 19
OF TRACT NO. 13912, M.B. 322 PAGES 13-14, OF MAPS
RECORDS OF LOS ANGELES COUNTY
AND PORTION OF LAND INDICATED AS "O.R.D. 2754-471, JOHN W. ROSE" ON L.A.F.C.D.M. "FM 21035-2"

VICINTY MAP:



LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
TENTATIVE MAP PM85084
1.21.26

EARTHWORK:

NO EARTHWORK PROPOSED

LEGAL DESCRIPTION:

LOT 19 OF TRACT NO. 13912, IN THE CITY OF ALTADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 322, PAGES 13-14 OF MAPS IN THE OFFICE OF THE COUNTY RECORDED OF SAID COUNTY.

ABBREVIATIONS

C/L CENTERLINE
CLF CHAIN-LINK FENCE
E'LY EASTERLY
EL ELEVATION
ESMT EASEMENT
IF IRON FENCE
N'LY NORTHERLY
OH OVERHANG
PCL PARCEL
P/L PROPERTY LINE
S'LY SOUTHERLY
TYP TYPICAL
W'LY WESTERLY
WF WOOD FENCE

AREA SUMMARY:

PROPOSED AREA OF SITE: 12,196 SQ.FT. (0.280 ACS)

EXISTING AREA OF SITE:
PARCEL 1: 6,180 SQ. FT.
PARCEL 2: 1,304 SQ. FT.
PARCEL 3: 4,712 SQ. FT.

TOTAL SQ. FT.: 12,196 SQ. FT.

PREPARED BY OR UNDER MY DIRECT
SUPERVISION:
135 S. JACKSON ST. STE. 202
GLENDALE, CA 91205
RAY LOMBERA & ASSOCIATES INC.

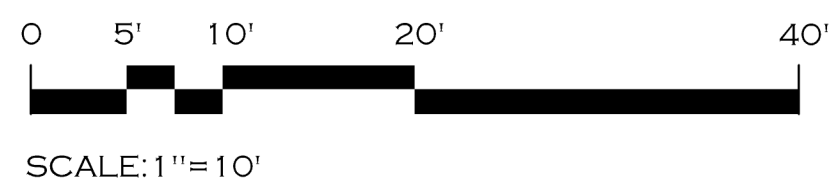


RAY LOMBERA, PLS 7740
DATE: 12-22-2025

OWNER: LACHLAN SANDS

ADDRESS: 840 E. GREEN ST. UNIT 132
PASADENA, CA 91101

APN: 5843-023-067



NOTES:

1. EXISTING/PROPOSED LAND USE:
SINGLE-FAMILY RESIDENCES.

EXISTING ADDRESS:
2875 WINDFALL AVE, ALTADENA

2. EXISTING PROPERTY USE IMMEDIATELY
SURROUNDING SUBDIVISION: SINGLE-FAMILY
RESIDENCES

3. CLOSEST INTERSECTION: E LOMA ALTA DR

GENERAL PLAN

WEST SAN GABRIEL VALLEY AREA PLAN

LAND USE DESIGNATION

H9 (0-9 DWELLING UNITS/NET ACRE)

ZONING INFORMATION:

CURRENT ZONING: LA COUNTY UNINCORPORATED
R-1-7500 (SINGLE-FAMILY RESIDENCE-7500 SQ. FEET
MINIMUM REQUIRED LOT AREA)

BASIS OF BEARING:

THE BEARING OF N 00°16'55" E ON WINDFALL AVENUE, AS
SHOWN IN TRACT NO. 13912 M.B. 322 PAGES 13-14, WAS
USED AS THE BASIS OF BEARING FOR THIS MAP.

EASEMENTS TO REMAIN:

PUBLIC UTILITY EASEMENT, W'LY & NW'LY 5 FEET
TEMPORARY ESMT; FLOOD CONTROL MAP NO. FM 21035-2

LEGEND:

	PROPERTY LINE
	EASEMENT (AS NOTED)
	WOOD FENCE
	CHAINLINK FENCE
	METAL/ WIRE FENCE
	OVERHEAD WIRES
	WALL
	CONCRETE
	PAVEMENT
	SLATE / STONE/ ROCK
	GRASS/ TURF/ NATURAL GROUND
	WOOD
	SPOT ELEVATION
	TREE TRUNK, APPROXIMATE DIAMETER IN INCHES
	TREE DRIPLINE

UTILITIES:

WATER: CITY OF ALTADENA
LINCOLN AVENUE WATER COMPANY
ADDRESS: 564 WEST HARRIET STREET
P.O. BOX 6370, ALTADENA, CA, 91003-6370
ALTADENA, CA 91001
TEL. NO: (626) 798-9101

RUBIO CAÑON LAND & WATER ASSOCIATION
ADDRESS: 583 EAST SACRAMENTO STREET
ALTADENA, CA 91001
TEL. NO: (626) 797-0509

PASADENA WATER AND POWER
ADDRESS: 100 NORTH GARFIELD AVENUE, ROOM N106
P.O. BOX 7120, PASADENA, CA, 91109-7220
PASADENA, CA, 91109
TEL. NO: (310) 412-5333

ELECTRIC: SOUTHERN CALIFORNIA EDISON
ADDRESS: 2244 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
TEL. NO: (800) 655-4555

GAS: SOUTHERN CALIFORNIA GAS
ADDRESS: 1214 E. GREEN STREET
PASADENA, CA 91106
TEL. NO: (800) 427-2200

CABLE: SPECTRUM
ADDRESS: 161 WEST ALTADENA DRIVE
ALTADENA, CA 91001
TEL. NO: (747) 221-6817

PHONE: VERIZON
ADDRESS: 368 SOUTH LAKE AVENUE
PASADENA, CA 91101
TEL. NO: (626) 395-0956

PROJECT SUMMARY

OWNER/APPLICANT	MAP/EXHIBIT DATE
Lachlan Sands	January 21, 2026

PROJECT OVERVIEW		
A request to legalize a previously deed-created parcel into a single 0.3-acre (12,916 net square feet) parcel. The parcel size will not change, and an existing swimming pool, block wall, and stone walls will remain. The previously existing dwelling unit was demolished due to damage from the Eaton Fire. There is no proposed development or grading at this time.		
LOCATION	ACCESS	VERY HIGH FIRE HAZARD
2875 Windfall Avenue, Altadena	Windfall Avenue	Yes
ASSESSORS PARCEL NUMBER	SITE AREA	
5843-023-067	12,196 net sf (0.3 net acres)	
AREA PLAN	PLANNING AREA	SUP DISTRICT
West San Gabriel Valley (“WSGV”)	WSGV	5th
LAND USE DESIGNATION	ZONE	ZONED DISTRICT
H9 (0 - 9 Dwelling Units Per Net Acre)	R-1-7,500 (Single-Family Residence- 7,500 Square Feet Minimum Required Lot Area)	Altadena
PROPOSED LOT	MAX UNITS	APPLICABLE STANDARDS DISTRICTS
1	N/A	WSGV Planning Area Standards District (“PASD”), and Altadena Community Standards District (“CSD”)

ENVIRONMENTAL DETERMINATION (“CEQA”)
This project falls under the commonsense exemption under Section 15061(b)(3) pursuant to CEQA reporting requirements and Class 1 (Existing Facilities).

KEY ISSUES
- Consistency with the WSGV Area Plan, a component of the General Plan, and the Subdivision Map Act - Satisfaction of the following portions of Title 21 and Title 22 of the Los Angeles County Code: Chapter 21.48 (Minor Land Divisions) Section 22.320.070 (WSGV PASD) Section 22.320.090 (Altadena CSD)

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
Michelle Lynch, Principal Planner	(213) 893-7005	mlynch@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2025-004883
TENTATIVE PARCEL MAP NO. 85084 (RPPL2025004178)

RECITALS

1. **HEARING DATE.** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing on August 12, 2026, in the matter of Project No. PRJ2025-004883, consisting of Tentative Parcel Map No. (RPPL2025004178) (“PM85084”).
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The applicant, Lachlan Sands ("Applicant"), requests to legalize a previously deed-created parcel that is 12,196 net square feet in size within the R-1-7,500 (Single-Family Residence – 7,500 Square Feet Minimum Required Lot Area) Zone pursuant to County Code Chapter 21.48 (Minor Land Divisions). The parcel size will not change, and an existing swimming pool, block, and stone walls will remain. The previously existing dwelling unit was demolished due to damage from the Eaton Fire. There is no proposed development or grading at this time. The parcel size will not change, and an existing swimming pool, block, and stone walls will remain. The previously existing dwelling unit was demolished due to damage from the Eaton Fire. There is no proposed development or grading at this time.
4. **PREVIOUS ENTITLEMENTS.** A Conditional Certificate of Compliance (RPPL2020010011) was issued on July 14, 2021, and required the filing of a Parcel Map to legalize the creation of the parcel. Oak Tree Permit RPPL2017007856 (“prior OTP”) was issued on January 31, 2018, for the encroachment of two oak trees, for the removal of an unpermitted fence and stairway and the construction of a six-foot high multi-rail fence. LA County Planning Staff (“Staff”) does not have any records for the single-family residence (“SFR”) constructed in 1952 that was demolished during the Eaton Fire.
5. **ENTITLEMENT REQUESTOR.** Unless otherwise apparent from the context, Applicant or successor in interest (“Applicant”) shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
6. **LOCATION.** The Project is located at 2875 Windfall Avenue, Altadena, within the Altadena Zoned District within the West San Gabriel Valley (“WSGV”) Planning Area (“Project Site”). The Project Site is also located within a designated Very High Fire Hazard Severity Zone (“VHFHSZ”) and Local Responsibility Area.
7. **LAND USE DESIGNATION.** The Project Site is located within the H9 (Residential 9 – 0 to 9 Dwelling Units per Net Acre) land use category of the WSGV Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan.

8. **ZONING.** The Project Site is zoned R-1-7,500, and within the WSGV Planning Area Standards District ("PASD") and Altadena Community Standards District ("CSD").

9. SURROUNDING LAND USES AND ZONING.

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H9, RL5 (Rural Land One Dwelling Unit Per Five Gross Acres)	R-1-7,500, W (Watershed)	Vacant
EAST	H9	R-1-7,500	SFRs
SOUTH	H9, H2 (Residential 2, 0-2 Dwelling Units Per Net Acre)	R-1-20,000 (Single-Family Residential - 20,000 Square Feet Minimum Required Lot Area)	SFRs
WEST	H9, H2	R-1-7,500, R-1 20,000	SFRs

10. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 12,196 net square feet (0.3 net acres) in size and consists of one 6,180 square feet ("sf") deed-created parcel and two previously vacated flood control easement areas ("FCEA") that are 1,304 and 4,172 sf in size each. The Project Site is irregularly shaped, with more than a 25 percent slope, and was previously developed with an existing SFR that was destroyed in the Eaton Fire. The existing swimming pool, block walls, stone walls, and paved driveway will remain. No development or grading is proposed as part of this Project. There are a few oak trees within the Project Site. The existing pool and walls will remain as allowed under [Chapter 22.258 \(Eaton Fire Disaster Recovery\)](#) ordinance ("Eaton Ordinance"). The Project is also located within the Very High Fire Hazard Severity Zone ("VHFHSZ") and Hillside Management Area ("HMA"). A conditional use permit ("CUP") would be required for any development within a HMA unless it was a development on a single lot, provided that grading in connection with the development does not exceed 15,000 cubic yards of total cut and fill material. A subdivision is considered development. Since this is the development of a single lot with no proposed grading, an HMA CUP is not required.

B. Site Access

The Project Site is accessed from Windfall Avenue, a 15-foot-wide paved two-lane public street to the west. Primary access to the Project Site will be via an entrance/exit on Windfall Avenue.

C. Tentative Map

The Tentative Parcel Map No. 85084, dated January 21, 2026, depicts one parcel, and the proposed lot boundary lines reflect the existing lot boundary lines. There

are eight-inch walls along the front and side property lines and a six-foot-high multi-rail fence that encroaches upon two oak trees as permitted through the prior OTP.

D. Affordable Housing

The Project does not include an affordable housing component. The Project is not subject to the Inclusionary Housing Ordinance ("IHO"), as it does not propose more than five dwelling units.

E. Oak Trees

There are three oak trees located on the property, but only two meet the trunk diameter requirements to qualify as protected, thereby requiring an oak tree permit for any development. A prior OTP allowed the encroachment on those two oak trees for a fence and the removal of an unpermitted fence and stairs. This did not include the previous dwelling at the time, as it was outside of the oak tree protection area. If any future development expands into the oak tree protection zone, then an oak tree permit would be required.

11. CEQA DETERMINATION.

Prior to the Commission's public hearing on the Project, Staff has determined that the Project qualifies as statutorily exempt from CEQA pursuant to State CEQA Guidelines Section § 15061(b)(3) and categorically exempt pursuant to Section 15303 of the State CEQA Guidelines, the Class 1 (Existing Facilities) exemption. Section 15061(b) (3) states that a project can be exempt from CEQA under the general rule that "CEQA applies only to projects that have the potential for causing a significant effect on the environment." This rule is known as the "common sense" exemption. It was adopted as part of the CEQA Guidelines to avoid the possibility that projects that obviously should be exempt might needlessly be required to comply with CEQA's review requirements. Since there is no development or grading proposed, the Project does not require an HMA CUP because the subdivision will only result in a single parcel. Therefore, no alteration of land is needed for this proposed parcel map, and Staff believes "it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." (CEQA Guidelines § 15061(b)(3)).

This Project also qualifies as a categorical exemption pursuant to Section 15303 of the State CEQA Guidelines; the Class 1 (Existing Facilities) exemption includes existing structures and development. The Project qualifies for a Class 1 exemption because the pool remains, and while the existing residence was destroyed due to the Eaton Fires, the residence is considered existing development and will be rebuilt through the Eaton Ordinance. There will be no changes or expansions proposed.

12. PUBLIC COMMENTS.

Prior to the publication of the Report to the Commission, Staff had not received public comments

13. AGENCY RECOMMENDATIONS.

Los Angeles County Subdivision Committee, consisting of LA County Planning and County Departments of Public Works, Fire, Parks and Recreation, and Public Health: Recommended approval of Tentative Parcel Map dated January 21, 2026.

- 14. LEGAL NOTIFICATION.** Pursuant to Sections 21.16.070 (Notice of Public hearing) and 21.16.075 (Posting) of the County Code, Staff properly notified the community of the public hearing. This included mailings, newspaper (Daily Journal) publication, and property posting. On June 25, 2026, Staff mailed a total of 170 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site. This mailing also included notices to those on the courtesy mailing list for the Altadena Zoned District and to any additional interested parties. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website.

GENERAL PLAN CONSISTENCY FINDINGS

- 15. LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the Area Plan because the H9 land use category is intended for low-density, single-family dwellings, a category into which this Project falls. The Project is for the legalization of a low-density single-family residential lot.

- 16. GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following policies of the General Plan:

Goal Policy LU 3.3: Discourage development in undeveloped areas where infrastructure and public services do not exist, or where no major infrastructure projects are planned.

The Project is proposed in an already developed area where additional infrastructure and public services are not required. The Project Site is located in an urbanized area and is already surrounded by residential development. The Project Site is not located within a Significant Ecological Area ("SEA"), and no natural resources exist on the site.

The Commission also finds that the Project is consistent with the following policies of the Safety Element, a component of the General Plan:

Policy S 4.4: Reduce the risk of wildland fire hazards through meeting minimum State and local regulations for fire-resistant building materials, vegetation management, fuel modification, and other fire hazard reduction programs.

Policy S 4.7: Discourage building mid-slope, on ridgelines and on hilltops, and employ adequate setbacks on and below slopes to reduce risk from wildfires and post-fire, rainfall-induced landslides and debris flow.

The Project is located within a VHFHSZ and HMA and is for the legalization of only. The Project is also exempt from the HMA requirements to obtain a CUP, as this Project is the development of one lot and there is no proposed grading.

The Commission also finds that the Project is consistent with the following policies of the Area Plan, a component of the General Plan:

Area Plan Goal LU 2.8: In fire hazard areas, require that development sites and structures be located off ridgelines, hilltops, and other dangerous topographic features such as chimneys, step draws, and saddles. In addition, sites and structures must be adjacent to existing development perimeters and avoid incorporating long driveways.

The property is located within an established urban neighborhood that is comprised of SFRs of a similar density. The Project is for the legalization of an existing parcel that had already developed a residence that meets these indicated standards, as the residence was located off ridgelines and hilltops and did not include a long driveway. The existing paved driveway remains and is within the front yard setback area.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

- 17. PERMITTED USE IN ZONE.** While the Project is the legalization of deed-created parcel through a subdivision, the Commission finds that the Project is consistent with the R-1,7,500 zoning classification, as a SFR is permitted in such a zone pursuant to County Code Section 22.18.30 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5) and would be subject to further review at the time of future application.
- 18. AREA AND WIDTH.** While the Project is the legalization of a deed-created parcel through a subdivision, the Commission finds that the Project is consistent with the area standards identified in County Code Section 22.110.130 (Required Area and Width). The Project Site consists of 0.3 acre (12,196 square feet), which is consistent with the 7,500 square-foot minimum lot size requirement of the R-1,7,500 Zone. Therefore, the Project Site's acreage accommodates the required minimum of 7,500 square feet.
- 19. MINIMUM FRONTAGE.** While the Project is the legalization of a deed-created parcel through a subdivision, the Commission finds that the Project is consistent with the standards identified in County Code Section 21.24.300 (Minimum Frontage). The minimum street frontage is 50 feet. The Project Site provides 69.4 linear feet along Windfall Ave. Therefore, the Project Site's frontage meets the required minimum of 50 feet.
- 20. DEVELOPMENT STANDARDS.** While the Project is the legalization of deed-created parcel through a subdivision, the Commission finds that the Project is consistent with the standards identified in County Code Sections 22.18.040 (Development Standards for Residential Zones), 22.258.030 (Development Standards), 22.320.060 (WSGV PASD Areawide Development Standards), 22.320.070 (WSGV and 22.320.090 (Altadena Community Standards District), when applicable. This Project does not

propose any other development or construction; therefore will be subject to Development Standards for any proposed future development.

21. **FENCES AND WALLS.** While the Project is the legalization of a deed-created parcel through a subdivision, the Commission finds that the Project is consistent with the standard identified in County Code Section 22.110.070 (Fences and Walls), which states that fences and walls within the front yard area shall not exceed 42 inches, and side and rear fences/walls do not exceed six feet in height. There are eight-inch walls along the front and side property lines and a six-foot-high multi-rail fence that encroaches upon two oak trees as permitted through the prior OTP. Therefore, the Project Site meets this requirement.
22. **TREE PLANTING.** While the Project is the legalization of a deed-created parcel through a subdivision, the Commission finds that the Project is consistent with the standards identified in County Code Section 21.32.195 (On-Site Trees). A total of two trees will be planted along the 69.4-foot-wide street frontage in compliance with this requirement.
23. **GRADING.** While the Project is the legalization of a deed-created parcel through a subdivision, the Commission finds that the Project is consistent with the standard identified in County Code Section 21.40.040 (Contents-Information and Documents Required). No grading is proposed with this Project.
24. **INCLUSIONARY HOUSING.** The Commission finds that the Project is exempt from the County Code Chapter 22.121 (Inclusionary Housing), because the Project does not include the development of five units or more or lots.

TENTATIVE PARCEL MAP SPECIFIC FINDINGS

25. **The Commission finds that the map is consistent with the goals and policies of the General Plan.** While the Project is the legalization of deed-created parcel through a subdivision, the Project complies with the General Plan policy to promote the provision of an adequate supply of housing by location, type, and price, and to promote the full use of existing service systems. The Project Site is in a developed area and is served by existing water and sewer systems. When development is proposed, the parcel will be legally meeting the Subdivision Map Act and General Plan policy for a single-family residence to be developed.
26. **The Commission finds that the design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.** The Project is the legalization of a deed-created parcel through a subdivision, thus establishing a legal lot for any future development of a single-family residence. In particular, Policy LU 3.3: Discourage development in undeveloped areas where infrastructure and public services do not exist, or where no major infrastructure projects are planned. The Project is proposed in an already developed urban area where additional infrastructure and public services are not required.
27. **The Commission finds that the site is physically suitable for this type of development.** The project complies with the minimum lot area requirements of 7,500

square feet and provides ample room to comply with the applicable development standards. The minimum frontage requirement is 40 feet. The Project provides 70 feet of frontage.

28. **The Commission finds that the site is physically suitable for the proposed density of development.** The Project is consistent with the General Plan land use designation and maximum allowable density within H9 and complies with all development standards of the R-1 Zone; and applicable PASD, CSD and Disaster Recovery Development Standards.
29. **The Commission finds the design of the subdivision, or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.** The subject property is not located within an adopted SEA and will not affect any stream courses or high value riparian habitat. The nearby Gooseberry Creek also known as the vacated flood control easement area ("FCEA") was portioned out to nearby parcels. The subject property is located within a fully developed urbanized/suburban setting and does not contain any sensitive wildlife or habitat environments.
30. **The Commission finds that the design of the subdivision or type of improvements is not likely to cause serious public health problems.** Sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval, and the Project is connected to existing public water and sewer as such factors have been considered and cleared by the Subdivision Committee.
31. **The Commission finds that the design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.** 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.

ENVIRONMENTAL FINDINGS

32. The Commission finds that the Project is statutorily exempt from CEQA pursuant to State CEQA Guidelines Section § 15061(b)(3) and categorically exempt pursuant to Section 15303 of the State CEQA Guidelines, the Class 1 (Existing Facilities) exemption. Section 15061(b) (3) states that a project can be exempt from CEQA under the general rule that "CEQA applies only to projects that have the potential for causing a significant effect on the environment." This rule is known as the "common sense" exemption. It was adopted as part of the CEQA Guidelines to avoid the possibility that projects that obviously should be exempt might needlessly be required to comply with CEQA's review requirements. Since this project is for the legalization of a parcel per the Subdivision Map Act, there is no other development or grading proposed; and the Project does not require an HMA CUP because the legalization will only result in a single parcel. Therefore, no alteration of land is needed for this proposed parcel map, and Staff believes "it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." (CEQA Guidelines § 15061(b)(3)).

This Project also qualifies as a categorical exemption pursuant to Section 15303 of the State CEQA Guidelines, the Class 1 (Existing Facilities) exemption includes existing structures and development. The Project qualifies for a Class 1 exemption because the pool remains, and while the existing residence was destroyed due to the Eaton Fires, the residence is considered existing development and may be rebuilt through the Eaton Ordinance. There will be no changes or expansions proposed.

SUPPLEMENTAL FINDINGS

33. The Commission finds that the design, location of, and access to each lot of the subdivision, and the subdivision as a whole, subject to the Map conditions, are consistent with applicable regulations adopted by the State Board of Forestry and Fire Protection, pursuant to sections 4290 and 4291 of the Public Resources Code, and the Administrative Record for this Project.

34. The Commission finds that structural fire protection and fire suppression services will be available for the subdivision through the County Fire Department.

ADMINISTRATIVE FINDINGS

35. **HOUSING ACCOUNTABILITY ACT.** The Commission finds that the Project is not considered a housing development, although is consistent with the General Plan and Zoning and would not have a specific adverse impact upon public health or safety as described in the tentative map and environmental findings.

36. **PUBLIC MEETINGS.** The Commission finds that pursuant to SB330, the number of publicly held meetings since January 1, 2020, does not exceed the five-meeting limit. One meeting occurred on the following date:

- Regional Planning Commission Hearing held on August 12, 2026.

37. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Director of LA County Planning.

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

- A. The map is consistent with the goals and policies of the General Plan.
- B. The design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.
- C. The site is physically suitable for this type of development since the Project complies with all development standards of the R-1-7500 zoning.

- D. The site is physically suitable for the proposed density of development since the Project is consistent with the General Plan, within the maximum allowable density, and complies with all development standards of the prescribed R-1-7,500 zoning.
- E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- F. The design of the subdivision or type of improvements is not likely to cause serious public health problems since sewage disposal, storm drainage, fire protection, and geologic and soils factors.
- G. The design or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- H. The design, location of, and access to each lot of the subdivision, and the subdivision as a whole, subject to the Project Permit conditions, are consistent with applicable regulations adopted by the State Board of Forestry and Fire Protection, pursuant to sections 4290 and 4291 of the Public Resources Code, and the Administrative Record for this Project.
- I. The structural fire protection and fire suppression services will be available for the subdivision through the County Fire Department.

THEREFORE, THE REGIONAL PLANNING COMMISSION

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15061(b)(3).
2. Approves **TENTATIVE PARCEL MAP NO. 85084 (RPPL2025004178)**, subject to the attached conditions.

ACTION DATE: August 12, 2026

JH:ACB:EGA:ML
7/23/2026

c: Each Commissioner

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2025-004883
TENTATIVE PARCEL MAP NO. 85084 (RPPL2025004178)

PROJECT DESCRIPTION

The project is a request to legalize a deed-created parcel as a single 0.3-acre (12,196-square-foot) parcel, subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Applicant.** Unless otherwise apparent from the context, the term “Applicant” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Applicant and the owner of the subject property, if other than the Applicant, have filed at the office of the Los Angeles County (“County”) Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Conditions Nos. 4, 6, and 7 shall be effective immediately upon the date of final approval of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to Section 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.
4. **Indemnification.** The Applicant 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 subdivision approval, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitations period. The County shall promptly notify the Applicant of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Applicant of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the subdivision shall be void and the privileges granted hereunder shall lapse.
6. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Applicant shall within 10 days of the filing make an initial deposit with LA County Planning in the minimum amount of \$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 LA County Planning's cooperation in the

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

- A. If, during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Applicant shall deposit additional funds sufficient to bring the balance to the minimum required 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.
 - B. At the sole discretion of the Applicant, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Subdivider according to County Code Section 2.170.010 (Fees for Providing County Records).
7. **Expiration. Tentative Parcel Map No. 85084 shall expire on August 12, 2028.** The Hearing Officer may grant one (or more) time extensions to the terms of approval of the tentative map. If requested, time extension(s) shall be requested in writing and with the payment of the applicable fee prior to such expiration date. The total number of extensions shall not exceed the maximum number of extensions authorized by the Subdivision Map Act.
8. **Conditions Compliance.** 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 Applicant to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Applicant from compliance with these conditions and applicable regulations.
9. **Inspection Fees.** If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Applicant shall be financially responsible and shall reimburse LA County Planning for all enforcement efforts necessary to bring the subject property into compliance. The amount charged for each inspection shall be \$ 470.00 per inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater. Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an UAS requires the consent of the Applicant pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Applicant upon request.
10. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be

detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations). Failure of the Subdivider to cease any development or activity not in full compliance shall be a violation of these conditions and result in revocation.

11. **County Fire Code.** All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").
12. **County Public Works Requirements.** All development pursuant to this grant shall conform with the requirements of County Public Works ("Public Works") to the satisfaction of said department.
13. **Compliance to County Code Title 21 and Title 22.** All development pursuant to this grant shall comply with the requirements of Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Tentative, or an approved Amendment Map.
14. **Maintenance.** The Applicant shall maintain the subject property in a neat and orderly fashion. The Applicant shall maintain free of litter all areas of the premises over which the Applicant has control. 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 LA County Planning. In the event of graffiti or other extraneous markings occurring, the Applicant shall remove or cover said markings, drawings, or signage within 48 hours of such notification, 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.

TENTATIVE PARCEL MAP SPECIFIC CONDITIONS

15. **Grant.** This grant shall legalize a deed-created parcel into a single 0.3 net acre (12,196-square-foot) parcel which includes the two vacated flood-control easements as depicted on the Tentative Parcel Map No. 85084 dated January 21, 2026.
16. **Additional Department Conditions.** Except as expressly modified herein, this approval is subject to all conditions listed in the attached Subdivision Committee Reports (Tentative Parcel Map dated January 21, 2026) consisting of letters and reports from Public Works, Fire, and County Departments of Parks and Recreation, and Public Health.
17. A final parcel map is required. A parcel map waiver is not allowed.

PROJECT NO. PRJ2025-004883
TENTATIVE PARCEL MAP NO. 85084
(RPPL2025004178)

EXHIBIT D
DRAFT CONDITIONS OF
APPROVAL
PAGE 4 OF 4

PRIOR TO RECORDATION OF A FINAL MAP

18. **Tree Planting.** The Applicant shall submit a tree planting plan to the Director of LA County Planning ("Director") for review and approval of two trees within four feet of the front property line, depicting the planting location, size, and species of the tree plantings required by this grant. The Applicant shall post a bond guaranteeing performance of work with Public Works, or provide other proof of plantings to the satisfaction of the Director.

Attachments:

Exhibit D-1 Subdivision Committee Report (pages 1- 15)



LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP 85084

Page 1/2
TENTATIVE MAP DATED 1/21/2026

The following report consisting of 8 pages are the recommendations of Public Works. The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

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



LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP 85084

Page 2/2
TENTATIVE MAP DATED 1/21/2026

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
9. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 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.
10. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
11. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$2,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

Prepared by Jose Cruz
PM 85084L_Rev1_RPPL2025004179

Phone (626) 458-4921

Date 2/17/2026

A handwritten signature in black ink, appearing to be 'JC' or 'J. Cruz', written over the printed name 'Jose Cruz'.



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

PM NO.: 85084

TENTATIVE MAP DATE: 1/21/2026

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Approval to drainage is recommended with no drainage conditions.

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

Review by: *Adam Mendoza*
Adam Mendoza

Date: 2/17/2026 Phone: (626) 458-7850

PCA LX001129 / A863
EPIC LA RPPL2025004178
Telephone: (626) 458-4925

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND GEOTECHNICAL ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Sheet 1 of 1

Tentative Parcel Map	<u>85084</u>	Tentative Map Dated	<u>01/21/2026</u>	Parent Tract	<u>---</u>
Grading By Subdivider? [N] (Y or N)	<u>---</u> yd ³	Location	<u>Altadena</u>		
Geologist	<u>---</u>	Subdivider	<u>Lachlan Sands</u>		
Soils Engineer	<u>---</u>	Engineer/Arch.	<u>Ray Lombera & Associates Inc.</u>		

Review of:

Geologic Report(s) Dated: ---
Soils Engineering Report(s) Dated: ---
Geotechnical Report(s) Dated: ---
References: ---

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS LOT LINE ADJUSTMENT:

- The Final Map does **not** need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.

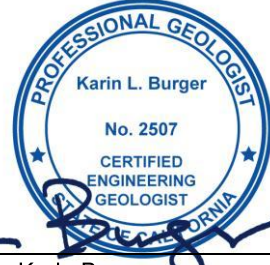
*Formerly TM 84920

Prepared by


Jose J Urquiza
Geotechnical Section




Karin Burger
Engineering Geology Section



Date 02/12/2026

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:\gmepub\Development Review\Combined Reviews\Tracts and Parcels\85084, Altadena, 2026-02-12, TM-2-A.docx

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
PARCEL MAP NO. 85084

Page 1/1

TENTATIVE MAP DATED 01-21-2026

1. Approval of this map pertaining to grading is recommended (grading is not proposed).



Name Patricia Constanza

Date 2/18/2026

Phone (626) 458-4921

P:\dpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 84920\RPPL2025004178\2026-01-21 Submittal\Division
Comments\GR\PM85084g_new.docx

TENTATIVE MAP DATED 1-21-2026

ROAD UNIT CONDITIONS OF APPROVAL

Approval of the parcel map is recommended without road conditions.

Prepared by Berdj Mirakian 
pm85084r-rev1.doc

Phone (626) 458-3127

Date 1-27-2026



**LAND DEVELOPMENT DIVISION
SEWER UNIT**

PARCEL MAP NO.: 85084

PARCEL MAP DATED 01-21-2026

SEWER UNIT CONDITIONS OF APPROVAL

1. Approval of the parcel map is recommended without sewer conditions.

Prepared by Justin Dulay
pm85084s-rev1.doc

A handwritten signature in black ink, appearing to read 'Justin Dulay'.

Phone (626) 458-4921

Date 02-05-2026

WATER CONDITIONS OF APPROVAL

Approval of the parcel map is recommended without water conditions.

Prepared by Berdj Mirakian 
pm85084w-rev1

Phone (626)458-3127

Date 2/18/26



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

EPIC-LA NUMBER:	RPPL2025004178	PROJECT NUMBER:	PM85084
CITY/COMMUNITY:	Altadena	STATUS:	Cleared
PROJECT ADDRESS:	2875 Windfall Avenue Altadena, CA 91001	DATE:	02/11/2026

CONDITIONS

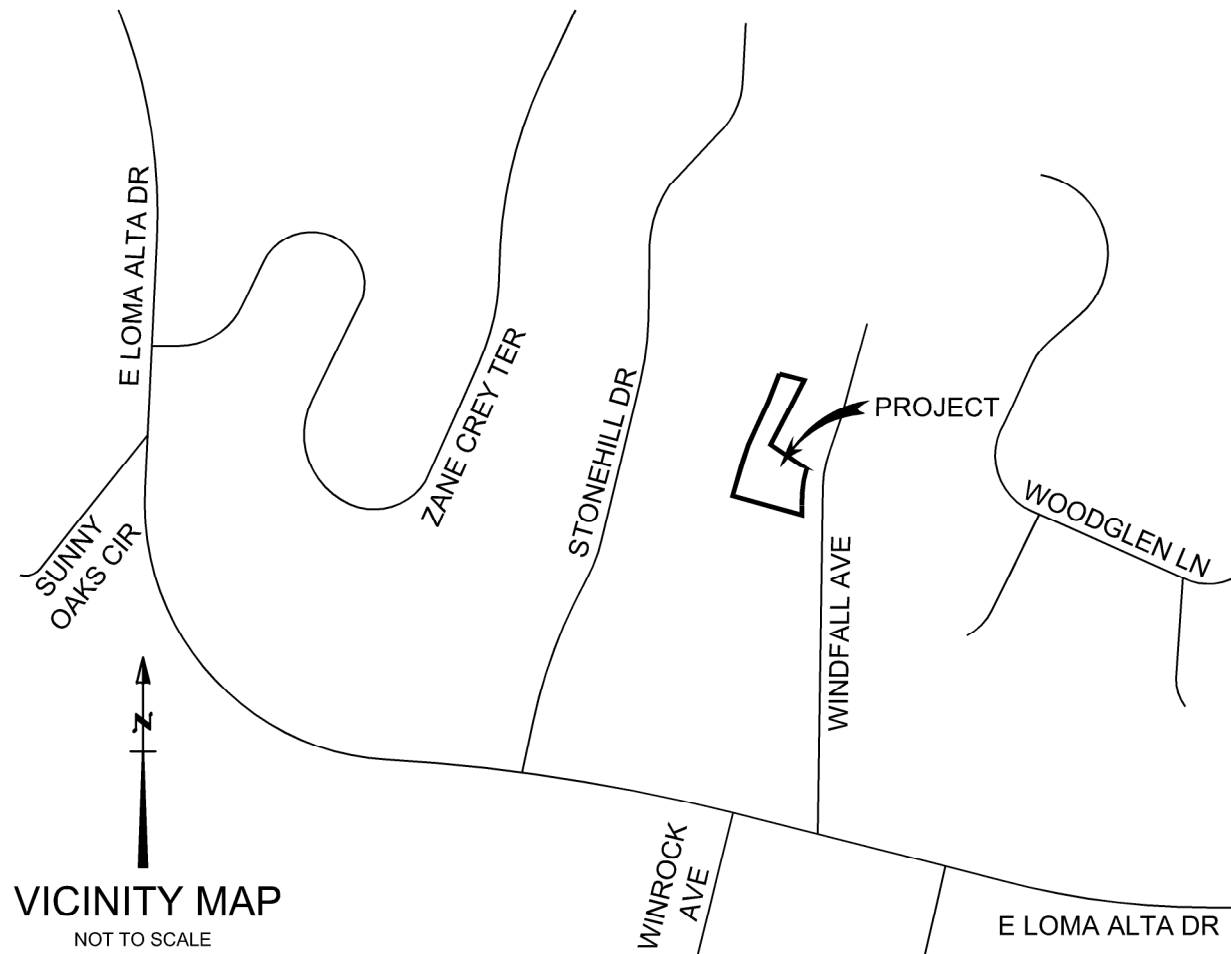
1. A digital copy of the Final Map shall be submitted to the Fire Department's Land Development Unit for review and approval prior to recordation.
2. All fire lanes shall be clear of all encroachments and shall be maintained in accordance with Section 503 of County of Los Angeles Fire Code, Title 32, which requires all weather access. All weather access may require paving.
3. Specific on-site Fire Department access will be addressed with the development property site.
4. Approved building address numbers, building numbers or approved building identification shall be provided and maintained to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1
5. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. Fire Code 501.4
6. The required fire flow for the public fire hydrants for this project is 1250 GPM at 20 psi residual pressure for hour. One public fire hydrant flowing may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B
7. Both of the submitted fire flow tests failed to meet the 1250 GPM requirement, or the subdivision. The upgrade of the water system is required to be addressed prior to the issuance of the building permits.
8. This property is located within the area described by the Fire Department as a Fire Hazard Severity Zone. A final approved "Fuel Modification Plan" is required prior to building permit issuance. Fire Code 4908.1. Please contact the Department's Fuel Modification Unit for details. They may be reached at (626) 969-5205 or ForestryFuelModification@fire.lacounty.gov. Additional information on Fuel Modification Plan is available at: <https://www.fire.lacounty.gov/forestry-division/forestry-fuel-modification/>

For any questions regarding the report, please contact Wally Collins at (323) 890-4243 or Wally.Collins@fire.lacounty.gov.

MINOR LAND DIVISION TENTATIVE PARCEL MAP NO. 085084

LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A LOT CONSOLIDATION OF LOT 19
OF TRACT NO. 13912, M.B. 322 PAGES 13-14, OF MAPS
RECORDS OF LOS ANGELES COUNTY
AND PORTION OF LAND INDICATED AS "O.R.D. 2754-471, JOHN W. ROSE" ON L.A.F.C.D.M. "FM 21035-2"

VICINTY MAP:



VICINITY MAP
NOT TO SCALE

EARTHWORK:

NO EARTHWORK PROPOSED

LEGAL DESCRIPTION:

LOT 19 OF TRACT NO. 13912, IN THE CITY OF ALTADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 322, PAGES 13-14 OF MAPS IN THE OFFICE OF THE COUNTY RECORDED OF SAID COUNTY.

ABBREVIATIONS

C/L	CENTERLINE
CLF	CHAIN-LINK FENCE
E'LY	EASTERLY
EL	ELEVATION
ESMT	EASEMENT
IF	IRON FENCE
N'LY	NORTHERLY
OH	OVERHANG
PCL	PARCEL
P/L	PROPERTY LINE
S'LY	SOUTHERLY
TYP	TYPICAL
W'LY	WESTERLY
WF	WOOD FENCE

AREA SUMMARY:

PROPOSED AREA OF SITE: 12,196 SQ.FT. (0.280 ACS)

EXISTING AREA OF SITE:

PARCEL 1: 6,180 SQ. FT.
PARCEL 2: 1,304 SQ. FT.
PARCEL 3: 4,712 SQ. FT.

TOTAL SQ. FT.: 12,196 SQ. FT.

PREPARED BY OR UNDER MY DIRECT
SUPERVISION:
135 S. JACKSON ST. STE. 202
GLENDALE, CA 91205
RAY LOMBERA & ASSOCIATES INC.



RAY LOMBERA, PLS 7740
DATE: 12-22-2025

OWNER: LACHLAN SANDS

ADDRESS: 840 E. GREEN ST. UNIT 132
PASADENA, CA 91101

APN: 5843-023-067

0 5' 10' 20' 40'
SCALE: 1"=10'

NOTES:

1. EXISTING/PROPOSED LAND USE:
SINGLE-FAMILY RESIDENCES.

EXISTING ADDRESS:
2875 WINDFALL AVE, ALTADENA

2. EXISTING PROPERTY USE IMMEDIATELY
SURROUNDING SUBDIVISION: SINGLE-FAMILY
RESIDENCES

3. CLOSEST INTERSECTION: E LOMA ALTA DR

GENERAL PLAN

WEST SAN GABRIEL VALLEY AREA PLAN

LAND USE DESIGNATION

H9 (0-9 DWELLING UNITS/NET ACRE)

ZONING INFORMATION:

CURRENT ZONING: LA COUNTY UNINCORPORATED
R-1-7500 (SINGLE-FAMILY RESIDENCE-7500 SQ. FEET
MINIMUM REQUIRED LOT AREA)

BASIS OF BEARING:

THE BEARING OF N 00°16'55" E ON WINDFALL AVENUE, AS
SHOWN IN TRACT NO. 13912 M.B. 322 PAGES 13-14, WAS
USED AS THE BASIS OF BEARING FOR THIS MAP.

EASEMENTS TO REMAIN:

PUBLIC UTILITY EASEMENT, W'LY & NW'LY 5 FEET
TEMPORARY ESMT; FLOOD CONTROL MAP NO. FM 21035-2

LEGEND:

---	PROPERTY LINE
- - - -	EASEMENT (AS NOTED)
□	WOOD FENCE
○	CHAINLINK FENCE
×	METAL/ WIRE FENCE
—OH—	OVERHEAD WIRES
▨	WALL
▩	CONCRETE
▩	PAVEMENT
▩	SLATE / STONE/ ROCK
▩	GRASS/ TURF/ NATURAL GROUND
▩	WOOD
•	SPOT ELEVATION
⊙	TREE TRUNK, APPROXIMATE DIAMETER IN INCHES
○	TREE DRIPLINE

UTILITIES:

WATER: CITY OF ALTADENA
LINCOLN AVENUE WATER COMPANY
ADDRESS: 564 WEST HARRIET STREET
P.O. BOX 6370, ALTADENA, CA, 91003-6370
ALTADENA, CA 91001
TEL. NO: (626) 798-9101

RUBIO CAÑON LAND & WATER ASSOCIATION
ADDRESS: 583 EAST SACRAMENTO STREET
ALTADENA, CA 91001
TEL. NO: (626) 797-0509

PASADENA WATER AND POWER
ADDRESS: 100 NORTH GARFIELD AVENUE, ROOM N106
P.O. BOX 7120, PASADENA, CA, 91109-7220
PASADENA, CA, 91109
TEL. NO: (310) 412-5333

ELECTRIC: SOUTHERN CALIFORNIA EDISON
ADDRESS: 2244 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
TEL. NO: (800) 655-4555

GAS: SOUTHERN CALIFORNIA GAS
ADDRESS: 1214 E. GREEN STREET
PASADENA, CA 91106
TEL. NO: (800) 427-2200

CABLE: SPECTRUM
ADDRESS: 161 WEST ALTADENA DRIVE
ALTADENA, CA 91001
TEL. NO: (747) 221-6817

PHONE: VERIZON
ADDRESS: 368 SOUTH LAKE AVENUE
PASADENA, CA 91101
TEL. NO: (626) 395-0956



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT



Tentative Map # **84920**
Park Planning Area # **40**

DRP Map Date: **01/21/2026** SCM Date:
CSD: **Altadena CSD**

Report Date: **02/12/2026**
Map Type: **Tentative Map - Parcel**

Total Units = Proposed Units + Exempt Units

Park land obligation in acres or in-lieu fees:

ACRES:	0.00
IN-LIEU FEES:	\$0

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

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

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

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

The park obligation for this development will be met by:

Trails:

No Trails

Comments:

For further information or to schedule an appointment to make an in-lieu fee payment:

Please contact Loretta Quach at lquach@parks.lacounty.gov or (626) 588-5305

Department of Parks and Recreation, 1000 S. Fremont Avenue, Building A-9 West, Alhambra, California 91803.

By: *Loretta Quach*
Loretta Quach, Departmental Facilities Planner I



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION WORKSHEET



Tentative Map # **84920**
 Park Planning Area # **40**

DRP Map Date: **01/21/2026** SCM Date:
 CSD: **Altadena CSD**

Report Date: **02/12/2026**
 Map Type: **Tentative Map - Parcel**

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

$$(P)\text{people} \times (0.0030)\text{Ratio} \times (U)\text{nits} = (X)\text{acres obligation}$$

$$(X)\text{acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census

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

Park Planning Area = **40**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.80	0.0030	0	0.00
M.F. < 5 Units	2.03	0.0030	0	0.00
M.F. >= 5 Units	1.65	0.0030	0	0.00
Mobile Units	2.10	0.0030	0	0.00
Exempt Units			1	0.00
TOTAL			1	0.00

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.00	\$538,319	\$0

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
Total Provided Acre Credit:				0.00

Acre Obligation		Net Obligation	RLV / Acre	In-Lieu Fee Due
0.00	0.00	0.00	\$538,319	\$0



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

ANISH P. MAHAJAN, M.D., M.S., M.P.H.
Chief Deputy Director

AZAR KATTAN, J.D., M.P.H.
Deputy Director for Health Protection

LIZA FRIAS, REHS
Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/



BOARD OF SUPERVISORS

Hilda L. Solis
First District

Holly J. Mitchell
Second District

Lindsey P. Horvath
Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

February 3, 2026

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Michelle Lynch

Lusi Mkhitarian

FROM: Lusi Mkhitarian, REHS, MPH
Branch Director, Environmental Protection Branch
Department of Public Health

**SUBJECT: LAND DIVISION TENTATIVE MAP- PARCEL
2875 WINDFALL AVENUE ALTADENA CA 91001
RPPL2025004178**

Thank you for the opportunity to review the application for the project mentioned above. The applicant is seeking approval to join three parcels into one lot. No construction, improvements, or grading proposed.

- ☐ Public Health has no conditions to impose on this project should the advisory agency grant its approval.
- ☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends approval of the aforementioned project.
- ☐ Public Health DOES NOT recommend approval of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency approval.

Drinking Water Program: Potable Water

The proposed project is required to have an approved, safe, and reliable potable water source, either from an approved onsite source (e.g., groundwater well) or a permitted public water system that can meet the project's water demands.

The applicant provided a water bill from Rubio Canon Land and Water Association with a due date of October 21, 2025. The account number and service address are included on the bill.

Onsite Wastewater Treatment (OWT) Program: Wastewater

The proposed project is required to have an approved, safe, and reliable method of wastewater disposal, either from an approved onsite wastewater treatment system or a permitted public sewer system that can meet the project's load demands.

According to the most recent property tax bill's direct assessment records, the project site utilizes public sewer infrastructure for wastewater disposal; therefore, the project falls outside the jurisdiction of the Department of Public Health.

For more information, please visit the Consolidated Sewer Maintenance Districts home page at <https://pw.lacounty.gov/sewer/index.cfm> or call (626) 300-3399.

Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed projects.

The applicant shall comply with the requirements outlined in Title 12, Section 12.08.390, of the Noise Control Ordinance for the County of Los Angeles. The following section contains recommendations along with excerpts of the code, presented in italics for reference. The full text of the codes is available for review at https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances.

Recommendations

1. Based on the proposed plan and findings, activities from the subject property should comply with requirements contained in Title 12, Section 12.08.390 Noise Control Ordinance for the County of Los Angeles.
2. Operational noise generated from the project shall comply with Title 12, Section 12.08.390, Noise Control Ordinance for the County of Los Angeles.

Exterior Noise Ordinance: Exterior Noise Standards (12.08.390)

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise

controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards:

Exterior Noise Standards, dBA						
Area	Duration	Std # 1	Std # 2	Std # 3	Std # 4	Std # 5
		30min/hr L50	15min/hr L25	5 min/hr L8.3	1 min/hr L1.7	At no time L0
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75
Industrial:	Anytime	70	75	80	85	90

Table 1. Std = Standard dB that may not exceed the cumulative period

Construction Noise Ordinance: Construction Noise Standards (12.08.440)

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sunday or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work or public service utilities or by variance issued by the health officer is prohibited.

- A. Mobile Equipment – Maximum noise levels for nonscheduled intermittent, short-term operation (less than 10 days) of mobile equipment shall not exceed:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	75 dBA	80 dBA	85 dBA

Table 2. Std = Standard dB that may not exceed

- B. Stationary Equipment – Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment shall not exceed:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	60 dBA	65 dBA	70 dBA

Table 3. Std = Standard dB that may not exceed

For questions regarding the above comments, please contact Makkaphoeum Em at (626) 430-5201 or mem@ph.lacounty.gov.

For any additional questions regarding this report, please contact Veronica Aranda, DRP Liaison for Public Health at DPH-EHDRPLiaison@ph.lacounty.gov.

LM:va

DPH_CLEARED_2875 WINDFALL AVENUE ALTADENA CA 91001_RPPL2025004178_02.03.2026

Pursuant to the Subdivision Map Act (Government Code Sections 66474 and 66474.02), the applicant shall substantiate the following:

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

a) The proposed map is consistent with applicable General Plan/Community Plan and Specific Plan.
b) The design or improvement of the proposed subdivision is consistent with applicable General Plan/Community Plan and Specific Plan.
c) The site is physically suitable for the type of development.
d) The site is physically suitable for the proposed density of development.

e) The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
f) The design of the subdivision or type of improvements is not likely to cause serious public health problems.
g) The design of the subdivision or the type of improvements will not conflict with easements of record or easements established by judgement of a court of competent jurisdiction, acquired by the public at large, for access through or use of, property within the proposed subdivision.
h) For an area located in a state responsibility area or a very high fire hazard severity zone, the subdivision is consistent with regulations adopted by the State Board of Forestry and Fire Protection as meeting or exceeding the state regulations.
i) For an area located in a state responsibility area or a very high fire hazard severity zone, that structural fire protection and suppression services will be available for the subdivision through either a county, city, special district, political subdivision of the state, another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity, or the Department of Forestry and Fire Protection by contract.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: July 12, 2026
PROJECT NUMBER: PRJ2025-004883
PERMIT NUMBER: Tentative Parcel Map No. 85084 (RPPL2025004148)
SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: 2875 Windfall Avenue, Altadena
OWNER/APPLICANT: Lachlan Sands
CASE PLANNER: Michelle Lynch, Principal Planner
 mlynch@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that the project is statutorily exempt from CEQA pursuant to State CEQA Guidelines Section § 15061(b)(3) and categorically exempt pursuant to Section 15303 of the State CEQA Guidelines, the Class 1 (Existing Facilities) exemption. Section 15061(b) (3) states that a project can be exempt from CEQA under the general rule that "CEQA applies only to projects that have the potential for causing a significant effect on the environment." This rule is known as the "common sense" exemption. It was adopted as part of the CEQA Guidelines to avoid the possibility that projects that obviously should be exempt might needlessly be required to comply with CEQA's review requirements. Since this project is for the legalization of a parcel per the Subdivision Map Act, there is no other development or grading proposed; and the project does not require a Hillside Management Conditional Use Permit because the legalization will only result in a single parcel. Therefore, no alteration of land is needed for this proposed parcel map, and Staff believes "it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." (CEQA Guidelines § 15061(b)(3)).

This project also qualifies as a categorical exemption pursuant to Section 15303 of the State CEQA Guidelines, the Class 1 (Existing Facilities) exemption includes existing structures and development. The Project qualifies for a Class 1 exemption because the pool remains, and while the existing residence was destroyed due to the Eaton Fires, the residence is considered existing development and may be rebuilt through the Eaton Disaster Recovery Ordinance. There are no changes or expansions proposed with this project.

EXHIBIT G

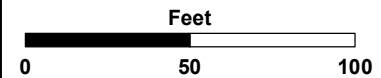
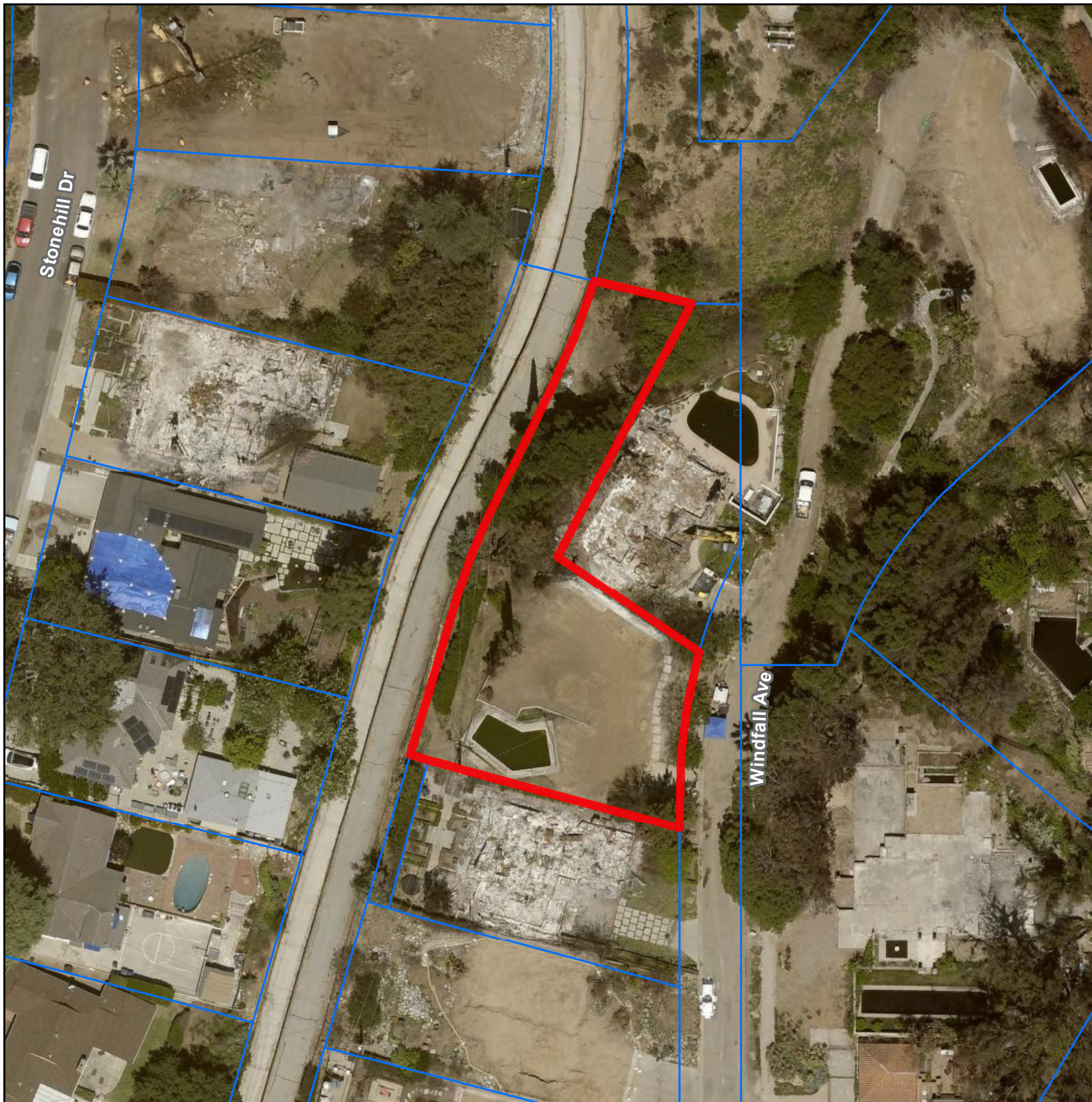
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2025-004883

PM RPPL2025004178

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2025



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

EXHIBIT H

