

Regional Planning Commission Transmittal Checklist

Hearing Date
September 16, 2015
Agenda Item No.
9

Project Number: PM070145-(2)
Case(s): Tentative Parcel Map No. 070145
Environmental Assessment Case No. 200800041
Planner: Edward Rojas

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

Reviewed By: _____





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

PROJECT NUMBER

PM070145-(2)

HEARING DATE

September 16, 2015

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. 070145
 Environmental Assessment No. 200800041

PROJECT SUMMARY

OWNER / APPLICANT

Michael Zatulovsky/Mila Zatulovsky.

MAP/EXHIBIT DATE

January 13, 2015

PROJECT OVERVIEW

To subdivide one existing lot into three single-family parcels on 0.45 net acres. Three existing single-family homes will remain, with one remaining on each new parcel. The single-family homes conform to R-1 Zone development standards, and will be required to conform to the R-1 Zone parking requirements by providing two covered parking spaces for each single-family home. An existing one-car garage will be demolished. The project also entails a request to waive street frontage requirements for proposed Parcel 1 and a modification request to reduce the required street frontage width and average lot width from 50 feet to approximately 44 feet for Parcel 3.

LOCATION

2332 E. 119th Street, Willowbrook

ACCESS

E 119th Street

ASSESSORS PARCEL NUMBER(S)

6150-022-006

SITE AREA

0.52 acres (gross)/0.45 acres (net)

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Willowbrook-Enterprise

LAND USE DESIGNATION

2 - Low-Medium Density Residential (6-12 du/ac)

ZONE

R-1 (Single-Family Residential)

PROPOSED UNITS

3

MAX DENSITY/UNITS

3

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Mitigated Negative Declaration

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.20.105 (R-1 Zone Development Standards)
 - 22.20.130 (R-1 Parking)

CASE PLANNER:

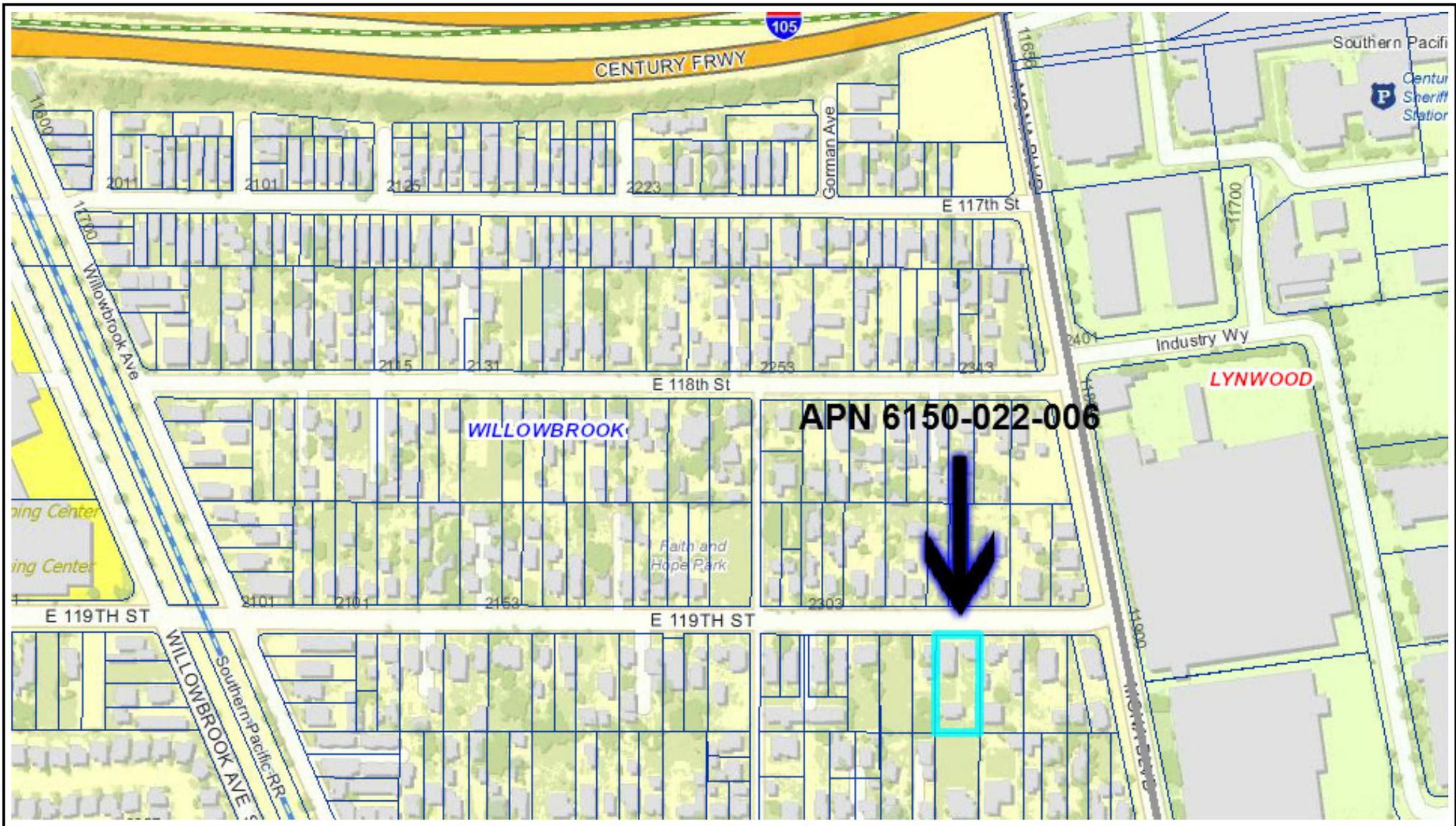
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Created in GIS-NET3

PM070145 - Vicinity Map

Printed: Aug 03, 2015

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ENTITLEMENTS REQUESTED

- Tentative Parcel Map 070145 is requested to create three residential parcels on 0.52 gross acres (22,836 square feet)/0.45 net acres (19,989 square feet). Three existing single-family homes will remain. The project also entails a request to waive street frontage requirements for proposed Parcel 1 and a modification request to reduce the required street frontage width and average lot width from 50 feet to approximately 44 feet for Parcel 3.

PROJECT DESCRIPTION

Tentative Parcel Map No. 070145, dated January 13, 2015, is a proposal to subdivide an existing residential lot into three single-family residential parcels in the R-1 (Single-Family Residence) zone.

The proposed tentative parcel map depicts the property to be rectangular in shape, with relatively level topography and three existing single-family homes. Parcel 1 is 7,352 square feet net, Parcel 2 is 5,031 square feet net, and Parcel 3 is 5,026 square feet net. The applicant is requesting that street frontage requirements be waived for Parcel 1. There is also a modification request to allow a street frontage width and an average lot width of approximately 44 feet, instead of the required 50 feet of street frontage and a 50 foot average lot width.

One existing legally established home will remain on each of three new parcels. Each home will be required to conform to the parking requirements for the R-1 Zone. The existing one-car carport attached to the home remaining on Parcel 1 will be extended to accommodate two cars. The home on Parcel 2 currently has no covered parking. Two new covered parking spaces are proposed. The existing one-car garage attached to the home on Parcel 3 will be demolished, and replaced with two new covered parking spaces.

EXISTING ZONING

The subject property is zoned R-1.

Surrounding properties are zoned as follows:

North: R-1

South: R-1

East: R-1/City of Lynwood (325 feet from property line)

West: R-1

EXISTING LAND USES

The subject property is developed with three legally established single-family homes.

Surrounding properties are developed as follows:

North: Single-family residential

South: Single-family residential and County Park

East: Single-family residential and Warehouses (City of Lynwood)

West: Single-family residential

PREVIOUS CASES/ZONING HISTORY

The original home on the property was built in 1925 and permits were pulled for two additional homes in 1961. Additions were approved through Plot Plan 8536 in 1979. The three existing residences are currently non-conforming due to parking. The subject property was zoned A-1 (Light Agricultural) in 1938. The zone was changed to the current zone of R-1 (Single-Family Residential) in 1948.

ENVIRONMENTAL DETERMINATION

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

The Initial Study has found Geology/Soils to be a category of concern. The property is located within a liquefaction zone, and a geotechnical report prepared by Base Geotech Inc. dated October 29, 2014 found that the subject property could be subject to liquefaction and seismically-induced settlement. The report recommended that the proposed covered parking spaces use a mat foundation and be developed to the standards outlined in the report and included in the MMRP. The owner/applicant has signed the MMRP and agreed to the proposed mitigation measures.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within land use category 2 of the Countywide General Plan. This designation is intended for Low/Medium Density Residential – 6 to 12 dwelling units per acre. The subdivision of an existing single-family lot into three single-family parcels is consistent with the land use designation. The property has a gross lot area of 0.52 acres. The maximum density allowed for a lot of that size in category 2 is six units, which exceeds the project's proposed density.

The following policies of the General Plan are applicable to the proposed project:

- *Land Use Policy 8. Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic (pg. III-12).*

The character of the existing residential neighborhood is medium-density and composed of single-family residences. The proposed land use is single-family residential. The land use type and density is in keeping with the designated land use category.

- General Policy 47. *Promote the provision of an adequate supply of housing by location, type and price* (pg. I-24).

Providing two additional single-family lots in an urban neighborhood supports this policy by providing a higher number of single-family lots, in a largely built-out area, allowed by the designated land use category based on land area. In addition, parcels with single homes will be more attainable for buyers looking for a home to occupy, as opposed to a parcel with three homes, which may attract mostly buyers looking to rent out the homes.

- General Policy 54. *Promote the full use of existing service systems in order to gain maximum benefit from previous public investments.* (pg. I-25).

The proposed development maximizes land use efficiency by concentrating the same type of development in an area equipped to support said use. The proposed development will utilize existing service systems including transportation, sewer, water, school, libraries, and parks. Furthermore, the existing residences will remain and no additional units are proposed. Therefore the project would not overburden these services as the proposed density does not exceed the projected growth set forth by the General Plan.

Zoning Ordinance and Development Standards Compliance

The project site is located in the R-1 (Single-Family Residence) zone. Single-family residences are permitted by right within this zone. Currently three single-family homes would not be permitted on a single lot pursuant to Section 22.20.070 of the County Code (Permitted Uses). The proposed project would conform to the current permitted uses in R-1 zone by maintaining one single-family home on each lot. Pursuant to Section 22.52.100(D)4 of the County Code, lots in the R-1 zone are required to have a minimum net lot area of 5,000 square feet. Each proposed parcel will have a net lot area of more than 5,000 square feet. Parcel 1 is 7,352 net square feet, Parcel 2 is 5,031 net square feet, and Parcel 3 is 5,026 net square feet. The three existing single-family residences will remain and comply with the applicable R-1 (Single-Family Residence) zone standards, including development standards (Section 22.20.105), setbacks (Section 22.20.120), and maximum height limits (Section 22.20.110).

In addition, the property is currently legal non-conforming due to parking. Two of the existing single-family homes have one covered parking space. The third home has no covered parking. Pursuant to Section 22.52.180 of the County Code, two covered parking spaces are currently required per dwelling unit. The proposed project will conform to the required parking standards for the R-1 zone. The existing one-car carport attached to the residence remaining on Parcel 1 will be extended to accommodate two vehicles. The residence remaining on Parcel 2 has no covered parking, two new covered parking spaces are proposed. The existing one-car garage attached to the residence remaining on Parcel 3 is to be demolished and two new covered parking spaces are proposed.

Waivers and Modifications

The project is requesting a waiver and two modifications for the tentative map. The first is a waiver of street frontage requirements for Parcel 1, which has no street frontage and will be accessed through a proposed shared driveway and fire lane with an ingress and egress easement. Modification of the street frontage requirements is permitted by the advisory agency pursuant to Section 21.24.040 of the County Code when it finds that topographic conditions, title limitations, or the pattern of ownership or the state of development of parcels in the immediate vicinity of a division of land make the strict application of the provisions of these sections impossible or impractical and that the public health, safety and general welfare will not be adversely affected thereby. The proposed project attempts to retain the existing residences and divide the land to provide separate ownership for each residence. To meet the street frontage requirements, demolition of at least one of the homes would be required. Within a 500 foot radius of the project site there are 80 residential parcels. Of those 10%, or 8, do not provide street frontage. As part of the project a 20 foot wide fire land/private driveway is being required. Currently the back house that will remain on Parcel 1 is served by an undersized driveway. Staff finds the project will enhance public safety and welfare by provided adequate access to the existing single-family residences, and the waiver request is not out of character with existing parcel development and would allow the existing residences to remain.

The two modification requests involve Parcel 3. The applicant is requesting the 50 foot street frontage and average lot width, required pursuant to Sections 22.52.010 and 22.52.030 of the County Code, be modified to allow a street frontage and average lot width of approximately 44 feet. Section 21.52.020 allows modifications when the land involved in a subdivision is of such size or shape, or is subject to such title limitations of record or is affected by such topographical location or conditions, or is to be devoted to such usage, that it is impossible or impractical for the subdivider to conform fully to a regulation. The proposed project attempts to retain the existing homes on the existing 94.9 foot wide lot, while also meeting all the requirements for residential development in the R-1 zone. Within a 500 foot radius there are 80 residential lots. Of those 48%, or 39, do not meet the required 50 foot lot width and average lot width. The width of the undersized lots varies from 40 feet to 47.5 feet. Staff therefore finds the modification is not out of character with the existing parcel development for the area. In addition, while the lot width of the existing parcel prevents the project from meeting the 50 foot required street frontage and average lot width for Parcel 3, the development on the proposed parcels, both existing and proposed, is able to meet all other development standards, parking requirements, and required setbacks for residential development in the R-1 zone.

Neighborhood Impact/Land Use Compatibility

The proposed development of three single-family parcels is compatible with the maximum density permitted by the Low/Medium Density Residential land use category of the Countywide Land Use Plan. The subject property is surrounded by single-family homes. No degradation of natural features will occur, as the subject property is located

in an urbanized area and no sensitive resources are located on the site. Shopping and employment opportunities are available within a quarter mile of the subject property.

Site Visit

Staff visited the project site on August 17, 2015. Staff verified the applicant posted the notice of public hearing on the project 30 days prior the public hearing. No issues were raised by the site visit.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee consists of representatives from the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on the tentative map dated January 13, 2015, the Subdivision Committee cleared the project for public hearing. The Subdivision Committee Report, dated February 12, 2015, containing County Department comments is attached.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

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

PUBLIC COMMENTS

Staff has not received any comments at this time.

FEES/DEPOSITS

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

STAFF RECOMMENDATION

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

Staff recommends **APPROVAL** of Project Number PM070145, Tentative Parcel Map Number 070145, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE MITIGATED NEGATIVE DECLARATION PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE TENTATIVE MAP NO. 070145 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Reviewed by Nooshin Paidar, Supervising Regional Planner, Land Divisions Section

Attachments:

Draft Findings, Draft Conditions of Approval
Environmental Document
GIS Maps
Site Photographs

NP:ER
08/2015

**DRAFT FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO PM070145-(2)
TENTATIVE PARCEL MAP NO 070145**

1. The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing on September 16, 2015 in the matter of Project No. PM070145, consisting of Tentative Parcel Map No. 070145.
2. Owner Michael Zatulovsky and applicant Mila Zatulovsky (“permittees”) request the creation of three single-family lots on a property located at 2332 East 119th Street in the unincorporated community of Willowbrook.
3. The project consists of a tentative parcel map to create three single-family lots in the R-1 zone pursuant to Los Angeles County Code (“County Code”) section 21.40.010. The applicant is also requesting that street frontage requirements be waived for proposed Parcel 1, and a modification request to reduce the street frontage width and average lot width for proposed Parcel 3, from 50 feet to approximately 44 feet.
4. The project site is 0.52 gross acres (0.45 net acres) in size and consists of one legal lot. The project site is rectangular in shape with relatively level topography and is developed with three single-family homes.
5. The project site is located in the Willowbrook-Enterprise Zoned District and is currently zoned R-1 (Single-Family Residence Zone).
6. The project site is located within the 2-Low/Medium Density Residential (6-12 du/ac) land use category of the Countywide General Plan Land Use Policy Map.
7. Surrounding Zoning within a 500-foot radius includes:
 - North: R-1
 - South: R-1
 - East: R-1/City of Lynwood (325 feet from property line)
 - West: R-1
8. Surrounding land uses within a 500-foot radius include:
 - North: Single-Family Residential
 - South: Single-Family Residential and County Park
 - East: Single-Family Residential and Warehouses (City of Lynwood)
 - West: Single-Family Residential

9. The Tentative Parcel Map dated January 13, 2015, depicts three single-family lots. Parcel 1 will have a net area of approximately 7,352 square feet, Parcel 2 will have a net area of approximately 5,031 square feet and Parcel 3 will have a net area of approximately 5,026 square feet. Three existing single-family homes will remain, with one on each new parcel.
10. The proposed project will conform to existing parking requirements for single-family homes. The existing one-car carport on Parcel 1 will be extended to accommodate two vehicles. Parcel 2 proposes two new covered parking spaces. The existing one-car garage on Parcel 3 will be demolished and replaced with two new covered parking spaces.
11. The Project site is accessible via East 119th Street.
12. No grading is proposed for this project.
13. The conditions of the Subdivision Committee, which is comprised of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health, are based on the map dated January 13, 2015.
14. Prior to the Commission's public hearing on the project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resource Code section 2100) ("CEQA), the State CEQA Guidelines, and the Environmental Document Reporting Guidelines for the County. Based on the Initial Study, Staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project.
15. The MMRP is attached to and incorporated into the conditions of approval for the Project.
16. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
17. No comments were received from the public prior to the public hearing.
18. The property has a land use category of "2" (Low/Medium Density Residential – 6 to 12 dwelling units per acre) under the Countywide General Plan. Based on the size of the project site and application of the low-density residential land use

category, the property may be developed with a maximum of six dwelling units. The applicant is proposing three single-family lots; therefore, the project's use and development intensity are consistent with the General Plan.

Under the General Plan update, the proposed land use category for the project site is H9 (Residential – 0-9 dwelling units per net acre). Based on the size of the project site and the H9 land use designation, the maximum number of units that may be developed is four. Although the project is not subject to the General Plan update, the project remains consistent with the proposed land use category for the project site.

19. The property is zoned R-1 (Single Family Residence – 5,000 square feet minimum lot area). The project site is approximately 19,989 square feet net. The property may be developed with a maximum of three dwelling units, which is consistent with the proposed project. Each proposed lot has the sufficient net area to meet the minimum lot area requirements of 5,000 net square feet. The proposed development entails the subdivision of an existing residential lot into three single-family lots, in keeping with Section 22.20.070 of the County Code permitting single-family residences.
20. The proposed project is requesting a street frontage waiver for Parcel 1, which provides no street frontage and is accessed by a shared driveway and fire lane, with an ingress and egress easement. Within 500 feet of the project site there are 80 residential lots. Of those, 10% have no street frontage. The proposed project attempts to maintain each of the existing three single-family residences. The proposed project will improve access to the existing rear home by replacing an undersized driveway with a 20 foot shared driveway that will also serve as a fire lane.
21. The proposed project is requesting a modification request to allow a street frontage width and average lot width of approximately 44 feet for Parcel 3, instead of the required 50 feet of street frontage and average lot width. Within 500 feet of the project site there are 80 residential lots. Of those, 48% do not meet the required 50 foot lot width and lot width average. The width of those narrower parcels range from 40 feet to 47.5 feet. Aside from the lot width and lot width average requirement, the proposed project is able to meet all the required development standards, parking requirements, and setbacks for Parcel 3, despite the narrower lot. The proposed modification is not out of character with the existing parcel development.
22. A duly noticed public hearing was held on September 16, 2015 before the Commission. [Summary of proceedings]

Tentative Map Specific Findings

23. The Commission finds that the proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the Los Angeles County General Plan. The project increases the supply of housing and promotes the efficient use of land through a more concentrated pattern of development.
24. The Commission finds that the site is physically suitable for the type of development being proposed, since the project site has the capacity to accommodate future single-family residences, is relatively level, and is adequately served by road and utility infrastructure.
25. The Commission finds that the discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code. Public works has issued a conditional approval of the subject land division, and sewer service is available for the site.
26. The Commission finds that the design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval.
27. The Commission finds that there is no substantial evidence, based on the record as a whole, that the proposed project will have potential for adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends. The subject property does not contain any sensitive wildlife or habitat environments.
28. The Commission finds that the design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future structures built on the subject property after recordation of the subdivision will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures.
29. The Commission finds that 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.

30. The Commission finds that 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.
31. The Commission finds that 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.

Environmental Determination

32. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.
33. After consideration of the MND and the MMRP together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the environmental document reflect the independent judgment and analysis of the Commission.
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 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 THAT:**

- A. That the proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. That the proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development

features prescribed in this Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the Mitigated Negative Declaration for the Project was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, findings that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; and adopts the MND and finds the MMRP is adequately designed to ensure compliance with the mitigation measure during project implementation; and
2. Approves Tentative Parcel Map No. 070145 subject to the attached conditions.

ACTION DATE: [DATE]

Vote:

Yes:

No:

Absent:

NP/ER

08/20/15

- c: Regional Planning Commission, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. PM070145-(2)
TENTATIVE PARCEL MAP NO. 070145**

PROJECT DESCRIPTION

The project is a tentative parcel map to create three (3) single-family residential lots on 0.52 gross (0.45 net) acres. The project also entails a request to waive street frontage requirements for proposed Parcel 1 and a modification request to reduce the required street frontage width and average lot width from 50 feet to approximately 44 feet for Parcel 3.

The Project is subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “subdivider” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the subdivider, and the owner of the subject property if other than the subdivider, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“Regional Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition No. 11 (NOD/F&G fee) and 14 (Mitigation Monitoring Fee). Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual

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

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

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

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Upon any transfer or lease of the property during the term of this grant, the subdivider, or the owner of the subject property if other than the subdivider, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years after the recordation of a final map for Tentative Parcel Map No. 070145. In the event that Tentative Parcel Map No. 070145 should expire without the recordation of a final map; this grant shall terminate upon the expiration of the tentative map. Entitlements to use the property thereafter shall be subject to the regulations 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 subdivider 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 tentative map on file.
10. Prior to the issuance of any building permit(s), the subdivider shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The subdivider shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The subdivider shall provide proof of payment upon request from Regional Planning.
11. Within three (3) working days of the date of final approval of this grant, the permittee shall remit reprocessing fees at the County Registrar-Recorder/County

Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is used by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,285.00** (\$2,210.00 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee), or **\$3,144.75** (\$3,069.75 for an Environmental Impact Report plus \$75.00 processing fee.) No land use project subject to this requirement is final, vested or operative until this fee is paid.

12. The permittee shall comply with all the mitigation measures identified in the Mitigation and Reporting Program ("MMRP"), which are incorporated by this reference and made a part of these conditions, 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 MMRP and agrees to comply with the mitigation measure 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 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 \$3,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
15. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
16. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
17. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

18. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions.
19. The subdivider shall maintain the subject property in a neat and orderly fashion. The subdivider shall maintain free of litter all areas of the premises over which the subdivider has control.
20. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning.

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

TENTATIVE PARCEL MAP SPECIFIC CONDITIONS

The approval grants the creation of four single-family lots, including three flag lots, as depicted on the Tentative Parcel Map dated January 13, 2015.

21. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other persons, corporation or other entity making use of the this grant
22. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Report (tentative parcel map dated January 13, 2015), consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health.
23. The project site shall be developed and maintained in substantial compliance with the approved tentative parcel map dated January 13, 2015.
24. A final map is required for this subdivision. A parcel map waiver is not allowed.
25. As required by section 21.32.195 of the County Code, the subdivider shall plant or cause to be planted at least two trees of non-invasive species within the front yard of Parcels 2 and 3. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, a landscaping plan shall be approved by the Director. The subdivider shall post a bond with Public Works, or submit other verification to the satisfaction of Regional Planning, ensuring future on-site tree planting.
26. The shared driveway shall be labeled as private driveway and fire lane on the final map.

27. The permittee shall construct or bond with the Los Angeles County Department of Public Works ("Public Works") for the private driveway and fire lane design and widths as depicted on the approved on the tentative parcel map dated January 13, 2015.
28. Prior to final map approval, the subdivider shall submit to Regional Planning, for review and approval, a copy of a recordable maintenance agreement and a recordable reciprocal ingress and egress easement for the shared driveway.
29. Prior to final map approval, the subdivider shall submit evidence, including a demolitions permit and photographs, that the one-car garage "labeled to be removed" on the tentative parcel map dated January 13, 2015, has been removed.
30. Prior to final map approval, the subdivider shall submit for the approval of the Director, a site plan for the proposed covered parking depicted on Tentative Parcel Map dated January 13, 2015. Tentative Parcel Map dated January 13, 2015 depicts the width of the carport addition on Parcel 1 as 8 feet. However the carport width must be at least 8 ½ feet wide.
31. Prior to final map approval, the subdivider shall provide evidence of the construction of the required covered parking spaces. Applicant shall submit photographs and copies of finalized building permits.

Attachments:

Subdivision Committee Report and Conditions for Tentative Parcel Map Dated 01/13/15

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: Project No. PM070145/Tentative Parcel Map No. 070145/Environmental Assessment No. 200800041

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

Contact Person and phone number: Edward Rojas/ (213) 974-6433

Project sponsor's name and address: Michael Zatulovsky, 1223 Wilshire Boulevard #583, Santa Monica, CA 90403

Project location: 2332 E 119th Street, Willowbrook
APN: 6150-022-006 USGS Quad: South Gate

Gross Acreage: 0.52

General plan designation: Category 2 (Low-Medium Density Residential, 6-12 du/gross ac)

Community/Area wide Plan designation: N/A

Zoning: R-1 (Single-Family Residence)

Description of project: The project consists of a tentative parcel map to create three single-family lots on 0.52 gross acres (0.45 net acres). The project site currently contains three legally established single-family residences. The three existing detached single-family residences will remain, with one remaining on each newly created lot. The project requests to waive street frontage requirements for proposed Lot No. 1 and to modify the required 50-foot street frontage and average lot width for Parcel 3, to allow a street frontage width and average lot width of 44.90 feet. Parcel 1 will have a net area of 7,352 square feet, Parcel 2 will have a net area of 5,031 square feet, and Parcel 3 will have a net area of 5,026 square feet. An existing one-car garage will be demolished. Two new covered parking spaces, garage or carport, will be constructed for proposed Lots No. 2 and 3, and a one-car carport will be expanded to accommodate two vehicles for proposed Lot No. 1. There are no oak trees on-site and no grading is proposed.

Surrounding land uses and setting: The surrounding properties are zoned R-1 (Single-Family Residence) and developed with single-family homes. The property is approximately 325 feet from the City of Lynwood to the east, where properties are developed with warehouses.

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

<i>Public Agency</i>	<i>Approval Required</i>
<u>Department of Public Works</u>	<u>Demolition Permit</u>
<u>Department of Public Works</u>	<u>Building Permit</u>
<u>Department of Public Works</u>	<u>Final Map</u>

Major projects in the area:

Project/ Case No.

PM067320

RPP20140167

Description and Status

To subdivide existing single-family lot into 4 single-family lots/Pending

To replace an existing maintenance building and new fencing/Pending

Reviewing Agencies:

Responsible Agencies

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

Trustee Agencies

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

Special Reviewing Agencies

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

County Reviewing Agencies

- DPW:
 - Land Development Division (Grading & Drainage)
 - Geotechnical & Materials Engineering Division
 - Watershed Management Division (NPDES)
 - Traffic and Lighting Division
 - Environmental Programs Division
 - Waterworks Division
 - Sewer Maintenance Division

Regional Significance

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

- Fire Department
 - Planning Division
 - Land Development Unit
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee
-

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature (Prepared by)

8/4/15

Date

Nooshin Faidar

Signature (Approved by)

8/4/15

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

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

- a) **Have a substantial adverse effect on a scenic vista?**

There are no significant scenic vistas or ridgelines located on or near the project property. The project is located within an established urbanized residential community and the creation of three single-family parcels from a level single-family lot will not have an adverse effect on elevated viewpoints.

- b) **Be visible from or obstruct views from a regional riding or hiking trail?**

There are no regional hiking trails on, or in the vicinity of the property. The 2012 Master Plan of Bikeways proposed a Class 3 bike route along E. 119th street. The project will be visible from the proposed Class 3 bike route as E. 119th Street is the access street to and from the property. However, the project involves creating three single-family lots, with the existing three residences to remain, and is therefore consistent with the surrounding development on East 119th Street. No new residences are proposed.

- c) **Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

The project site is not located near, and cannot be viewed, from any scenic highways, ridgelines, or view sheds. The project also cannot be viewed from any officially adopted trails and does not contain rock-outcropping or registered historic buildings. Additionally, no trees are proposed to be removed as part of the subdivision request.

- d) **Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?**

The applicant is requesting to create three single-family lots with a reduction in street frontage width and average lot width for one of the three lots and to waive street frontage for another one of the lots. There are three existing detached single-family homes, which will remain, with one on each lot. Within 500 feet of the project site, there are 79 parcels, 48% of them do not meet the required street frontage width and average lot width of 50 feet. The majority are between 45 feet and 47.5 feet in street frontage width and width average. About 8% of the parcels within 500 feet of the project site lack street frontage. The proposed waiver and modifications are not substantially out of character with the existing pattern of the neighborhood. There are three existing single-family residences, which will remain. No new residences are proposed. Without the project, the existing three residences would remain. The proposes structural changes to demo the existing garage and construct two two-car covered parking spaces and extend a one-car garage to accommodate two vehicles are in character with the surrounding development.

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?

The applicant is requesting to create three single-family lots with the existing three single-family residences to remain. Two new two-car covered parking spaces will be constructed and a one-car carport will be extended to accommodate two vehicles to conform to current onsite parking requirements for single-family residences. The proposed construction will conform to all Title 22 requirements, including building setbacks and height limitations. Title 22 also prohibits residential structures from using glossy, reflective, or polished metal exterior siding to avoid creating new glare sources. Compliance with these development standards should prevent the creation of substantial shadows, glare, and light.

2. AGRICULTURE / FOREST

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is not comprised of any farmland. The property is currently developed with three single-family residences, which will remain, within an established urbanized area. The project will not result in the conversion of Prime Farmland, Unique Farmland, or any other types of Farmland (Source: Farmland Mapping and Monitoring Program, California Department of Conservation).

<p>b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The property is zoned R-1 (Single-Family Residential) and within an already established urbanized area. The project site is not designated as an Agricultural Opportunity Area. There are no agricultural Williamson Act contract lands in unincorporated Los Angeles County except for Catalina Island. There is no forest land on the project site.

<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There is no forest land or timberland zoned Timberland Production within the vicinity of the project site.

<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There is no forest land within the vicinity of the project site.

<p>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There is no forest land or farmland within the vicinity of the project site, and the project will not result in the loss of either type of land.

3. AIR QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project entails subdividing one existing residential lot into three single-family residential lots. The three existing detached single-family homes will remain. No new residential units are proposed. The project site is located within the South Coast Air Quality Management District (SCAQMD). The proposed project is consistent with the underlying land use designation; therefore, the project will not conflict or obstruct the implementation of the applicable SCAQMD air quality plan.

<p>b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project entails subdividing an existing residential lot into three single-family lots. Three existing single-family homes will remain. The project will not violate any applicable federal or state air quality standards or substantially contribute to an existing or projected air quality violation.

<p>c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would not result in a cumulatively considerable net increase of non-attainment criteria pollutants. The subdivision of an existing residential lot into three single-family residential lots, individually or cumulatively, will not exceed the SCAQMD Air Quality Significant Thresholds as two additional residential lots is in keeping with the density set forth in the underlying land use plan.

<p>d) Expose sensitive receptors to substantial pollutant concentrations?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would not expose sensitive receptors to substantial pollutant concentrations. Although, residential neighborhoods are more susceptible to poor air quality, the proposed use is no more intense, in terms of land use, than what already exists. No new residential units are proposed. Three existing residences will remain, one on each lot. The subdivision of an existing residential lot into three single-family residential parcels, individually or cumulatively, will not exceed the SCAQMD Air Quality Significant Thresholds.

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

The proposed project of subdividing an existing single-family residential lot into three single-family residential lots should not create objectionable odors affecting a substantial number of people. The proposed project is subject to AQMD Rule 402, which states: "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material that cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or that endanger the comfort, repose, health or safety of any of those persons or the public, or that cause, or have a natural tendency to cause, injury or damage to business or property." The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

4. BIOLOGICAL RESOURCES

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

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is relatively flat with some non-native grasses and a couple mature trees, excluding oak and southern California black walnut species, within the property. The proposed residential subdivision is located in an urbanized and developed area, and is not located in or near an identified sensitive environmental area. The California Natural Diversity Database and California Native Plant Society Inventory of Rare and Endangered Plants did not note any records of observation of special-status species within the project site. Approximately, 0.48 miles south of the project site, observations of Prostrate Vernal Pool Navarreteia, Southwestern Willow Flycatcher, and Coast Horned Lizards have occurred.

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

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is entirely developed with existing structures, landscaping, and disturbed areas, and does not support any sensitive natural communities.

c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site does not contain any drainage courses or wetlands meeting the jurisdictional criteria of either USACE or CDFW.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

The project site is located in a developed urbanized area. The project site is developed with three detached Single-family residences, which will remain. Subdividing the existing single-family lot, into three single-family lots will not affect or interfere substantially with the movement of any wildlife species.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?

There are no oak, Joshua, juniper, southern California black walnut, or other native trees or woodlands present on the subject property.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

The project site is not located within a Significant Ecological Area (SEA), SEA Buffer Area, Sensitive Environmental Resource Area (SERA), or Wildflower Reserve Area. Since there are no oak trees or oak woodlands located on the project site, there is no conflict with the Los Angeles County Oak Tree Ordinance.

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

The project does not conflict with any adopted State, regional, or local Habitat Conservation Plan.

5. CULTURAL RESOURCES

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

The project site does not contain historical resources as defined in CEQA Guidelines §15064.5 and there is no record of national or state-designated historical resources on the project site.

<p>b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site does not contain known archaeological resources as defined in CEQA Guidelines §15064.5 and would not result in any ground disturbance.

<p>c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There are no known paleontological resources on or near the site. There are no unique geological features or rock formations on or near the project site

<p>d) Disturb any human remains, including those interred outside of formal cemeteries?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There is no record of human remains on the project site. If the project is approved, the project will be conditioned to require the subdivider to halt construction in the vicinity of the discovered human remains, leaving the remains in place. From that point, the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed. These procedures require notification of the County Coroner. If the County Coroner determines that the discovered remains are those of Native American ancestry, then the Native American Heritage Commission (NAHC) must be notified by telephone within 24 hours. Sections 5097.98 of the Public Resources Code describes the procedures to be followed after the notification of the NAHC.

6. ENERGY

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

a) Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project is subject to and shall comply with the Los Angeles County Green Building Standards Code

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Appendix F, Section 1 of the CEQA Guidelines requires evaluation of energy efficiency only for Environmental Impact Reports. The environmental determination for this project is a negative declaration.

7. GEOLOGY AND SOILS

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

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.

The project site is not located within an Alquist-Priolo Earthquake Fault Zone. Therefore, people or structures on the project site will not be exposed to potentially substantial adverse effects (Source: California Geological Survey, Alquist-Priolo Earthquake Fault Zones Map). In addition, a Geotechnical report failed to find any active or potential active faults that underlie the subject property.

ii) Strong seismic ground shaking?

There is no fault trace within or adjacent to the project site. The project site is not located within a seismic zone. Therefore, people or structures on the project site will not be exposed to potential substantial adverse effects (Source: California Geological Survey, Alquist-Priolo Earthquake Fault Zones Map).

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

The project is located within a liquefaction zone. A geotechnical report has been reviewed by the Department of Public Works and the project has been cleared. The geotechnical report states the project may be subject to liquefaction and seismic-induced settlement. To mitigate potential effects the report recommends the use of a mat foundation for the proposed structures, which include two two-car covered parking spaces and an addition to an existing one-car carport to accommodate two vehicles.

iv) Landslides?

The project site is not located within any identified landslide zone. (Source: California Geological Survey).

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

The project site is located within an urbanized area. The proposed project entails a subdivision of one existing residential parcel into three single-family residential parcels. No grading is proposed as part of the subdivision and a connection to the Municipal Separate Storm Sewer System (MS4) is not required for the small-scale development. The property has three existing detached single-family residences that will remain. Therefore the project should not cause substantial soil erosion or the loss of topsoil.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

The project site is located within a designated soil liquefaction area (Source: California Department of Conservation). However, the proposed project will be subject to construction standards imposed by the Department of Public Works and should therefore not cause soil to become unstable or result in on- or off-site landslide, lateral spreading, subsidence, or collapse. A soil engineering report has been reviewed by the Department of Public Works, and the project has been cleared.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

A geotechnical report has been reviewed by the Department of Public Works and the project cleared. The report found upper soils to be in the very low Expansion Index of 16 to 19. The scope of the project does not propose any additional dwelling units. Three single-family residences exist and will remain, one on each newly created lot.

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

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

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?

The project site does not contain slopes over 25 percent, and thus does not conflict with the Hillside Management Area Ordinance.

8. GREENHOUSE GAS EMISSIONS

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

Would the project:

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

The project entails a subdivision of an existing residential lot into three single-family residential parcels on 0.45 net acres. Considering the project is required to comply with the County’s Green Building Ordinance related to construction and is relatively small in scale, GHG emissions resulting from water delivery, electricity generation, and construction activities will not have a significant impact on the environment. The three existing single-family residences will remain, one on each lot. No additional units are being proposed as part of the subdivision.

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

The project entails a subdivision of one existing residential lot into three single-family residential parcels on 0.45 net acres. Considering the relatively small scale of the project and required compliance with the County’s Green Building Ordinance, it is not expected that the project will generate GhGs that will have a significant impact on the environment. Therefore, the project will not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing GhGs emissions.

9. HAZARDS AND HAZARDOUS MATERIALS

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

Would the project:

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

The residential subdivision project does not include the routine transportation, storage, production, use, or disposal of hazardous materials, or the use of pressurized tanks. The proposed project includes the demolition of an existing one-car garage which will involve the handling and transport of resulting materials and debris that could include asbestos and lead-based paint. If hazardous materials are discovered, the construction crew is required to comply with local, state, and Federal laws regulating the handling, transport, storage, and disposal of such materials. During the construction phase of the project, which is limited to two two-car covered parking spaces and a carport, there may be minimal use of hazardous materials, such as solvents, paints, lubricants, and oils. Current local, state, and Federal laws relating to the use, storage, and disposal of these materials make it unlikely that the project would have a significant effect on the environment.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?

The proposed project could use hazardous materials such as paints, cleaning agents, aerosol cans, landscaping-related chemicals, and common household substances such as bleaches during construction activities on the proposed project site. All uses and storage of these materials would be subject to federal, state, and local laws pertaining to the use, storage and transportation of these hazardous materials. Most of the hazardous materials indicated above are allowed to be disposed of at the local Class II and Class III landfills that serve the proposed project site. Since the proposed project would be required to abide by federal, state, and local laws pertaining to the use, storage, and transportation of these materials, the likelihood of an accidental release occurring and creating a significant hazard to the public would be minimal. Therefore, impacts would be less than significant.

The residential subdivision project does not include the routine transportation, storage, production, use, or disposal of hazardous materials, or the use of pressurized tanks. During the construction phase of the project, there may be minimal use of hazardous materials, such as solvents, paints, lubricants, and oils. Current local, state, and Federal laws relating to the use, storage, and disposal of these materials make it unlikely that the project would have a significant effect on the environment.

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

The subdivision of one existing residential lot into three single-family residential parcels will not generate

hazardous emissions or result in the handling of acutely hazardous materials, substances or waste. The demolition phase of the project could involve the handling, transport, and disposal of hazardous materials and the construction phase could include the minimal use of hazardous materials, such as solvents, paints, lubricants, and oils. However, current local, state, and Federal laws relating to the use, storage, and disposal of these materials make it unlikely that the project would have a significant effect on any residences, public park or school, located within a quarter mile of the project site.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

The project site is not included on the California Department of Toxic Substances Control EnviroStor database of clean-up sites and hazardous waste permitted facilities (<http://www.envirostor.dtsc.ca.gov/public/>).

e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

The project site is not located within an airport land use plan or located more than two miles (2.3 miles) from a public airport or public use airport.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

The project site is not located within the vicinity of a private airstrip.

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

The project will not impair implementation of, or physically interfere, with an adopted emergency response plan or emergency evacuation plan.

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

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

The project site is not located within a Very High Fire Hazard Severity Zone

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

The project site is not within a high fire hazard area with inadequate access. The project site is located in an urbanized area with easy access to existing major highways.

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

Los Angeles County Fire Department has reviewed and cleared the project. A fire flow test was conducted on July 1, 2013 verified the existing fire hydrants and water system meet the current Fire Department requirements.

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

The project site is not located within proximity to land uses with a potential for dangerous fire hazard. The project site is surrounded by other residential uses. The proposed project would be required to comply with all of the requirements of the Los Angeles County Fire Code.

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

The proposed use does not constitute a potentially dangerous fire hazard. The project site is not located within a Very High Fire Hazard Severity Zone. The proposed residential subdivision resulting in three lots does not entail the regular use of large amounts of hazardous or highly flammable materials or substances.

10. HYDROLOGY AND WATER QUALITY

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

a) Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is connected to an existing municipal wastewater system. A sewer area study was approved by the Department of Public Works for the proposed three single-family residential parcels. In unincorporated Los Angeles County, the proposed project would be required to comply with the requirements of the Low-Impact Development Ordinance, in order to control and minimize potentially polluted runoff. Compliance with these standards should prevent the violation of any water quality or waste discharge requirements.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site will be served by a public water system and will not make use of local groundwater

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project entails dividing one existing residential lot into three single-family residential lots. The site is relatively level and does not contain any existing drainage courses. Three existing single-family residences will remain. The project will not substantially alter the existing drainage pattern of the site as grading is not proposed as part of the subdivision request. Any future development of the residential lots will be required to submit an approved drainage plan and comply with LID requirements.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project entails dividing an existing residential lot into three single-family residential parcels, with the existing three single-family residences to remain. The site is relatively level, does not contain any existing

drainage courses and no grading is proposed. Therefore the project will not substantially alter the existing drainage pattern of the site. Any future development of the residential lots will be required to submit an approved drainage plan and comply with LID requirements.

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

The creation of three single-family lots from one lot, with the existing three single-family residences to remain, would not increase habitat for mosquitoes and other vectors resulting in increased pesticide use. Any proposed water features in conjunction with single-family residences are reviewed as part of the routine permitting process. The review includes ensuring proposed water features have a water circulation component.

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

Subdividing the project site into three residential lots, with the existing three single-family residences to remain, would not create additional impervious surfaces that would exceed the capacity of existing or planned stormwater drainage systems. The County’s storm drainage conveyance system (MS4) collects residential stormwater discharge that is not absorbed onsite and is required to comply with its National Pollutant Discharge Elimination System (NPDES) permit.

g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?

The project site has three single-family residences that will remain. The proposed construction for the project consists of two two-car covered parking spaces and the extension of a one-car carport to a two-car carport. No grading is proposed. The project will be required to comply with the National Pollution Discharge Elimination System (“NPDES”) requirements and any future construction will be subject to the County’s Low Impact Development to minimize or reduce runoff. These collective measures should prevent violation of applicable stormwater permits and negative impacts to surface waters or groundwater quality.

h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?

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

i) Result in point or nonpoint source pollutant

**discharges into State Water Resources
Control Board-designated Areas of Special
Biological Significance?**

The project site is located in South Los Angeles, approximately 11 miles from the coastal portions of Los Angeles County and utilizes the municipal storm drain system. Since the proposed project is subject to the County's Low-Impact Development Ordinance, adherence to the requirements should prevent any substantial amount of nonpoint sources of pollutants.

The project site is not located in the vicinity of a State Water Resources Control Board ("SWRCB")-designated Area of Special Biological Significance identified on the SCRCB website (Source: http://www.waterboards.ca.gov/water_issues/programs/ocean/docs/asbs/asbs_areas/asbs_swgpa_publication03.pdf).

j) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?

The proposed project does not entail the use of onsite wastewater treatment systems and will connect to the existing public sewer system.

k) Otherwise substantially degrade water quality?

The proposed project of subdividing one existing residential lot into three single-family residential parcels will not otherwise substantially degrade water quality. The proposed project will be connected to the existing public water and sewer systems.

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

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

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

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

n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including

flooding as a result of the failure of a levee or dam?

The project site is located within a dam inundation area, as identified by the Los Angeles County CEO/ITS Emergency Management Systems. However, subdividing the existing single-family lot into three single-family lots with the existing three single-family homes remaining will not increase the risk to people or structures since no new residences are proposed. The project site is not located within close proximity to a dam or levee.

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

The project site is not located within a flood zone, landslide zone, or tsunami inundation zone. The site is located within a dam inundation zone but not close to proximity to a dam or levee. No new residences are proposed as part of the subdivision. All three existing residences will remain, with one on each lot.

11. LAND USE AND PLANNING

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

a) **Physically divide an established community?**

The proposed project entails subdividing an existing residential lot into three parcels and would not result in a physical division of an established community. The project does not require the construction of new freeways, rail lines, flood control channels, and the project will conform to the existing street grid.

b) **Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?**

The proposed project entails subdividing an existing residential lot into three parcels. The property’s land use category is 2 – Low-Medium Density Residential (6-12 dwelling units/acre) within the Countywide Land Use Plan. The land use designation is suitable for residential developments. The proposed project of three residential parcels on 0.52 gross acres is consistent with this category of the countywide General Plan. The maximum number of units allowed under category 2, is six units.

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

The property is zoned R-1 (Single-Family Residence). Three existing and legally established single-family residences will remain. One residence will remain on each of the three new lots. The creation of three single-family lots out of the existing 0.45 net acre lot is consistent with the R-1 zoning classification, which allows a maximum of three lots for the project site. Each lot will meet the required minimum 5,000 square foot lot area. The three residences will meet the development standards for single-family residences in the R-1 zone, including setbacks and height limits. Currently the property is non-conforming due to parking. As part of the project the property will be brought into compliance with current onsite parking requirements for residential development, which required two covered parking space per unit. Two-car covered parking spaces will be constructed on proposed Lots 2 and 3. The existing one-car carport on proposed Lot 3 will be expanded to accommodate two vehicles. The project site is not located within the boundaries of a Community Standards District.

The applicant is requesting to waive the 50 foot street frontage requirements for proposed Lot No. 1 and provide no street frontage. The applicant is also requesting to modify the required 50 foot street frontage and average lot width for proposed Lot No. 3. Instead, Lot 3 is proposed to have a street frontage and average lot width of about 44.90 feet. Within a radius of 500 feet of the project site, there are 80 parcels. Of those 80 parcels, 48% do not meet the required 50 foot street frontage and average lot width. The majority of those parcels have a street frontage and average lot width of 45 to 47 feet. In addition, 8% of the 80 parcels are land locked and do not have street frontage. The request for the waiver and modifications are not out of character with the existing neighborhood pattern. Furthermore, the current residence at the rear of the property, which will remain on Lot 3 and is requesting to waive street frontage, is currently accessed by an undersized driveway of 8 feet. As part of the project, a required 20 foot shared driveway/fire lane will

replace the 8-foot wide driveway. This will increase access for Fire Department personnel and apparatus to the rear residence in case of a fire or other emergencies.

**d) Conflict with Hillside Management criteria,
Significant Ecological Areas conformance criteria, or
other applicable land use criteria?**

The project site is neither located within a Significant Ecological Area (SEA) nor contains any area exceeding 25 percent in slope, and therefore is not subject to the requirements of the SEA and Hillside Management Ordinance.

12. MINERAL RESOURCES

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project will not result in the loss of availability of a known mineral resource, as the project site is not identified as a mineral resource area on the Los Angeles County Natural Resource Areas map.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would not result in the loss of availability of a locally-important mineral resource recovery site, as the project site is not identified as a mineral resource area on the Los Angeles County Natural Resource Areas map.

13. NOISE

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would not result in exposure of persons to, or generation of, noise levels in excess of standards established in the County Noise Ordinance or the General Plan Noise Element. The site is currently developed with three single-family residences that will remain. No additional units are proposed as part of the subdivision. The project will conform to Title 12 Chapter 12.08 (“Noise Control Ordinance”) of the Los Angeles County Code, which sets forth 45 decibels (db) as the exterior noise level for nighttime (between 10 p.m. and 7 a.m.) and 50dB for daytime (7 a.m. to 10 p.m.) in residential areas (Noise Zone II). The project site will not create noise in excess of these limits, nor will residents of the project be exposed to noise in excess of these limits. The Noise Control Ordinance regulates construction noise and the hours of operation of mobile construction equipment. The Los Angeles County General Plan Noise Element does not provide thresholds for noise

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Although the project is located within an established residential neighborhood, it would not expose sensitive receptors to excessive noise levels. The project proposes the same use as what currently exists. Further, the project will comply with Title 12 Chapter 12.08 (“Noise Control Ordinance”) of the Los Angeles County Code which sets ambient noise levels for various noise zones and limits construction noise to 75dB during the daytime in single-family residential areas.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project proposes subdivision of an existing residential lot into three parcels, with the three existing single-family homes to remain. The project should not generate significant vehicle noise from traffic and parking. The project would not result in a substantial permanent increase in ambient noise in the project vicinity above current levels, including noise from parking areas.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project entails the subdivision of an existing residential lot into three parcels, with the three existing single-family residences to remain with one on each parcel. No additional residences are proposed. Although the subdivision project includes some demolition and construction, the activity as well as all future activity will be required to comply with the limits set forth in the Los Angeles County Noise Control Ordinance. Associated vehicle noise from traffic and parking should not generate significant temporary or periodic increase in ambient noise levels. The project would not result in a substantial permanent increase in ambient noise in the project vicinity above current levels, including noise from parking areas, since no additional residences are proposed. Without the project the residences would remain. Any noise generated by the residences will be in keeping with the current ambient noise levels in the area, which is developed with single-family residences at a similar density.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The project site is not located within an airport land use plan and more than two miles from a public airport or public use airport.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

The project site is not within the vicinity of a private airstrip.

14. POPULATION AND HOUSING

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

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project proposes to subdivide one existing single-family lot into three single-family lots with the three existing single-family residence to remain, with one on each lot. No additional residences are proposed. The project would therefore not induce substantial growth in the area. The project site is located in a well established urban residential development.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There are three existing single-family residences on the existing lot. The subdivision proposed to keep each all three residences, with one on each new lot. There are no affordable housing units onsite.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The creation of three single-family parcels will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere. The three existing single-family residences will remain. Residents of adjacent properties will be able to access their respective properties during and after construction of the proposed project.

d) Cumulatively exceed official regional or local population projections?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed three single-family parcels will not exceed this projection and is consistent with the density permitted by the Countywide General Plan. The creation of two additional single-family parcels should not alter the growth rate of the population beyond that projected in the County General Plan.

15. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Fire Department has not indicated that the project would have any significant effects on fire response time, service level, or facilities. The nearest Los Angeles County Fire Station (#41) is approximately 0.5 miles, shortest drive route, to the west of the project site. No additional fire facilities are required for this project.

Sheriff protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would not create capacity or service level problems or result in substantial adverse physical impacts. The project site is approximately 0.29 miles, shortest drive route, from the Century Sheriff's Station. The proposed project will not add new permanent residents to the project site.

Schools?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is located within the Compton Unified School District. Considering the scope of the project, the three single-family parcels, with existing single-family residences are not expected to create a capacity problem for the School District. The project will be required to pay school impact fees to address the increase in population, at a rate to be determined by the school district.

Parks?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project is proposing to subdivide an existing single-family lot into three single-family lots with the existing three single-family residences to remain. One on each lot. Since no new residences are proposed, no in-lieu of fees are required. In addition, no trails are required. The nearest County park is Mona Park, which is 0.18 miles to the south of the project site

Libraries?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will be conditioned to pay the library fees per Los Angeles County Code Section 22.72. The project will not diminish Los Angeles County Public Library's capacity to serve the project site and the surrounding community. The Willowbrook Public Library is located approximately 0.4 miles, shortest drive

route, west of the project site.

Other public facilities?

The project is not perceived to create capacity or service level problems or result in substantial adverse physical impacts for any other public facility.

16. RECREATION

- | | <i>Potentially
Significant
Impact</i> | <i>Less Than
Significant
Impact with
Mitigation
Incorporated</i> | <i>Less Than
Significant
Impact</i> | <i>No
Impact</i> |
|---|---|--|---|--------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Review of the project by the Los Angeles County Department of Parks and Recreation has not disclosed that the project would increase the use of existing neighborhood and regional parks or other recreational facilities contributing to substantial or accelerated physical deterioration of such facilities.

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

The project does not include recreational facilities. Since the project does not increase the number of dwelling units, the subdivider will not be required to pay in-lieu Quimby fees to satisfy the park obligation. No construction or expansion of recreational facilities is required.

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

There are no regional trails located in the vicinity or on the project site. There are no expected impacts to regional open space connectivity. The project is proposed in an established urban neighborhood.

17. TRANSPORTATION/TRAFFIC

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

<p>a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

The project would not conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system. The growth proposed by the project is accounted for in the Baseline Growth Forecast of the 2008 Southern California Association of Governments' Regional Transportation Plan (RTP), which provided the basis for developing the land use assumptions at the regional and small-area levels that established the 2008 Regional Transportation Plan Alternative.

<p>b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

The project entails a subdivision of one existing residential lot into three single-family residential parcels, with three existing single-family homes to remain, one on each lot. The traffic impacts of the project have been reviewed and cleared by the Los Angeles County Department of Public Works (DPW).

<p>c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

The project site is not located near a public or private airstrip and will not encroach into air traffic patterns

<p>d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

The project entails the subdivision of one existing residential lot into three single-family residential parcels, with the three existing single-family homes to remain. The project does not entail creating sharp curves or

dangerous intersections or incompatible uses. Therefore, there will be no increased hazards due to design features.

e) Result in inadequate emergency access?

The proposed project of creating two additional residential parcels would not block or provide inadequate emergency access for the project itself or make existing emergency access to off-site properties inadequate. A required 20 foot wide shared driveway/fire lane is required for the project, which will ensure adequate access to the rear parcel/unit. Emergency access has been reviewed and cleared by the Los Angeles County Fire Department.

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

The project site is located along a proposed Class III bike route identified on the 2012 Bikeways Master Plan. The subdivision of one single-family lot into three single-family lots, with the existing three single-family homes to remain, along the proposed bike route would not impede the use of these facilities or reasonably decrease the performance or safety of such facilities. There are currently no adopted transit overlay districts. The closest bus stop is located approximately 400 feet to the west, in front of 2247 E 119th Street. Access to and use of this facility would not be impacted by the proposed project. Overall, there will be minimal negative impact resulting from the proposed project.

18. UTILITIES AND SERVICE SYSTEMS

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

a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The creation of two additional residential parcels, with no additional dwelling units proposed, is not expected to exceed treatment requirements of the Los Angeles Regional Water Quality Control Boards. All public wastewater disposal (sewer) systems are required to obtain and operate under the terms of an NPDES (National Pollution Discharge Elimination System) permit, which is issued by the local Regional Water Quality Control Board (RWQCB). All municipal wastewater treatment facilities are required to obtain NPDES permits from the RWQCB and any project which would connect to such a system would be required to comply with the same standards imposed by the NPDES permit. Thus, project conformity with NPDES permit standards is achieved by the time residential units connect to the publicly owned treatment works.

b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The creation of two additional residential parcels, with the three existing single-family homes to remain and no additional units proposed, should not create a water or wastewater system capacity problem nor result in the construction of new water or wastewater treatment facilities. The project site will be served by a public water system, which has issued a “will serve” letter for the proposed subdivision.

c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	-------------------------------------	--------------------------

The Department of Public Works’ review of the project indicates that the project would not create drainage system capacity problems, and no construction of new storm water drainage facilities or expansion of existing facilities is required. The County’s Low Impact Development (LID) Ordinance was created to deal with stormwater runoff from new projects.

d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources. The project site will be served by a public water system, which has issued a “will serve” letter for the proposed subdivision.

e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The creation of two additional single-family residences, with the existing three single-family homes remaining, one on each lot, will not significantly impact the availability of adequate energy supplies and should not create energy utility capacity problems or result in the construction of new energy facilities or expansion of existing facilities. In addition, any future construction will be subject to the Green Building Ordinance, which is required to provide energy saving measures to further reduce the amount of energy consumed by the proposed project.

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

Development at the proposed density at this location is planned for under the existing Los Angeles County Regional Waste Management Plan. The subdivision proposal, to create three residential parcels with the three existing single-family homes remaining, one on each lot, should not significantly impact solid waste disposal capacity due to its small scale.

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

The project would be required to comply with federal, state, and local statutes and regulations related to solid waste. The California Integrated Waste Management Act of 1989 requires the County of Los Angeles to attain specific waste diversion goals. Additionally, when households retain waste hauler services contracted with the County, residences receive one container for recyclable materials and one for green waste in addition to the trash container. Households can also receive one additional green waste container and one recyclable container at no extra cost upon request in an effort to achieve the waste diversion goals through increased recycling access (California Solid Waste Reuse and Recycling Access Act of 1991). The project will include sustainable elements to ensure compliance with all federal, state, and local statutes and regulations related to solid waste. It is anticipated that these project elements will comply with federal, state, and local statutes and regulations to reduce the amount of solid waste. The project will not displace an existing or proposed waste disposal, recycling, or diversion site.

19. MANDATORY FINDINGS OF SIGNIFICANCE

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

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

The scope of the proposed project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. As analyzed in the Initial Study sections above, the proposed project will have no impact or less than significant impact in all these areas.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The scope of the proposed project does not achieve short-term goals to the disadvantage of long-term goals. Although less than required street frontage, average lot width, and street frontage is being requested, the proposed use and density complies with the County General Plan and all other requirements set forth by the Zoning Ordinance. The three existing single-family residences will remain, one on each of the three lots created. Therefore, the proposed project would have a less than significant impact.

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The scope of the proposed project does not have cumulative impacts. The proposed project will not induce growth, as the project does not require additional infrastructure beyond that necessary to serve the project. Since, there are no impacts that could be deemed cumulatively considerable the proposed project would have a less than significant impact.

d) Does the project have environmental effects which

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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will cause substantial adverse effects on human beings, either directly or indirectly?

The project entails subdividing an existing residential lot into three single-family residential parcels in an R-1 (Single-Family Residence) zone. Three existing single-family homes will remain, with one on each lot. No additional dwelling units are proposed beyond the existing units. Therefore, the proposed project would have a less than significant impact on human beings.

**REVISED MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. PM070145-(2) / TPM NO. 070145 / ENV NO. 200800041**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	<p>Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1-August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted.</p> <p>If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys shall conduct weekly bird surveys beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys should continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found, the project proponent should delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31.</p> <p>Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing should be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. The project proponent should provide the Department of Regional Planning the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p>	Breeding bird survey	Prior to construction or ground disturbance	Owner/applicant	Regional Planning

**REVISED MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. PM070145-(2) / TPM NO. 070145 / ENV NO. 200800041**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.2	Biological Resources	<p>If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she should submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the Department of Regional Planning and, upon request, the CDFW. Based on the submitted information, the Department of Regional Planning (and the CDFW, if the CDFW requests) will determine whether to allow a narrower buffer.</p> <p>The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the Department of Regional Planning during the grubbing and clearing of vegetation, and shall notify the Department of Regional Planning immediately if project activities damage active avian nests.</p>	Breeding bird survey	Prior to construction or ground disturbance	Owner/Applicant	Regional Planning
5.1	Cultural Resources	<p>Prior to commencement of any grading activity on site, the applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register, plans for the treatment, evaluation, and mitigation of impacts to the find would need to occur.</p>	Provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained.	Prior to issuance of a grading permit.	Applicant and subsequent owner(s)	Regional Planning
5.2	Cultural Resources	<p>If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified (California Public Resources Code §5097.98). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of the County-approved Archaeologist, determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC). The NAHC shall be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD shall make his/her recommendation within 48 hours of being granted access to the site. The MLD's recommendation shall be followed if feasible, and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (California Health and Safety Code §7050.5). If the landowner rejects the MLD's recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (California Public Resources Code §5097.98).</p>	If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified.	During grading activities.	Applicant and subsequent owner(s)	County Coroner, or designee.

**REVISED MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. PM070145-(2) / TPM NO. 070145 / ENV NO. 200800041**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
7.1	Geology and Soils	Prior to DRP site plan approval, submit plans and reports for review to the Geotechnical and Materials Engineering Division for the proposed covered parking. Plans shall incorporate the recommendations outlined in the geotechnical report for Parcel Map No. 070145	Submit plans and reports to the Geotechnical and Materials Engineering Division	Prior to site plan approval and final map recordation	Owner/applicant	Department of Public Works
7.2	Geology and Soils	All proposed covered parking shall utilize a mat foundation as outlined in the approved geotechnical report for Parcel Map No. 070145	Obtain approval from Building and Safety for the proposed construction.	During construction	Owner/applicant	Department of Public Works
19	Mitigation Compliance	As a means of ensuring compliance of all above mitigation measures, the owner/applicant and subsequent owner(s) are responsible for submitting an annual mitigation compliance report to the Department of Regional Planning for review and replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed.	Submittal and approval of annual mitigation compliance report. Replenishment of mitigation monitoring account as required.	Yearly and as required until all measures are completed.	Owner/applicant	Regional Planning

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

MITIGATION MONITORING AND REPORTING PROGRAM
PROJECT NO. PM070145 / TENTATIVE PARCEL MAP NO. 070145 / ENV NO. 200800041

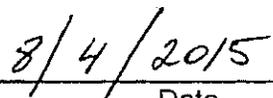
The Department of Regional Planning staff has determined that the attached mitigation measures for the project are necessary in order to assure that the proposed project will not cause significant impacts on the environment.

The permittee shall deposit the sum of \$3,000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring and Reporting Program.

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



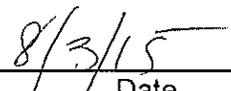
Applicant



Date



Staff



Date

Site Photos – Project No. PM070145/Tentative Parcel Map 070145

Address: 2332 E 119th Street, Los Angeles, CA 90059

Taken: August 17, 2015 by staff

Photo No. 1 – Front of property with Notice of Public Hearing



Photo No. 2 – Rear House

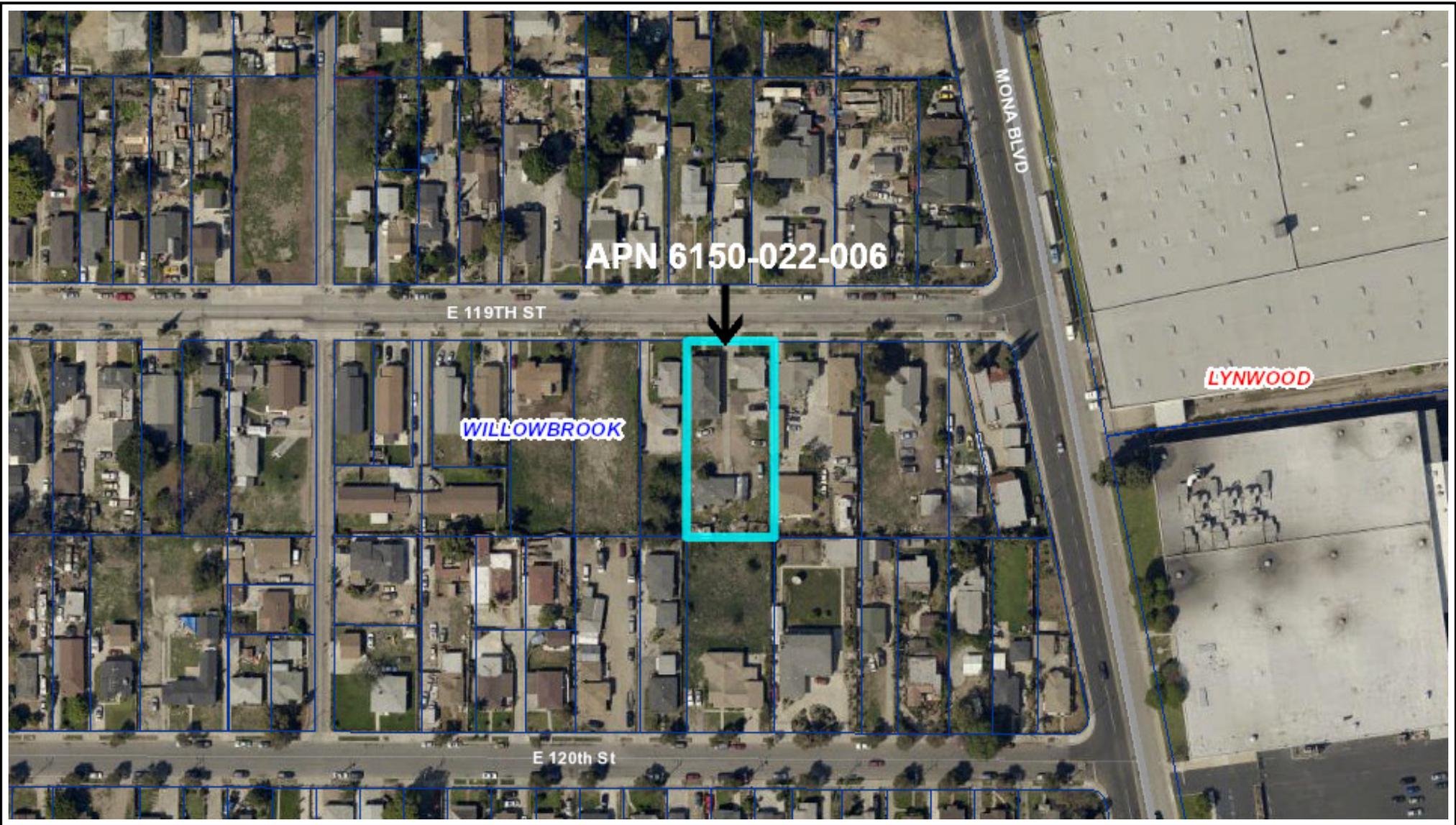


Photo No. 3 – Rear Yard behind rear unit.



Photo No. 4 – Existing driveway from street to rear unit



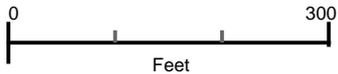


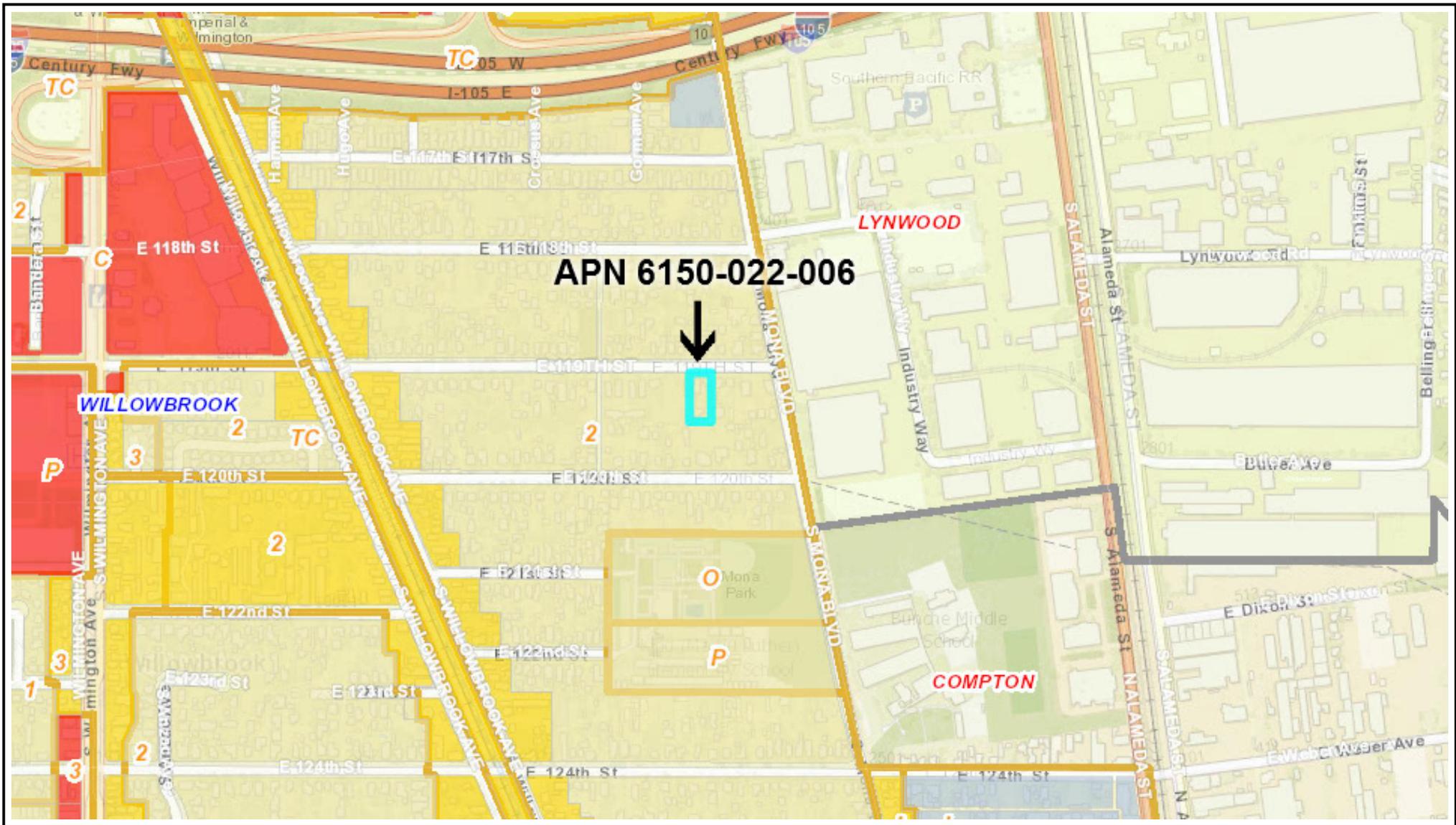
Created in GIS-NET3

2332 E 119th St - Parcel Map 070145

Printed: Aug 20, 2015

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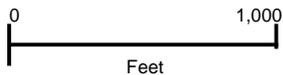


Created in GIS-NET3

2332 E 119th St - Land Use/Zoning Map

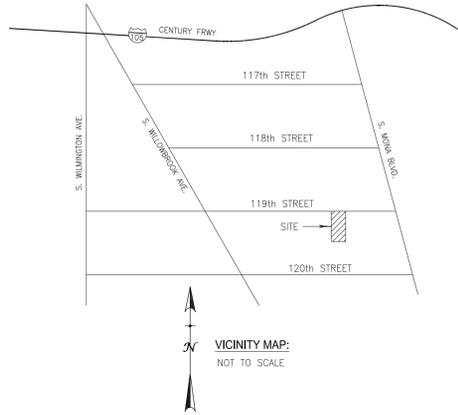
Printed: Aug 20, 2015

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RECEIVED
DEPT OF REGIONAL PLANNING
PM070145 TENTATIVE
DATE: 13 JAN 2015

MINOR LAND DIVISION TENTATIVE PARCEL MAP NUMBER 070145 LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



NOTES:

UNDERGROUND WATER MAIN LINE LOCATION PER PHONE CONVERSATION WITH WATER PURVEYOR ON 3/25/14. WATER PURVEYOR WILL NOT RELEASE WATER LINE MAP.

A WAIVER OF STREET FRONTAGE FOR PARCEL 1 AND A WAIVER OF LOT WIDTHS FOR PARCELS 1 & 2 IS BEING REQUESTED.

THERE IS NO EXISTING GARAGE ON PARCEL 2.

WATER PURVEYOR:

GOLDEN STATE WATER COMPANY

TREES:

ALL TREES TO REMAIN

EASEMENTS:

NO EXISTING ON-SITE PUBLIC AND PRIVATE EASEMENTS

PROPOSED DRIVEWAY AND FIRE LANE EASEMENT

PROPOSED EASEMENT FOR UTILITY PURPOSES

PLAN DESIGNATION:

2 (LOW-MEDIUM DENSITY; 6-12 DU/AC) - NO CHANGE

ZONING:

R-1 (SINGLE-FAMILY RESIDENCE - 5,000 SQUARE FEET MINIMUM REQUIRED LOT AREA) - NO CHANGE

ASSESSOR'S PARCEL NUMBER:

6150-022-006

AREA:

PARCEL/LOT NO.	GROSS AREA	R/W AREA TO C/L	DRIVEWAY EASEMENT AREA	NET AREA
151	22,836	2,847		19,989
1	7,352			7,352
2	7,950	1,500	1,419	5,031
3	7,534	1,347	1,161	5,026

SETBACKS:

FRONT YARD - 20 FEET
REAR YARD - 15 FEET
SIDE YARD - 5 FEET

BENCHMARK:

L.A.C.O. BENCHMARK NO. 11385

L&T IN N CB 300MM (1FT) E/O BCR @

NE COR IMPERIAL HWY & CROESUS AVE

ELEVATION = 91.479

SITE ADDRESS:

2332, 2336 & 2340 E. 119th STREET

LEGAL DESCRIPTION:

LOT 151 OF SPRINGDALE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 6, PAGE 194 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER/SUBDIVIDER:

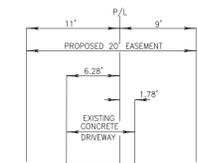
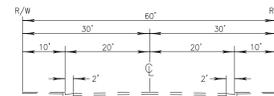
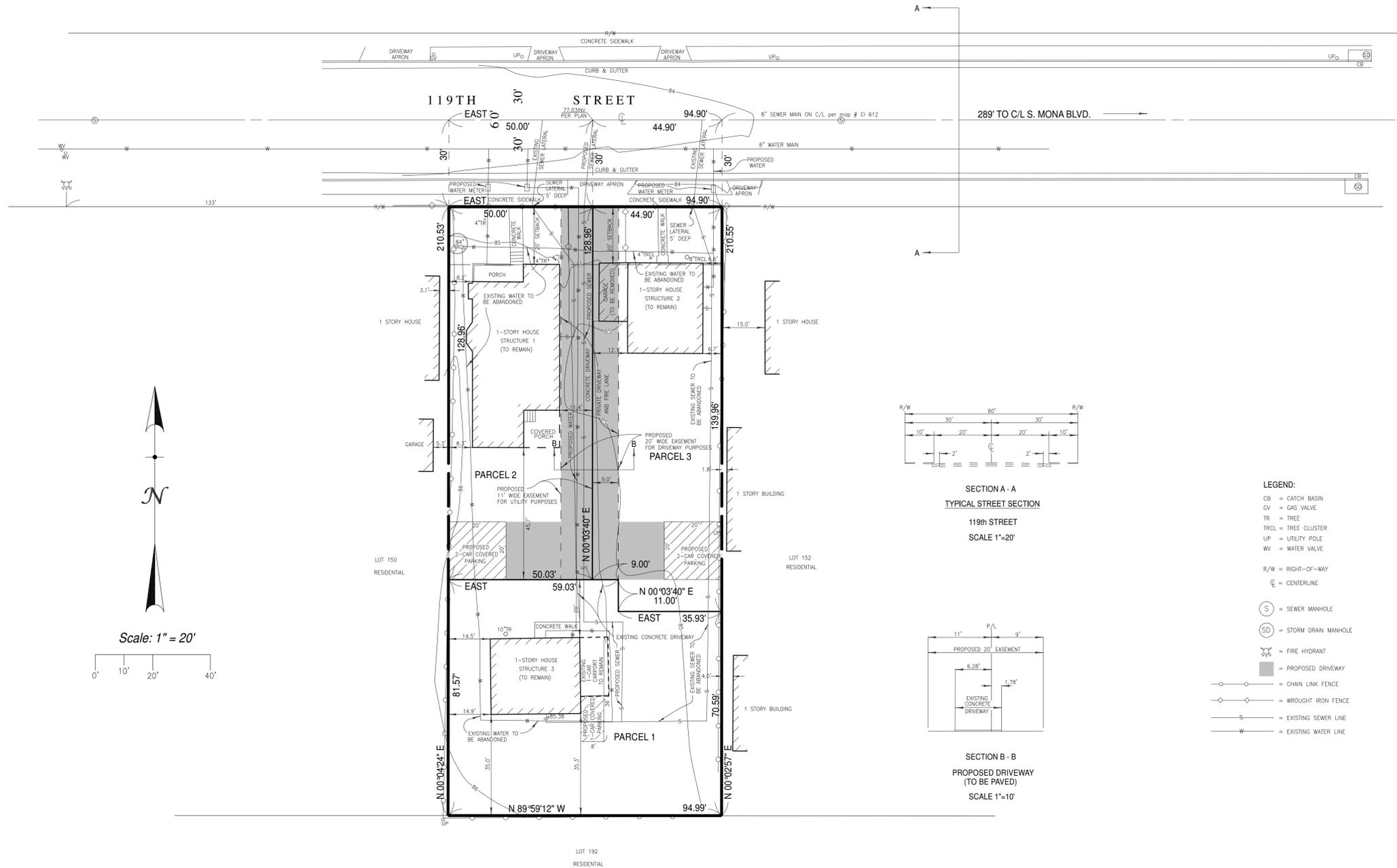
Michael Zatulovsky, Owner
Dr. Mila Zatulovsky, Subdivider
1223 Wilshire Blvd. #583
Santa Monica, CA
(310) 666-8671

SURVEYOR:

MARK R. DANIELSON, PLS 7882
DANIELSON SURVEYING
13741 FOOTHILL BLVD., STE. 200
(818)362-8886

SURVEYS STATEMENT:

FINAL MONUMENTS WILL BE SET PRIOR TO FILING WITH THE COUNTY RECORDER OF THE FINAL MAP.



- LEGEND:**
- CB = CATCH BASIN
 - GV = GAS VALVE
 - TR = TREE
 - TRCL = TREE CLUSTER
 - UP = UTILITY POLE
 - WV = WATER VALVE
 - R/W = RIGHT-OF-WAY
 - C = CENTERLINE
 - (S) = SEWER MANHOLE
 - (SD) = STORM DRAIN MANHOLE
 - ⊙ = FIRE HYDRANT
 - ▭ = PROPOSED DRIVEWAY
 - = CHAIN LINK FENCE
 - = WROUGHT IRON FENCE
 - S— = EXISTING SEWER LINE
 - W— = EXISTING WATER LINE