

Regional Planning Commission Transmittal Checklist

Hearing Date
September 21, 2011
Agenda Item No.
11

Project Number: TR070601 – (2)
Case(s): Vesting Tentative Tract Map No. 070601
Environmental Assessment Case No. 200800064
Planner: Donald Kress

- Factual
- Property Location Map
- Staff Report
- 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 of site
- Aerial Image(s)
- Land Use Radius Map
- Tentative Parcel Map
- GIS-NET Map
- Exhibit Map

Reviewed By: Nooshi Poidar



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

PROJECT NO. TR070601 – (2)
VESTING TENTATIVE TRACT MAP NO. 070601
ENVIRONMENTAL ASSESSMENT NO. 200800064

RPC MEETING DATE 9/21/2011	CONTINUE TO
AGENDA ITEM No. 11	
PUBLIC HEARING DATE 9/21/2011	

APPLICANT Mohamad Pournamdari	OWNER Ashley Pournamdari	REPRESENTATIVE Emilio Gutierrez
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REQUEST
TENTATIVE PARCEL MAP: To create one multi-family lot with 10 condominium units in two one-unit buildings and four two-unit buildings on 0.98 gross acres

LOCATION/ADDRESS South side of East 121 st street, half way between South Main Street and South San Pedro Street	ZONED DISTRICT Athens
ACCESS East 121 st Street	COMMUNITY West Rancho Dominguez - Victoria
	EXISTING ZONING R-2 (Two-Family Residence)

SIZE 0.98 gross acres	EXISTING LAND USE Vacant	SHAPE Rectangular	TOPOGRAPHY Flat
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SURROUNDING LAND USES & ZONING

North: Single-Family Residences/R-1 (Single-Family Residence—5,000 Square Feet Minimum Required Lot Area), R-2, City of Los Angeles	East: Single-family residences; two-family residences/R-1
South: Single-family residences / R-1	West: Single-family residences; two-family residences/R-1

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Los Angeles Countywide General Plan	1 (Low Density—1 to 6 Dwelling Units Per Acre)	6 du/ac	Yes, with infill

ENVIRONMENTAL STATUS
 Mitigated Negative Declaration

DESCRIPTION OF SITE PLAN
 The tentative tract map and exhibit map dated March 30, 2011 depict one multi-family parcel with 10 condominium units in two one-unit buildings and four two-unit buildings. The parcel will have a net area of 37,053 square feet. The residences will take access from a 26-foot wide private driveway and fire lane, which takes access from East 121st Street, a 60-foot wide public street. Each unit will have an attached, two-car garage; four uncovered guest parking spaces are also provided. Units 1 and 6 face 121st Street (north). Units 2 through 5 face west; Units 7 through 10 face east. Pedestrian access to Units 2 through 5 and 7 through 10 is by way of walkways that connect to the public sidewalk along East 121st Street. Landscaping is proposed throughout the project site, including the 19-foot wide side yard setbacks. Five yards of cut and five yards of fill grading is proposed, to be balanced on-site.

KEY ISSUES

- The project is within the West Rancho Dominguez-Victoria Community Standards District.
- The project requires the use of infill to achieve the proposed density.

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

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

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

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

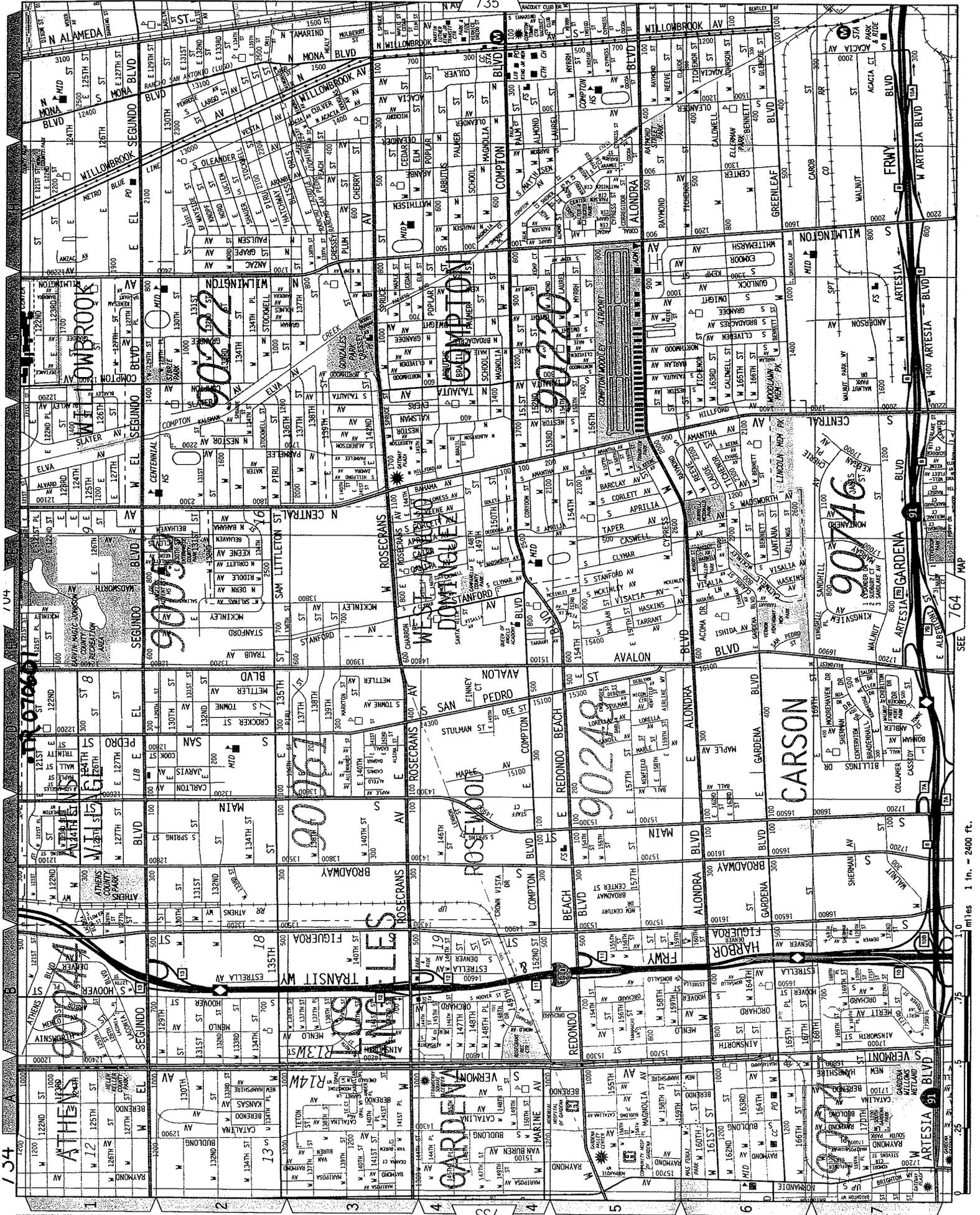
- APPROVAL DENIAL
- No improvements ___ 20 Acre Lots ___ 10 Acre Lots ___ 2½ Acre Lots ___ Sect 191.2
- Street improvements ___ Paving X Curbs and Gutters X Street Lights
- X Street Trees ___ Inverted Shoulder X Sidewalks ___ Off Site Paving ___ft.
- Water Mains and Hydrants
- Drainage Facilities
- Sewer Septic Tanks Other _____
- Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

- Engineer
- Road
- Flood
- Forester & Fire Warden
- Parks & Rec.
- Health
- Planning

ISSUES AND ANALYSIS

Prepared by: Donald Kress



**PROJECT NO. TR070601 – (2)
VESTING TENTATIVE TRACT MAP NO. 070601
STAFF ANALYSIS
FOR SEPTEMBER 21, 2011 REGIONAL PLANNING PUBLIC HEARING**

PROJECT OVERVIEW

The applicant, Mohamad Pournamdari, proposes to create one multi-family lot with 10 condominium units in two single-unit buildings and four two-unit buildings on approximately 0.98 gross acres. The project requires the satisfaction of infill findings to achieve the proposed density of 11 dwelling units per acre (“du/ac”).

The project site is vacant and is located on the south side of 121st street, half way between Main Street and San Pedro Street within the Athens Zoned District, West Rancho Dominguez-Victoria Community, and West Rancho Dominguez-Victoria Community Standards District (“CSD”). The project site is zoned R-2 (Two-Family Residence).

ENTITLEMENTS REQUESTED

Tentative Tract Map: The applicant requests approval of Vesting Tentative Tract Map No. 070601 (“TR 070601”).

EXISTING CONDITIONS OF SUBJECT PROPERTY

Physical Features: The project site consists of three adjacent lots totaling approximately 0.98 gross acres (0.85 net acres) in size. The property is rectangular in shape with flat terrain.

Services: Domestic water service will be provided by the Golden State Water Company. Sewer will be provided by the Los Angeles County Sanitation District. The project will be served by the Los Angeles Unified School District.

Land Use: The project site is vacant.

Zoning: The subject property is included within the West Rancho Dominguez-Victoria CSD, which became effective November 14, 2000, pursuant to the adoption of Ordinance No. 2000-0066

The subject property is zoned R-2 (Two-Family Residence). The R-2 zone was adopted by Ordinance No. 5614 on October 17, 1950, and became effective on November 17, 1950.

Previous Land Use and Zoning Approvals:

Conditional Use Permit (“CUP”) No. 200800109: This CUP, for townhouses within the R-2 zone, was required for an earlier design of the project. However, the project design was changed to eliminate the townhouses, and the CUP was withdrawn.

Conditional Use Permit No. 87115: This CUP for a 14-unit apartment building was approved by the Los Angeles County Regional Planning Commission on June 3, 1987. This was a residential infill and a low- and moderate-income housing project. The apartment building was not constructed.

Plot Plan 34479: This plot plan, for an apartment house and parking lot, was submitted to Regional Planning on November 25, 1985 and withdrawn on December 31, 1985. The applicant was advised that a conditional use permit, General Plan amendment, and certificate of compliance were required.

The current Assessor's Parcel Numbers ("APN's") for the three parcels which make up the project site are 6086 003 046; 6086 003 047; and 6086 003 048. Previous APN's were 6086 003 904; 6086 003 905; and 6086 003 906. According to the Los Angeles County Assessor, the APN's were changed on June 12, 2008.

The underlying parcel map, Athens Acres (MB 11-18), was recorded on September 3, 1906.

SURROUNDING LAND USES AND ZONING:

	LAND USE	ZONING
NORTH	Single-family residence;	R-1 (Single-Family Residence—5,000 Square Feet Minimum Required Lot Area), R-2, City of Los Angeles
EAST	Single-family residences; two-family residence	R-1
WEST	Single-family residences; two-family residence	R-1
SOUTH	Single-family residence	R-1

PROJECT DESCRIPTION

The tentative tract map and exhibit map dated March 30, 2011 depict one multi-family parcel with 10 condominium units in two one-unit buildings and four two-unit buildings. The parcel will have a net area of 37,053 square feet. The residences will take access from a 26-foot wide private driveway and fire lane, which will take access from 121st Street, a 60-foot wide dedicated public street. Each unit will have an attached, two-car garage; four uncovered guest parking spaces are also provided. Units 1 and 6 face 121st Street (north). Units 2 through 5 face west; Units 7 through 10 face east. Pedestrian access to Units 2 through 5 and 7 through 10 is by way of walkways that connect to the public sidewalk along 121st Street. Landscaping is proposed throughout the project site, including the 19-foot wide side yard setbacks. Five yards of cut and five yards of fill grading is proposed, to be balanced on-site.

PROJECT ENVIRONMENTAL EVALUATION

This project has received a Mitigated Negative Declaration pursuant to CEQA and the Los Angeles County Environmental Guidelines. A Mitigated Negative Declaration means that the project will not have a significant effect on the environment with project revisions or mitigation measures agreed to by the applicant. Impacts mitigated to less than significant levels include:

- Greenhouse gas emissions;
- Household hazardous materials;
- Surface runoff;
- Erosion;
- Stormwater drainage capacity;
- Sewer capacity; and
- Disposal of demolition and construction waste.

GENERAL PLAN CONSISTENCY

The subject property is depicted within Category 1 (Low Density Residential – 1 to 6 dwelling units per acre (“du/ac”)) of the Los Angeles Countywide General Plan (“General Plan”). With this category, a maximum of six dwelling units is allowed within the property. The proposed density of 11 du/ac therefore exceeds the density allowed for this category. The General Plan supports the compatible, environmentally sensitive development of by-passed vacant land within established urban areas. Potential infill areas include parcels of vacant land within existing urban communities suitable for development at urban intensities. The General Plan allows residential development in infill areas at densities slightly higher than those of surrounding uses. This provision can be interpreted to allow residential development at densities exceeding the applicable land use category but falling within the parameters of the next higher residential category.

The applicant has submitted an infill study which indicates 11 properties within 500 feet of the project site have densities of 11 to 15 du/ac. The applicant has also submitted a burden of proof that satisfies requirements of the General Plan infill policy. Therefore, there is justification for granting the density of the next higher plan category, Category 2 (6 to 12 du/ac). A copy of the applicant’s infill burden of proof is attached.

The project is consistent with the following General Plan policies:

- Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land (Land Use and Urban Development Pattern Policy No. 17, page G-14).
- Promote the provision of an adequate supply of housing by location, type and price (Housing and Community Development Policy No. 47, page G-16).
- Maintain and conserve sound existing development (Land Use and Urban Development Pattern Policy No. 20, page G-14).

- Emphasize the preservation, conservation, and maintenance of stable residential areas (Housing and Community Development Policy No. 39, page G-16).
- Encourage development of well-designed twinhomes, townhouses, and garden apartments, particularly on by-passed parcels within existing urban communities (Land Use Policy No. 2, page LU-9).
- Ensure that future land division activity within Los Angeles County occurs in strict compliance with State and local laws (Land Use Policy No. 18, page LU-11).
- Ensure continuing opportunity for citizen involvement in the land use decision-making process (Land Use Policy No. 28, page III-15).

PROJECT CONSISTENCY WITH THE WEST RANCHO DOMINGUEZ VICTORIA CSD

The Exhibit Map dated March 30, 2011 depicts the two one-unit buildings and four two-unit buildings as being in compliance with the development standard for the R-2 zone within the CSD, pursuant to County Code Section 22.44.130 (D)(1) and (D)(2):

- The required front yard shall contain a minimum of 50 percent landscaping.

The West Rancho Dominguez-Victoria Land Use Plan and Implementation Program, referred to in the CSD (County Code Section 22.44.130 (A)), was not adopted by Los Angeles County.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

No correspondence has been received as of this writing.

COUNTY DEPARTMENTS AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee (“Subdivision Committee”) consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the vesting tentative parcel map and exhibit map dated March 30, 2011 and recommends the attached conditions.

LEGAL NOTIFICATION REQUIREMENTS AND COMMUNITY OUTREACH

On August 18, approximately 156 notices of public hearing were mailed to property owners within a 1,000-foot radius of the subject property and those on the courtesy mailing list. The public hearing notice was published in The Daily Breeze on August 20, 2011 and La Opinion on August 22, 2011. Project materials, including tentative parcel map, exhibit map, land use map and recommended conditions were delivered to the Dr. Martin Luther King, Jr Library 17906 S. Avalon Blvd. Carson, CA 90746 on August 20, 2011. A public hearing notice was posted on the subject property fronting

East 121st Street on August 22, 2011. Public hearing materials were also posted on the Department of Regional Planning's website.

STAFF EVALUATION

The subject property is within an established single-family neighborhood. The 0.98 acre, three-lot subject property is nearly five times larger than surrounding lots. The size of the project site allows the project to develop 10 units while providing the required front and rear yard setbacks, plus side yard setbacks that are nearly four times the required depth. All yards will be landscaped, with the proposed 63 percent front yard landscaping exceeding the 50 percent front yard landscaping required by the West Rancho Dominguez-Victoria CSD. The proposed landscaping in the side yards includes a tree in front of each unit; five trees are proposed for the rear yard of the lot. Fences separate the residential buildings to give the effect of private yards.

The project's rear yard setback of 15 feet, combined with the approximately 80-foot rear yard setback of the lots adjoining the project site to the year, results in a 95-foot separation between residential buildings on the project site from the adjacent properties. The project's 19-foot side yard setbacks will provide adequate separation from the residences adjacent on the east and west side, which have narrow side yard setbacks. The project's 19-foot side yard setbacks will also serve as front yards for Units 2 through 5, which face west, and Units 7 through 10, which face east. These units are accessed by walkways along each side of the lot which connect to the public sidewalk along 121st Street. Units 1 and 6 are one-unit buildings which face 121st Street, to provide continuity with the existing look of the street. The remaining two-unit buildings are set back over 50 feet from the 121st Street.

Access to the property is provided by 121st Street, a 60-foot wide interior collector street intended to serve neighborhoods of one- and two-family residences. The residential buildings provide two covered parking spaces for each residential unit; four uncovered guest parking spaces are also provided.

The project's proposed density, 11 du/ac, exceeds the maximum density of 6 du/ac allowed by General Plan Category 1 which applies to the project site. The applicant's request to raise the permitted density to a maximum of 12 du/ac allowed by General Plan Category 2 through the use of infill is supported by the fact that 11 properties within a 500-foot radius of the project site have densities of 11 du/ac or greater. These properties have two or three residential units on one lot. An additional 51 properties within a 500-foot radius of the project site have densities greater than 6 du/ac but less than 11 du/ac, which is within the density range of General Plan Category 2. These properties have one or two dwelling units per lot. Therefore, the project can be granted a density of 11 du/ac, which is within the density range of General Plan Category 2 (6 to 12 du/ac), as this density is compatible with existing residential densities in the neighborhood.

STAFF RECOMMENDATION

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

Staff recommends that the Commission close the public hearing, approve the Mitigated Negative Declaration, and approve Vesting Tentative Tract Map No. 070601 subject to the attached recommended conditions of the Subdivision Committee

RECOMMENDED MOTION: I move that the Regional Planning Commission close the public hearing and approve the Mitigated Negative Declaration.

RECOMMENDED MOTION: I move that the Regional Planning Commission approve Vesting Tentative Tract Map No. 070601 subject to the attached findings and the recommended conditions of the Subdivision Committee.

Attachments:

- Factual
- Draft findings
- Draft Conditions
- Environmental Documentation
- Infill Burden of Proof
- Vesting Tentative Tract Map No. 070601 and Exhibit Map dated March 30, 2011
- Land Use Map
- GIS NET Map
- Thomas Brothers Guide page
- Aerial photograph
- Site photographs

NP:dck
9/8/2011

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. TR070601
VESTING TENTATIVE TRACT MAP 070601**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Vesting Tentative Tract Map No. 070601 ("TR 070601") on September 21, 2011.
2. TR 070601 is a proposal to create one multi-family lot with 10 condominium units in two one-unit buildings and four two-unit buildings on 0.98 gross acres.
3. The subject site is located on the south side of East 121st street, half way between Main Street and San Pedro Street within the Athens Zoned District.
4. The rectangular-shaped property is 0.98 gross acres (0.85 net acres) in size with flat terrain. The property is vacant.
5. The subject property consists of three parcels. The surrounding land uses are single-family residence to the south; single-family and two-family residences to the east and west, and single-family residences and the City of Los Angeles to the north.
6. The project site is currently zoned R-2 (Two-Family Residence). Properties to the east, south, and west of the subject property are zoned R-1 (Single-Family Residence—5,000 Square Feet Minimum Required Lot Area). Properties to the north of the subject property are zoned R-1, R-2, and City of Los Angeles.
7. The condominium units will take access from a 26-foot wide private driveway and fire lane from East 121st Street, a 60-foot wide public street.
8. The subject property is depicted within Category 1 (Low Density Residential – 1 to 6 Dwelling Units Per Acre ("du/ac")) of the Los Angeles Countywide General Plan ("General Plan.") Category 1 allows a maximum of six dwelling units on this property. The proposed density of 11 du/ac exceeds this category. The applicant has submitted and infill study to support his request for the density of the next highest plan category, Category 2 (6 to 12 du/ac) pursuant to the infill section of the General Plan.
9. The project is required to comply with the development standards of the R-2 Zone. Single-family and two-family residences are permitted in the R-2 zone pursuant to Section 22.20.170 of the Los Angeles County Code ("County Code"). The proposed project meets the net area requirement of the R-2 zone as the net area of the multi-family lot is 37,602 square feet; the 10 residences require a total of 30,000 square feet net area.
10. The project is required to comply with the development standards of the West Rancho Dominguez-Victoria Community Standards District ("CSD"). The project meets the CSD's development standard for 50 percent front yard landscaping.

11. The tentative tract map and exhibit map dated March 30, 2011 depict one multi-family parcel with 10 condominium units in two one-unit buildings and four two-unit buildings. The parcel will have a net area of 37,053 square feet. The residences will take access from a 26-foot wide private driveway and fire lane, which takes access from 121st Street, a 60-foot wide public street. Each unit will have an attached, two-car garage; four uncovered guest parking spaces are also provided. Units 1 and 6 face 121st Street (north). Units 2 through 5 face west; Units 7 through 10 face east. Pedestrian access to Units 2 through 5 and 7 through 10 is by way of walkways that connect to the public sidewalk along 121st Street. Landscaping is proposed throughout the project site, including the 19-foot wide side yard setbacks. Five yards of cut and five yards of fill grading is proposed, to be balanced on-site.
12. No correspondence has been received as of this writing.
13. SUMMARY OF EVENTS AT THE PUBLIC HEARING.
14. The Commission finds that the proposed project requires nine additional trees in addition to the one required tree for a total of ten new trees. These trees shall be of a non-invasive species.
15. The Commission finds that the proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of an established neighborhood. The existing project site is vacant and is nearly five times the size of the adjoining lots, so development of this site with two residences facing the street, with additional residences further back on the lot, is compatible with the character of the surrounding neighborhood.
16. The Commission finds that the proposed site is of sufficient size to accommodate design features (setbacks, landscape, buffering, etc.) necessary to ensure compatibility with the surrounding uses. The surrounding uses are one- and two-family residences. The 0.98 acre site is of sufficient size to accommodate the proposed one- and two-family residential units with adequate access and parking for residents and guests; front yard landscaping in compliance with the West Rancho Dominguez-Victoria CSD; additional landscaping in the side and rear yards; and a walkway around three sides of the residential units. Fences separate the residential buildings along their side yards to give the effect of private yards.
17. The Commission finds that the proposed project will not overburden existing public services and facilities. Water will be provided by the Golden State Water Company; sewer services will be provided by the Los Angeles County Sanitation District.
18. The Commission finds that the proposed use will not disrupt or adversely impact local traffic and parking conditions. The proposed use includes two covered parking spaces for each residential unit and four uncovered guest parking spaces. Access to the property is provided by East 121st Street, a 60-foot wide interior collector street intended to serve neighborhoods of one- and two-family residences.

19. The Commission finds that the proposed project is compatible with surrounding uses in terms of scale, intensity, and design. The surrounding uses are one- and two-family residences. The project site is nearly five times the size of most neighboring lots on East 121st Street. Units 1 and 6 are single-family units which face East 121st Street, to provide continuity with the existing look of the street. The remaining two-family units are set back over 50 feet from East 121st Street.
20. The Commission finds that the applicant's request to raise the permitted density to a maximum of 12 du/ac allowed by General Plan Category 2 through the use of infill is supported by the fact that 11 properties within a 500-foot radius of the project site have densities of 11 du/ac or greater. An additional 51 properties within a 500-foot radius of the project site have densities greater than 6 du/ac but less than 11 du/ac. These densities are within the density range of General Plan Category 2. Therefore, the project can be granted a density of 11 du/ac, which is within the density range of General Plan Category 2 (6 to 12 du/ac), as this density is compatible with existing residential densities in the neighborhood.
21. Future development on the proposed parcels must comply with the Los Angeles County Green Building and Drought-Tolerant Landscaping Ordinances, as applicable, prior to building permit issuance.
22. The tentative map is subject to the Los Angeles County Low-Impact Development ("LID") Ordinance.
23. The proposed land division and the provisions for its design and improvement to be consistent with the goals and policies of the General Plan. The land division promotes the efficient use of land through a more concentrated pattern of urban development.
24. The proposed land division is compatible with surrounding land use patterns. Though there are no condominium buildings in the area of the unincorporated county in the vicinity of the project site, there are 11 properties within a 500-foot radius of the project site which have densities equal to or greater than the proposed 11 du/ac density of the project. The proposed land division proposes multiple residential buildings on a single lot. Within a 500-foot radius of the project site are 15 lots with multiple residential buildings on a single lot.
25. The site is physically suitable for the land division and density being proposed. The property is relatively level and has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, and will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs.
26. The design of the subdivision and the type of improvements proposed will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the conditions of approval.

27. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and unavoidable injury to fish or wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high-value riparian habitat.
28. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Trees surrounding the project site will provide natural shade to the residences and also serve as windbreaks.
29. The division 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 as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.
30. 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 discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the California Water Code.
32. 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.
33. This parcel map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of County Code Section 21.38.010. Pursuant to County Code Section 21.38.060, the application was deemed complete on July 4, 2008.
34. On August 18, approximately 156 notices of public hearing were mailed to property owners within a 1,000-foot radius of the subject property and those on the courtesy mailing list. The public hearing notice was published in The Daily Breeze on August 20, 2011 and La Opinion on August 22, 2011. Project materials, including tentative parcel map, exhibit map, land use map and recommended conditions were delivered to the Dr. Martin Luther King, Jr Library 17906 S. Avalon Blvd. Carson, CA 90746 on August 20, 2011. A public hearing notice was posted on the subject property fronting East 121st Street on August 22, 2011.
35. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. Based on the Initial Study, a Mitigated Negative Declaration has been prepared for this project. Impacts mitigated to a less than significant level include greenhouse gas emissions, household hazardous materials,

surface runoff, erosion, stormwater drainage capacity, sewer capacity, and disposal of demolition and construction waste.

36. After consideration of the attached Mitigated Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect on the environment, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and approves the Mitigated Negative Declaration.
37. The subdivider will be required to pay the California Department of Fish and Game fees pursuant to Section 711.4 of the Fish and Game Code as required by law, and no project is final, vested, or effective until such fee is paid.
38. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval.
39. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, THE REGIONAL PLANNING COMMISSION

1. Approves the Mitigated Negative Declaration and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.
2. Approves Vesting Tentative Tract Map No. 070601 subject to the attached conditions and recommendations of the Los Angeles County Subdivision Committee.

DRAFT CONDITIONS

Vesting Tentative Tract Map 070601, as depicted on the tentative map and exhibit map dated March 30, 2011, is approved as one multi-family lot with 10 condominium units in two one-unit buildings and four two-unit buildings on 0.98 gross acres (0.85 net acres), with access to the units being provided by a 26-foot wide private driveway and fire lane from East 121st Street, a 60-foot wide dedicated public street.

1. The subdivider shall conform to the applicable requirements of Titles 21 and 22 of the Los Angeles County Code ("County Code"), the area requirements of the R-2 zone, and the West Rancho Dominguez-Victoria Community Standards District ("CSD").
2. All future development on the proposed lots must comply with the Los Angeles County Green Building Ordinance, Low Impact Development Ordinance, and Drought-Tolerant Landscaping Ordinance at building permit issuance.
3. The tentative tract map is subject to the Los Angeles County Low Impact Development Ordinance.
4. The subdivider shall place the following note on the final map to the satisfaction of the Los Angeles County Department of Regional Planning ("Regional Planning") and the Los Angeles County Department of Public Works ("Public Works"): "Lot No. 1 of this map is approved as a condominium project for a total of two one-unit residential buildings and four two-unit residential buildings, whereby the owners of the units of air space will hold an undivided interest in the common areas which will, in turn, provide the necessary access and utility easement for the units."
5. The subdivider shall label the driveway as "Private Driveway and Fire Lane" on the final map.
6. The subdivider shall post the driveway with "No Parking—Fire Lane" signs.
7. The subdivider shall submit a copy of the Covenants, Conditions, and Restrictions ("CC&R's") to Regional Planning for review and approval.
8. The subdivider shall provide the following in the CC&R's:
 - a. Continued enforcement of the "No Parking—Fire Lane" signs in the driveway;
 - b. Maintenance of any driveway required to be a fire lane by the Los Angeles County Fire Department ("Fire Department");
 - c. A method for ensuring that an adequate lighting system along all walkways is constructed within the common areas to the satisfaction of Regional Planning; and
 - d. A method for continual maintenance of the common areas, including the driveways and the lighting system along the walkways, to the satisfaction of Regional Planning.
9. The subdivider or successor in interest shall plant at least one tree of a non-invasive species in the front yard of the lot and nine additional trees in the front or side yards of the lot. The location and the species of said trees shall be incorporated into a site plan or

landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by Regional Planning, and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required tree.

10. Within three (3) days after approval, the subdivider shall remit processing fees (currently \$2,085.25) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
11. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest shall pay a fee to the Los Angeles County Librarian ("Librarian") prior to issuance of any building permit, as this project's contribution to mitigating impacts on the library system in the Southeast Planning Area, in the amount required by Chapter 22.72 at the time of payment (currently \$830.00 per dwelling unit) and provide proof of payment to Regional Planning. The fee is subject to adjustment as provided for in applicable local and State law. The subdivider may contact the Librarian at (562) 940-8450 regarding payment of fees.
12. For the posting of any performance bonds for conditions herein, inspections related to the verification of improvement(s) installation and/or construction shall be conducted by Regional Planning. Upon request for a bond release, the subdivider shall pay the amount charged for bond release inspections, which shall be the amount equal to the recovery cost at the time of payment (currently \$1,771 per request).
13. 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 approval, which is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the local agency fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the local agency.
14. In the event that any claim, action, or proceeding as described in the condition above is filed against the County, the subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to depositions, testimony, and other assistance to the subdivider or subdivider's counsel. The subdivider shall pay the following supplemental deposits, from which the actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to the completion of the litigation.
- b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

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

15. Except as expressly modified herein above, this approval is subject to all those conditions set forth in the attached reports recommended to the Los Angeles County Subdivision Committee, which consists of Public Works, Fire Department, Los Angeles County Department of Parks and Recreation, and the Los Angeles County Department of Public Health, in addition to Regional Planning.

DRAFT

The following reports consisting of 11 pages are the recommendations of Public Works.

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

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

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

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

HC
Prepared by John Chin
tr70601L-rev3.doc

Phone (626) 458-4918

Date 04-25-2011



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

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

TRACT NO.: 70601

TENTATIVE MAP DATE: 03/30/11
EXHIBIT MAP DATE: 03/30/11

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

Prior to Improvement Plans Approval:

1. Comply with the requirements of the Drainage Concept / Hydrology Study / Standard Urban Stormwater Mitigation Plan (SUSMP) / Low Impact Development (LID) Plan, which was conceptually approved on 5/20/10 to the satisfaction of the Department of Public Works.
 - a) Underground vault to store and reuse stormwater runoff as depicted on the approved drainage concept may be used as an alternate BMP to satisfy the LID requirements only if infiltration is not feasible for the project site.
 - b) Sump pump as depicted on the tentative map and exhibit map is not approved. Project site shall employ gravity drainage devices in accordance with the approved drainage concept to the satisfaction of the Department of Public Works.

Prior to recordation of a Final Map:

1. Prior to final map approval a covenant or agreement shall be recorded in the office of the Los Angeles County Registrar-Recorder/County Clerk indicating that the owner of the subject development is aware and agrees to the requirements of County Code Section 12.84.460 Subsection B.

BT
Name Lizbeth Calderón Date 4/19/11 Phone (626) 458-4921
LIZBETH CALDERON

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

DISTRIBUTION
_ Geologist
_ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 70601
SUBDIVIDER Pournamdari
ENGINEER Cooke
GEOLOGIST _____
SOILS ENGINEER _____

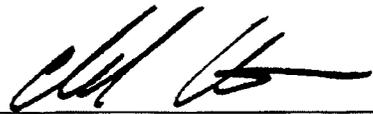
TENTATIVE MAP DATED 3/30/11 (Rev.)
LOCATION Los Angeles
GRADING BY SUBDIVIDER [] (Y or N)
REPORT DATE _____
REPORT DATE _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 4/12/11 is attached.

Prepared by


Charles Nestle

Reviewed by _____

Date 4/12/11

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

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

SOILS ENGINEERING REVIEW SHEET

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

District Office _____
Job Number LX001129
Sheet 1 of 1

Tentative Tract Map 70601
Location Los Angeles (Athens)
Developer/Owner Pourmandari
Engineer/Architect Cooke
Soils Engineer _____
Geologist _____

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

Review of:

Tentative Tract Map and Exhibit Dated by Regional Planning 3/30/11 (Rev)
Previous Review Sheet Dated 2/23/11

ACTION:

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

REMARKS/CONDITIONS:

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

Prepared by


Olga Cruz

Reviewed by



Date 4/12/11

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

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

P:\gmedpub\Soils Review\Olga\Site\70601-TR, Athens, A_0411.

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

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

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

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

MDK

Name David Esfandi Date 04/23/11 Phone (626) 458-4921

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

1. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on 121st Street to the satisfaction of Public Works.
2. Construct new driveway to meet current ADA (Americans with Disabilities Act) requirements to the satisfaction of Public Works.
3. Plant street trees along the property frontage on 121st Street to the satisfaction of Public Works.
4. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on 121st Street to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development is within an existing Lighting District. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of “as-built” plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
5. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
6. Repair any damaged improvements during construction along the property frontage on 121st Street to the satisfaction of Public Works.
7. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – ROAD
TRACT NO. 70601 (Rev.)

Page 2/2

TENTATIVE MAP DATED 03-30-2011

satisfaction of Public Works.



Prepared by Patricia Constanza
pm70601r-rev3.doc

Phone (626) 458-4921

Date 04-18-2011

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

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. If necessary, install off-site sewer main line to serve this subdivision to the satisfaction of Public Works.
3. A sewer area study for the proposed subdivision (PC12123, dated 06-03-2010) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should the total number of dwelling units increase, the density increase, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
4. Provide a digital copy (PDF Format) of the approved area study and/or approved sewer improvement plans.
5. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
6. Easements are tentatively required, subject to review by Public Works to determine the final locations and requirements.



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

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



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: TR 70601 Map Date: March 30, 2011 - Ex A

C.U.P. _____ Vicinity: 0583C

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

Comments: **The Fire Department has cleared this project for public hearing, access as shown on the Exhibit Map is adequate.**

By Inspector: Juan C. Padilla Date April 27, 2011

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



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No: TR 70601 Map Date: March 30, 2011 - Ex A

Revised Report

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

Comments: Per fire flow test conducted by Golden State Water Company dated 09-14-09, the existing fire hydrant and water system are adequate.

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

By Inspector Juan C. Padilla Date April 27, 2011

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



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



PARK OBLIGATION REPORT

Tentative Map #	70601	DRP Map Date: 03/30/2011	SCM Date: 04/28/2011	Report Date: 04/07/2011
Park Planning Area #	22	WILLOWBROOK / WEST COMPTON		Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.13
IN-LIEU FEES:	\$24,218

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$24,218 in-lieu fees.

Trails:

No trails.

Comments:

This project consists of two (2) detached units and eight (8) attached multi-family units.

*****Advisory:**

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

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

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

By: _____

James Barber

James Barber, Land Acquisition & Development Section

Supv D 2nd
April 07, 2011 14:26:37
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	70601	DRP Map Date: 03/30/2011	SMC Date: 04/28/2011	Report Date: 04/07/2011
Park Planning Area #	22	WILLOWBROOK / WEST COMPTON	Map Type: REV. (REV RECD)	

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

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

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

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

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.99	0.0030	2	0.02
M.F. < 5 Units	4.48	0.0030	8	0.11
M.F. >= 5 Units	2.99	0.0030	0	0.00
Mobile Units	3.43	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.13

Park Planning Area = **22 WILLOWBROOK / WEST COMPTON**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.13	\$186,292	\$24,218

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

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.13	0.00	0.00	0.13	\$186,292	\$24,218



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

Russ Guiney, Director

April 28, 2011

TO: Mr. Donald Kress, Planner
Land Divisions Section
Regional Planning

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

R.K.G. for F.M.

SUBJECT: **NOTICE OF TRAIL REVIEW FOR
VESTING TENTATIVE TRACT MAP (VTTM) #070601
(MAP STAMPED BY REGIONAL PLANNING ON MARCH 30, 2011)**

The Department of Parks and Recreation, Planning and Trails Research Section (Department) has completed the trail review for VTTM #070601. The Department is not requiring a trail easement, and the map is approved.

 X Map approved without trail requirement.

If a trail easement is required, then the exact following language must be shown for trail dedications on the final map.

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

_____ TRAIL DEDICATIONS MUST BE SHOWN ON FINAL MAP.

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

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



COUNTY OF LOS ANGELES
Public Health

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

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

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Tract Map No. 070601

Vicinity: Athens

Tentative Map Date: March 30, 2011 (3rd Revision)

The County of Los Angeles Department of Public Health approves **Vesting Tentative Tract Map 070601** based on the use of public water and public sewer as proposed. Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's approval.

KH

Prepared by: Ken Habaradas

Phone: (626) 430-5382

Date: April 20, 2011

RESIDENTIAL INFILL BURDEN OF PROOF

Please explain how the proposed project will meet the following criteria (use additional sheets if necessary):

1. The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community;

The proposed project will not disrupt the community as there currently are 21 properties within 500 feet that have density equal to or greater than the proposed subdivision. Within the same radius, 75 properties have a density greater than 6.

2. The proposed site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses;

Each of the proposed lots meets minimum size for zoning requirement. Therefore has enough area to accommodate setbacks, landscaping, and buffering. The proposed project is designed to meet Green Building, LID and Drought Tolerant Landscaping ordinances.

3. The proposed project will not overburden existing public services and facilities;

Public health services are existing. Adequate lines and storage capacities exist. Water will be provided by Golden State Water Company. Will Serve Letter provide by Golden State on May 26, 2010. Sewer services will be provided by County Sanitation Districts of Los Angeles. Will Serve letter provided on September 1st 2009. Current systems meet capacity and none require upgrade to facilitate the proposed subdivision.

4. The proposed use will not disrupt or adversely impact local traffic and parking conditions;

Each proposed lot has been designed to include the required two parking spaces. All lots will have the right to egress, ingress, and regress off the proposed private driveway with access to 121st Street. Egress, ingress, and regress is currently allowed off 121st Street.

5. The proposed project is compatible with surrounding uses in terms of scale, intensity and design.

The project proposes 10 Single Family dwellings. The surrounding neighborhood consists primarily of Single Family dwellings. Front units have been designed not only to face 121st Street but also to fit the surrounding architecture. In addition, 75 lots within the surrounding 500ft have been developed to a density greater than 6.

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

MITIGATED NEGATIVE DECLARATION

PROJECT NUMBER: TR070601 – (2), Tentative Tract Map No. 070601, Environmental Assessment No. 200800064.

1. **DESCRIPTION:**

The tentative tract map and exhibit map dated March 30, 2011 depict one multi-family parcel with 10 condominium units in two one-unit buildings and four two-unit buildings on 0.98 gross acres in the R-2(Two-Family Residence) zone and West Rancho Dominguez-Victoria Community Standards District.. Each unit will have an attached, two-car garage; four uncovered guest parking spaces are also provided. The parcel will have a net area of 37,053 square feet. The residences will take access from a 26-foot wide common private driveway and fire lane, which takes access from 121st Street, a 60-foot wide public street. Five cubic yards of cut grading and five cubic yards of fill grading are proposed, to be balanced on-site. Water will be provided by the Golden State Water Company and sewer will be provided by the Los Angeles County Sanitation District. The project will be served by the Los Angeles Unified School District. The project requires the satisfaction of infill findings to achieve the proposed density of 11 dwelling units per acre.

2. **LOCATION:**

South side of East 121st street, half way between South Main Street and South San Pedro Street, West Rancho Dominguez-Victoria, unincorporated Los Angeles County

3. **PROPONENT:**

*Mohamad Pournamdari
3950 West Imperial Highway
Inglewood, California 90303*

4. **FINDINGS OF NO SIGNIFICANT EFFECT:**

BASED ON THE ATTACHED INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT WITH MODIFICATION AS IDENTIFIED ON THE PROJECT CHANGES/CONDITIONS FORM INCLUDED AS PART OF THE INITIAL STUDY.

5. **LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:**

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

PREPARED BY: Donald Kress 

DATE: August 17, 2011

**PROJECT MITIGATION MEASURES
DUE TO ENVIRONMENTAL EVALUATION**

Project: TR 070601/RENV200800064

The Department of Regional ("Regional Planning") staff has determined that the following 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 a Mitigation Monitoring Fee (currently \$6,000.00) with 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 Program.

1. Applicant shall comply with all requirements of the Drainage Concept that was conceptually approved on May 20, 2010 to the satisfaction of Los Angeles County Department of Public Works ("Public Works").
2. Applicant shall comply with all requirements of the Sewer Area Study that was conceptually approved by Public Works to the satisfaction of Public Works.
3. The proposed project shall be designed with adequate storage area for the collection and removal of recyclable materials and green waste to the satisfaction of Public Works.
4. The Los Angeles County Construction and Demolition Debris Recycling and Reuse Ordinance requires that 50 percent of construction and demolition debris generated be reused or recycled. The project applicant shall submit to Public Works' Environmental Programs Division a Recycling and Reuse Plan.
5. The proposed project may generate household hazardous waste. The project applicant shall provide future homeowners with educational materials on the proper management and disposal of household hazardous waste to the satisfaction of Public Works. The educational materials may be obtained from Public Works by calling 1 (888) CLEAN LA.
6. As a means of ensuring compliance of the above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting annual mitigation compliance report to Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed.

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

Ashle pauer
Applicant

8/16/2011
Date

[] No response within 10 days. Environmental Determination requires that these changes/conditions be included in the project.

Staff

Date



Environmental Checklist Form (Initial Study)
County of Los Angeles, Department of Regional Planning

Project title: Project No. TR070601 – (2) / Case No(s). Tentative Tract Map No. 070601 (“TR 070601”); Environmental Assessment Case No. 200800064 (“RENV 200800064”).

Project location: South side of East 121st street, half way between South Main Street and South San Pedro Street, West Rancho Dominguez-Victoria

APN: 6086 003 046; 6086 003 047; and 6086 003 048. **Thomas Guide:** 734-D1 **USGS Quad:** Inglewood

Gross Acreage: 0.98

Description of project: The tentative tract map and exhibit map dated March 30, 2011 depict one multi-family parcel with 10 condominium units in two one-unit buildings and four two-unit buildings on 0.98 gross acres. Each unit will have an attached, two-car garage; four uncovered guest parking spaces are also provided. The parcel will have a net area of 37,053 square feet. The residences will take access from a 26-foot wide common private driveway and fire lane, which takes access from 121st Street, a 60-foot wide public street. Five cubic yards of cut grading and five cubic yards of fill grading are proposed, to be balanced on-site.. Water will be provided by the Golden State Water Company and sewer will be provided by the Los Angeles County Sanitation District.. The project will be served by the Los Angeles Unified School District. The project requires the satisfaction of infill findings to achieve the proposed density of 11 dwelling units per acre.

General plan designation: 1(Low Density—1 to 6 Dwelling Units Per Acre)

Community/Area wide Plan designation: None

Zoning: R-2 (Two-Family Residence); West Rancho Dominguez-Victoria Community Standards District (“CSD”).

Surrounding land uses and setting: The project site is located in an urbanized area south of the 105 freeway and east of the 110 freeway. The site is currently vacant and is vegetated with grass. There are no trees on the site. Surrounding land uses consist of single- and multi-family houses and three churches. There are no watercourses onsite or nearby.

Major projects in the area:

<i>Project/ Case No.</i>	<i>Description and Status</i>
_____	<u>No pending subdivisions within one-half mile of the project site.</u>
_____	_____
_____	_____
_____	_____

Reviewing Agencies:

Responsible Agencies

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

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
- City of Los Angeles
- City of Compton
- City of Gardena

Regional Significance

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

Trustee Agencies

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

County Reviewing Agencies

- DPW: (delete those that don't apply)
 - 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

- Fire Department (delete those that don't apply)
 - Forestry, Environmental Division
 - Planning Division
- Sanitation District
- Public Health: Environmental Hygiene (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee
-

Public agency approvals which may be required:

Public Agency

Approval Required

(E.g., permits, financing approval, or participation agreement.)

Lead agency name and address:

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

Project sponsor's name and address:

Mohamad Pournamdari
3950 West Imperial Highway
Inglewood, CA 90303

Contact person, phone number, and e-mail address: Donald Kress (213) 974-6433
dkress@planning.lacounty.gov

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

IMPACT ANALYSIS SUMMARY MATRIX		No Impact				Potentially Significant Impact	Potential Concern
		Less than Significant Impact		Less than Significant Impact w/ Project Mitigation			
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Environmental Factor	Pg.						
1. Aesthetics	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
2. Agriculture/Forest	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
3. Air Quality	8-9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
4. Biological Resources	10-11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
5. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
6. Energy	13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
7. Geology/Soils	14-15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
8. Greenhouse Gas Emissions	16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Reduction of greenhouse gas emissions.</i>	
9. Hazards/Hazardous Materials	17-18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Disposal of household hazardous materials.</i>	
10. Hydrology/Water Quality	19-21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Control of surface run-off and erosion; adequate stormwater drainage capacity.</i>	
11. Land Use/Planning	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
12. Mineral Resources	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
13. Noise	24-25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
14. Population/Housing	26	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
15. Public Services	27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Sewer capacity.</i>	
16. Recreation	28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
17. Transportation/Traffic	29-30	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
18. Utilities/Services	31-32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Disposal of demolition and construction debris.</i>	
19. Mandatory Findings of Significance	33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Individually limited but cumulatively considerable impacts.</i>	

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.

Nooshin Pajdar

Signature

8/16/11

Date

Donnell Kress

Signature

8/17/11

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, including County-designated scenic resources areas (scenic highways as shown on the Scenic Highway Element, scenic corridors, scenic hillsides, and scenic ridgelines)?
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project is not substantially visible from nor will it obstruct views along a scenic highway. It is not located along a scenic corridor.

- b) Be visible from or obstruct views from a regional riding or hiking trail?
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is in an urbanized area and is not near or visible from any regional riding or hiking trail.

- c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, historic buildings, or undeveloped or undisturbed areas?
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is located in an urbanized and residential area and will be developed with buildings that are compatible with surrounding structures.

- d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project is located in an urbanized and residential area and will be developed with buildings that are compatible with the surrounding structures.

- e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site will be developed with buildings that are compatible with surrounding structures. Sun shadow, light, and glare will not be problems with the project because the buildings will be more than 24 feet tall and will be built with materials similar to and compatible with the surrounding structures.

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 is located in a developed and urbanized area and does not contain any State-identified farmland of any sort.

<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 project is not zoned for agricultural use. The project is zoned R-2, which allows for the development of residential uses, including townhouses and detached condominiums, which are proposed by the project.

<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)) or timberland zoned Timberland Production (as defined in Public Resources Code § 4526)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not forest land or timberland under these definitions.

<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"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

The project site is not forest land.

<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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The project will not involve any other changes that could result in the conversion of Farmland to non-agricultural use as it is located in an urbanized area.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

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

The project will not conflict or obstruct implementation of the applicable air quality plan. The project will develop the site in conformance with the existing zoning and Los Angeles Countywide General Plan ("General Plan") classification. Furthermore, the project will comply with the Los Angeles County Code ("County Code") Section 22.52 ("Green Building Ordinance") and state and local laws that will help reduce emissions.

b) Violate any applicable federal or state air quality standard or contribute substantially to an existing or projected air quality violation (i.e. exceed the State's criteria for regional significance which is generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

The proposed project is for ten residential units will not exceed any State criteria listed above for regional significance.

c) Exceed a South Coast AQMD or Antelope Valley AQMD CEQA significance threshold?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

The project is to develop the site in conformity with the adopted General Plan category and zoning designation for the site. Furthermore, the project will not require the use of a parking structure.

d) Otherwise result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

The project will develop the site in conformance with the existing zoning and General Plan classification and will not result in cumulatively considerable net increase of any criteria pollutant. Furthermore, the project will comply with the County's Green Building Ordinance and state and local laws that will help reduce emissions.

e) Expose sensitive receptors (e.g., schools, hospitals, parks) to substantial pollutant concentrations due to location near a freeway or heavy industrial use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

The project proposes no schools, hospitals, or parks. The project site is not located near an area of heavy industrial use. The project site is located approximately 0.36 of a mile from Interstate 105 (Glenn Anderson Freeway) and approximately 0.57 of a mile from Interstate 110 (Harbor Freeway). These distance are beyond the 0.31 of a mile of separation between new housing and pollution sources such as freeways recommended by the Los Angeles County Department of Public Health ("Public Health"), in its memo of December 15, 2010.

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

The project is for residential use in a residential area and will not generate nor is it in close proximity to sources that create obnoxious odors dust and/or hazardous emissions.

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>
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 Game (DFG) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>The project site is not a habitat for any known species.</u>				
b) Have a substantial adverse effect on sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, and regulations DFG or USFWS? These communities include Significant Ecological Areas (SEAs) identified in the General Plan, SEA Buffer Areas, and Sensitive Environmental Resource Areas (SERAs) identified in the Coastal Zone Plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>The project site is located in an urbanized area and is not located within an SEA, SEA Buffer, or ESHA.</u>				
c) Have a substantial adverse effect on federally protected wetlands (including marshes, vernal pools, and coastal wetlands) or waters of the United States, as defined by § 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>There are no federally protected wetlands or waters of the United States on the project site.</u>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>The project site is located in a developed and urbanized area and is void of any natural habitat areas.</u>				
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, etc.)?

The project site does not contain oak or other unique native trees.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36) and the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16)?

The project site contains no oak trees and is not a Wildflower Preserve Area.

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

The project site is located in a developed and urbanized area and is void of any natural habitat areas.

5. CULTURAL RESOURCES

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

The project will develop the site with residential uses and will not cause a substantial adverse change in the significance of a historical or archaeological resource. The project site is surrounded by residential structures and is located in an urban area.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project will develop the site with residential uses and will not cause a substantial adverse change in the significance of a historical or archaeological resource. The project site is surrounded by residential structures and located in an urbanized area.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project will in no way destroy a unique paleontological resource, site, or unique geological feature. It is surrounded by residential structures and located in an urbanized area.

d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There is no record of human remains on the project site.

6. ENERGY

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>
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a) Comply with Los Angeles County Green Building Standards?(L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will be required to comply with the Green Building Ordinance.

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project will incorporate energy-saving features and will be subject to the County's Green Building Ordinance and will not result in an inefficient use of energy resources.

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>
Would the project:				
a) Be located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone, and expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>The project is not in any areas or zones described above.</u>				
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>The project is not in any areas or zones described above.</u>				
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>The project is not in any areas or zones described above.</u>				
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>The project site and surrounding area are flat and they are not located in an area containing major landslide(s).</u>				
b) Result in substantial soil erosion or the loss of topsoil?				
<u>The project is in a developed urban area and does not have the potential to contribute or be subject to high erosion.</u>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>The project site is not subject to any of the conditions described above.</u>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project is not located on an expansive soil.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

The project site is served by public sewer; no septic tanks or alternative waste water disposal systems are proposed.

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 is not in a hillside area.

8. GREENHOUSE GAS EMISSIONS

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

a) Generate greenhouse gas (GhGs) emissions, either directly or indirectly, that may have a significant impact on the environment (i.e., on global climate change)? Normally, the significance of the impacts of a project's GhG emissions should be evaluated as a cumulative impact rather than a project-specific impact.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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While the project will generate greenhouse gases, measures to reduce the degree of that impact will be employed by the project. These include complying with energy-saving features as required by State and local laws, complying with the Green Building Ordinance, and developing residential uses in an established urban area proximate to existing development, jobs, and services such as public transit.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases including regulations implementing AB 32 of 2006, General Plan policies and implementing actions for GhG emission reduction, and the Los Angeles Regional Climate Action Plan?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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While the project will generate greenhouse gases, measures to reduce the degree of that impact will be employed by the project. These include complying with energy-saving features as required by State and local laws, complying with the Green Building Ordinance, and developing residential uses in an established urban area proximate to existing development, jobs, and services such as public transit. With the adoption of these measures, the project will not conflict with the implementation of AB32.

9. HAZARDS AND HAZARDOUS MATERIALS

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

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

Project may generate household hazardous waste. However, mitigation measures related to the disposal of hazardous wastes will reduce the impacts to less than significant levels. No pressurized tanks will be used and no hazardous wastes will be stored on-site. As a mitigation measure to reduce the impact of household hazardous waste to a less than significant level, the project applicant shall provide future homeowners with educational materials on the proper management and disposal of household hazardous waste to the satisfaction of Public Works prior to the occupancy of the residential units. The educational materials may be obtained from Public Works by called 1-(888) CLEAN LA.

- 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 project does not have the ability to accidentally release hazardous materials to the public or to the environment as the project is for ten residential units.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 500 feet of sensitive land uses (e.g., homes, schools, hospitals)?

The project is for a residential use and will not emit hazardous emissions or handle hazardous materials, substances, or waste aside from household waste, which will be handled in accordance with mitigation measures that will reduce impacts to less than significant levels. There are residential units located within 500 feet of the project site, but they will not be adversely affected.

- 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 on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5

- 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 is located approximately 3 miles from the Hawthorne Municipal Airport and 6.5 miles from Los Angeles International Airport. However, it is located outside of the airport land use plan.

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 in 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 develop the site with residential facilities that will not impair implementation or 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) in a Very High Fire Hazard Severity Zones (Zone 4)?

The project is not located in a Very High Fire Hazard Severity Zone.

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

As discussed above, the project site is not located in a high fire hazard area. There is adequate access to the site for fire-fighting vehicles.

iii) in an area with inadequate water and pressure to meet fire flow hazards?

The project site is in an area having adequate water and pressure to meet fire flow standards.

iv) in proximity to land uses that have the potential for dangerous fire hazard (such as refineries, flammables, and explosives manufacturing)?

The project site is located in a developed urban area with other residential uses and is not near potentially dangerous fire hazard conditions.

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 will be required to comply with the National Pollution Discharge Elimination System ("NPDES")

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is adequately served by a public water system. Additionally, the project applicant has obtained a will-serve letter from the water purveyor to substantiate the adequacy of the water supply for the project. No wells are proposed.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Drainage pattern could be altered by development. As a mitigation measure to reduce the impacts to the existing grading plan to less than significant levels, the project applicant shall comply with the requirements of the drainage concept that was conceptually approved on May 20, 2010 to the satisfaction of Public Works, prior to grading permit issuance.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Drainage pattern could be altered by development. As a mitigation measure to reduce the impacts to the existing grading plan to less than significant levels, the project applicant shall comply with the requirements of the drainage concept that was conceptually approved on May 20, 2010 to the satisfaction of Public Works, prior to grading permit issuance.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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drainage systems?

An NPDES permit will be required.

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

The project will comply with the County Code Section 12.84 (Low Impact Development Ordinance) ("LID") which will reduce the amount of post-development water discharges. An NPDES permit will be required.

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

The project will comply with LID which will reduce the amount of post-development water discharges.

- h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?
Project site is not located near Areas of Special Biological Significance.

- i) Use septic tanks or other private sewage disposal system in areas with known septic tank limitations or in close proximity to a drainage course?

The project site is served by public sewer. No septic tanks are proposed.

- j) Otherwise substantially degrade water quality?

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

The project site is not located within nor does it contain any features or conditions above.

- l) 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, floodway, or floodplain.

- m) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No. There are no dams or levees in the vicinity of the project site.

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

No. The project site is approximately 10 miles from the Pacific Ocean, and is not on any arm or bay of the ocean.

11. LAND USE AND PLANNING

	<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) Physically divide an established community?

The project will develop the site with residential uses as envisioned and permitted under the existing zoning and General Plan. It will not involve the closure of any streets and will in no way divide an established community. The project is an infill project and will continue the existing urban pattern of the neighborhood.

b) Be inconsistent with the plan designations of the subject property? Applicable plans include: the County General Plan, County specific plans, County local coastal plans, County area plans, County community/neighborhood plans, or Community Standards Districts.

The project's proposed density, 11 dwelling units per acre ("du/ac") exceeds the maximum density of 6 du/ac allowed by General Plan Category 1 which applies to the project site. The applicant's request to raise the permitted density to a maximum of 12 du/ac allowed by General Plan Category 2 through the use of infill is supported by the fact that 11 properties within a 500-foot radius of the project site have densities of 11 du/ac or greater. An additional 51 properties within a 500-foot radius of the project site have densities greater than 6 du/ac but less than 11 du/ac, which is within the density range of General Plan Category 2. Therefore, the project can be granted a density of 11 du/ac, which is within the density range of General Plan Category 2 (6 to 12 du/ac), as this density is compatible with existing residential densities in the neighborhood.

c) Be inconsistent with the zoning designation of the subject property?

Property is zoned R-2 (two-family residence), which is consistent with the proposed use and density.

d) Conflict with Hillside Management Criteria, SEA Conformance Criteria, or other applicable land use criteria?

The project site is not in a hillside area or SEA. The proposed project design is consistent with the West Rancho Dominguez-Victoria Community Standards District.

12. MINERAL RESOURCES

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

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

There are no identified mineral resources on the project site (Source: Los Angeles County General Plan; GIS Net)

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?

There are no identified mineral resources on the project site (Source: Los Angeles County General Plan; GIS Net)

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:

- a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08) or the General Plan Noise Element?

The proposed site will not substantially increase ambient noise levels. Although there will be parking on site, noise from vehicles parking will not exceed established thresholds. Construction noise may result in a substantial temporary increase in ambient noise levels. However, compliance with the County Code Section 12.08 (“Noise Control Ordinance”) will abate this impact to less than significant levels. The project site is located approximately 0.36 of a mile from Interstate 105 (Glenn Anderson Freeway) and approximately 0.57 of a mile from Interstate 110 (Harbor Freeway).

- b) Exposure of sensitive receptors (e.g., schools, hospitals, senior citizen facilities) to excessive noise levels?

The proposed use is not considered a sensitive use, but there are three churches—which are considered sensitive uses—located within 500 feet of the project site. The proposed site will not substantially increase ambient noise levels. Although there will be parking on site, noise from vehicles parking will not exceed established thresholds.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?

The proposed site will not substantially increase ambient noise levels. Although there will be parking on site, noise from vehicles parking will not exceed established thresholds.

- 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?

The proposed site will not substantially increase ambient noise levels. Although there will be parking on site, noise from vehicles parking will not exceed established thresholds. Construction noise may result in a substantial temporary increase in ambient noise levels. However, compliance with the Noise Control Ordinance will abate this impact to less than significant levels.

- 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 within an airport land use plan or within two miles of 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is located in an developed and urbanized area and is proximate to major infrastructure. There are no other vacant residential parcels within a 500-foot radius of the project site.

- b) Cumulatively exceed official regional or local population projections?
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project will develop the site with residential uses as envisioned and permitted under the existing zoning and General Plan. The population increase associated with the project will be within official regional and local population projections.

- c) Displace existing housing, especially affordable housing?
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is vacant. The project will not displace any housing and will add to the housing stock 10 units.

- d) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is vacant. The project, which is for the development of ten residential units, will not displace any people and, therefore, not require the construction of replacement housing.

15. PUBLIC SERVICES

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

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?

The proposed project will not create staffing or response time problems at the fire station serving the project site. The project will be developed with uses (ten residential units) that are permitted under the existing zoning and General Plan and will not add populations above those already envisioned. There are no special fire response problems associated with the project or the general area. The project site is located in an urbanized area and is well served by fire and law enforcement services.

Sheriff protection?

The proposed project will not create staffing or response time problems at the sheriff's substation serving the project site. The project will be developed with uses (ten residential units) that are permitted under the existing zoning and General Plan and will not add populations above those already envisioned. There are no special law enforcement problems associated with the project or the general area. The project site is located in an urbanized area and is well served by fire and law enforcement services.

Schools?

The project will develop the site with 10 residential units, which are uses at a density envisioned under the existing zoning and General Plan. There are two elementary schools and one charter high school located within half a mile of the project site, which is within walking distance. The project will not create capacity or student transportation problems at the district level.

Parks?

The project's park obligation will be met by payment of in-lieu fees. No trails are required.

Libraries?

There may be an increased demand for library services; however, applicant will be required by pay Library Facilities Mitigation Fees to mitigate for increased demand.

Other public facilities?

A sewer area study has been prepared for the project. Adequate capacity exists in the sewer lines serving the project site. The applicant will also be required to obtain a sewer will-serve letter. As a mitigation measure to reduce the impact of additional sewer capacity to less than significant levels, the applicant shall comply with all requirements of the sewer area study that was conceptually approved by Public Works to the satisfaction of Public Works prior to grading permit issuance.

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"/> |

The project site is located approximately 0.40 of a mile from Athens Park, a Los Angeles County park which provides a softball field, soccer field, gym, swimming pool, picnic area, tennis court, playground, basketball court, computer club, and programming to accompany these facilities. The project site is located approximately 0.37 miles from Willowbrook Park, a County open space area. It is not expected that the project would 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.

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

New or expanded recreational facilities may be required by future residents. However, applicant will pay an in-lieu fee to offset any impact to recreational facilities. Furthermore, the project is an infill project and will be located proximate to existing recreational facilities.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Is the project consistent with the Department of Parks and Recreation Strategic Asset Management Plan for 2020 (SAMP) and the County General Plan standards for the provision of parkland? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The Department of Parks and Recreation conditions require payment of in-lieu fees to the meet the project's park obligation of 0.13 acres. The Los Angeles County General Plan has no standards for the provision of parkland.

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

The project site is located approximately 0.37 miles from Willowbrook Park, a County open space area. The project will not interfere with connectivity to this open space as this open space is located within a developed urban area and is accessed entirely by public streets.

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:

a) Conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel, and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? Measures of performance effectiveness include those found in the most up-to-date Southern California Association of Governments (SCAG) Regional Transportation Plan, County Congestion Management Plan, and County General Plan Mobility Element.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project is located approximately 0.5 miles from a Metro Green Line light rail station and will not conflict with any adopted policies, plans, or programs supporting alternative transportation.

b) Exceed the County Congestion Management Plan (CMP) Transportation Impact Analysis thresholds?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project will not generate 50 or more peak hour trips to a CMP highway system intersection and will not generate 150 peak hour trips to a mainline freeway link.

c) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP, for designated roads or highways (50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project will not generate 50 or more peak hour trips to a CMP highway system intersection and will not generate 150 peak hour trips to a mainline freeway link. The project is for ten residential units.

d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project is located approximately 3 miles from the Hawthorne Municipal Airport and 6.5 miles from Los Angeles International Airport. However, no structures on the project site will exceed 35 feet above finished grade in height, and therefore should not affect air traffic patterns.

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The proposed private driveway and fire lane intersects 121st Street at a right angle. The residential use proposed by the project is compatible with the zoning and the existing neighborhood.

f) Result in inadequate emergency access?

The Los Angeles County Fire Department has determined that emergency access, as depicted on the tentative and exhibit maps dated March 30, 2011, is adequate.

g) Conflict with the Bikeway Plan, Pedestrian Plan, Transit Oriented District development standards in the County General Plan Mobility Element, or other adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

The project is located approximately 0.5 miles from a Metro Green Line light rail station and will not conflict with any adopted policies, plans, or programs supporting alternative transportation. The project site is not depicted as being along the Los Angeles County Plan of Bikeways. The project site is not within a Transit Oriented District.

h) Decrease the performance or safety of alternative transportation facilities?

The project is located approximately 0.5 miles from a Metro Green Line light rail station and will not conflict with any adopted policies, plans, or programs supporting alternative transportation.

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 the Los Angeles or Lahontan Regional Water Quality Control Boards?

The project is within the jurisdiction of the Los Angeles Water Quality Control Board ("LAWQCB"). Wastewater for the proposed 10 residential units will not exceed the LAWQCB's treatment requirements.

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?

The site will be developed with residential uses that are permitted and envisioned under the existing zoning and General Plan. The treatment plant has adequate capacity to serve the proposed project.

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?

Public Works has not required new stormwater drainage facilities nor expansion of existing facilities for this project.

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?

The project site is adequately served by a public water system. Additionally, the project applicant has obtained a will-serve letter (in file) from the water purveyor to substantiate the adequacy of the water supply for the project.

e) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 21, Part 21)?

The project will be required to comply with LID and County Code Section 22.52, Part 21 ("Drought Tolerant Landscaping Ordinance").

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

Electricity, gas, propane, and other utility services are readily available to the project site, as the project is in a developed urban area.

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

The project will be served by the Mesquite landfill.

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

The project may generate construction and demolition debris. County Code Section 31.4.408.1 ("Construction and Demolition Debris Recycling and Reuse Ordinance") requires that newly constructed projects consisting of five or more units shall recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition debris. As mitigation measures to reduce the impacts of solid waste to less than significant levels, the project applicant shall:

- Design the project with adequate storage area for the collection and removal of recyclable materials and green waste to the satisfaction of Public Works, prior to the issuance of a building permit; and
- Submit to Public Works' Environmental Programs Division a Recycling and Reuse Plan, prior to the issuance of a construction, demolition, or grading permit.

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 project is in a developed and urbanized area and does not possess any substantial biotic characteristics. None of the effects described above will occur with the development of the proposed project.

b) 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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While the project is for the development of the site with uses that are permitted by the existing zoning and General Plan, there will be cumulative impacts associated with the provision of sewer services, waste disposal, and hazardous wastes. However, mitigation measures for all these impacts have been identified and will reduce impacts to less than significant levels.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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With the incorporation of mitigation measures identified, there will be no adverse effects on human beings, either directly or indirectly.

Mitigation Monitoring Program
 TR 070601/RENV/TT200800064

Impact Mitigation	Responsible Agency or Party	Action Required	Monitoring Agency or Party	Timing
Flood/LID 1. Applicant shall comply with all requirements of the Drainage Concept that was conceptually approved on May 20, 2010 to the satisfaction of Los Angeles County Department of Public Works (DPW).	Project Applicant	Comply with all requirements of the drainage concept.	DPW	Prior to issuance of a grading permit.
Sewage Disposal 2. Applicant shall comply with all requirements of the Sewer Area Study that was conceptually approved by DPW to the satisfaction of the DPW.	Project Applicant	Comply with all requirements of the sewer area study.	DPW	Prior to the issuance of a grading permit.
Solid Waste 3. The proposed project shall be designed with adequate storage area for the collection and removal of recyclable materials and green waste to the satisfaction of DPW.	Project Applicant	Design project with space for the collection and removal of recyclable materials and green waste.	DPW	Prior to the issuance of a building permit.
4. The County's Construction and Demolition Debris Recycling and Reuse Ordinance requires that 50 percent of construction and demolition debris generated be reused or recycled. The project applicant shall submit to the Department of Public Works' Environmental Programs Division a Recycling and Reuse Plan.	Project Applicant	Submit to DPW Recycling and Reuse Plan.	DPW	Prior to the issuance of a construction, demolition, or grading.
Hazardous Waste				
5. The proposed project may generate household hazardous waste. The project applicant shall provide future homeowners with educational materials on the proper management and disposal of household hazardous waste to the satisfaction of the DPW. The educational	Project Applicant/Future Condominium Owners	Provide new homeowners with educational	DPW	Prior to occupancy of condominiums.

Mitigation Monitoring Program
 TR 070601/RENVTT200800064

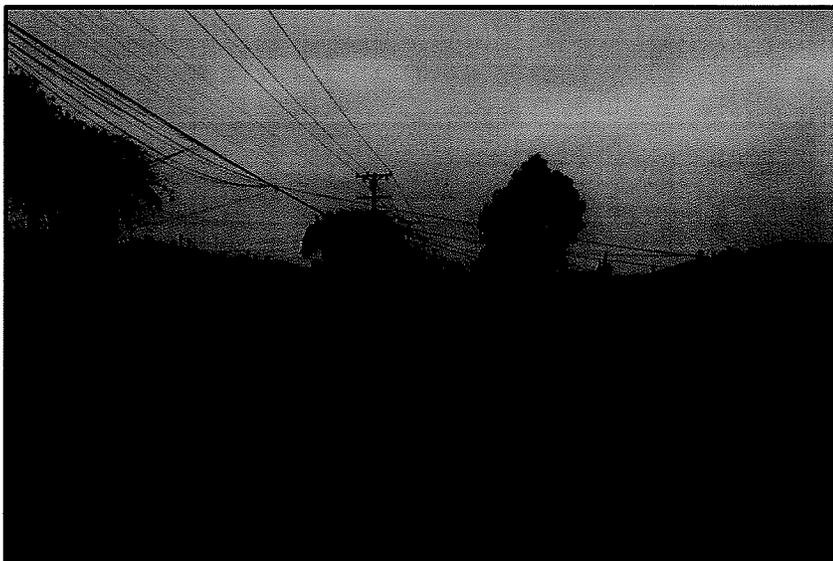
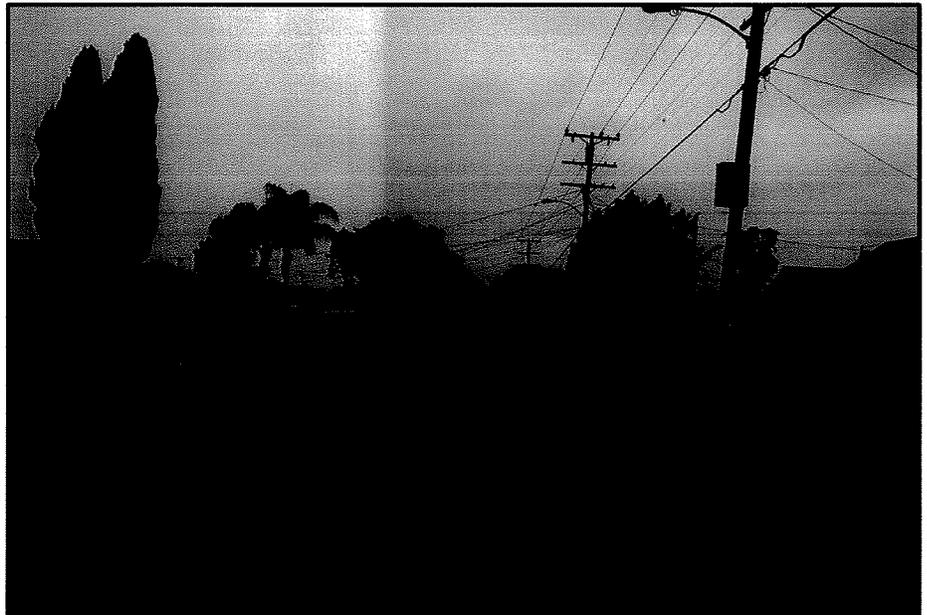
Impact Mitigation	Responsible Agency or Party	Action Required	Monitoring Agency or Party	Timing
materials may be obtained from the Department of Public Works by calling 1 (888) CLEAN LA.		materials.		
Mitigation Compliance				
6. As a means of ensuring compliance of the above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting annual mitigation compliance report to the DRP for review, and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed.	Project Applicant and Subsequent Owner(s)	Submittal of annual mitigation compliance report; replenishing mitigation monitoring account.	DRP	Annually until such time as all mitigation measures have been implemented and completed

TR 070601 East 121st Street West Rancho Dominguez
photos taken 10 August 2011 by D.C. Kress, planner



LEFT: Facing southerly at the project site from East 121st Street.

RIGHT: Facing westerly along East 121st Street from in front of the project site. Note existing sidewalks on both sides of the street and existing street lights on the north side of the street.



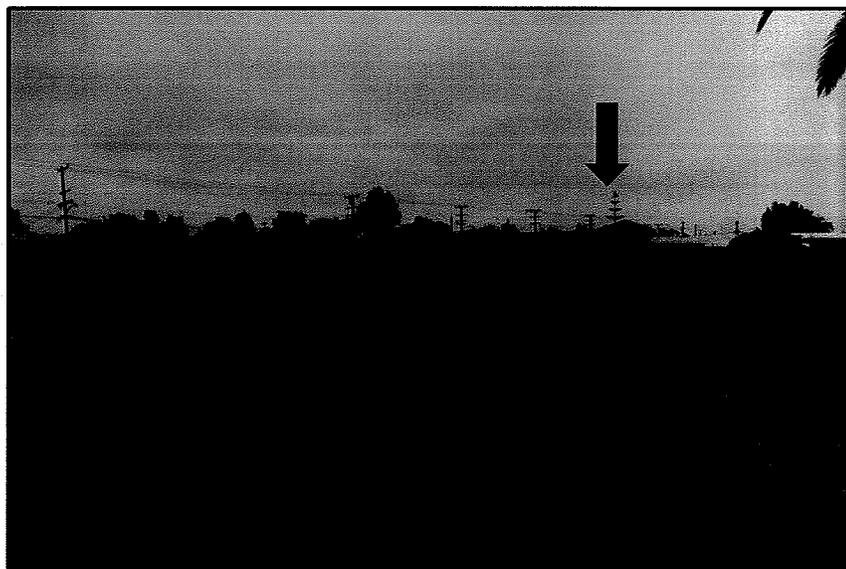
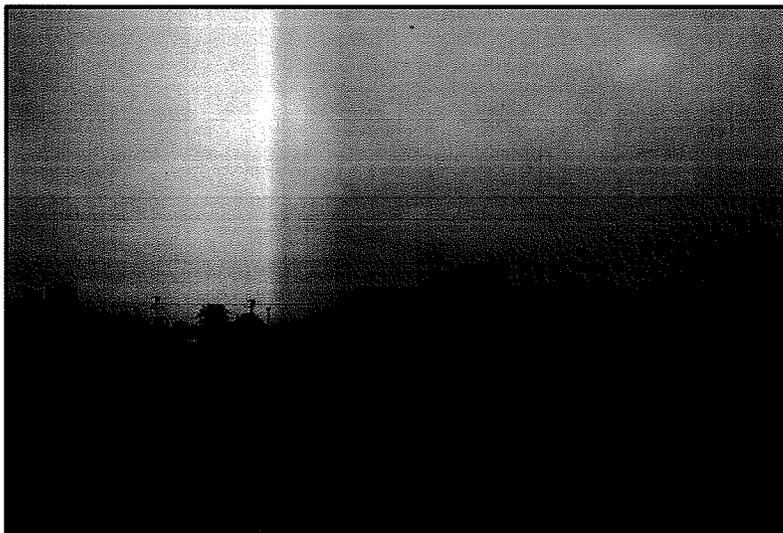
LEFT: Facing easterly along East 121st Street from in front of the project site..

TR 070601 East 121st Street West Rancho Dominguez
photos taken 10 August 2011 by D.C. Kress, planner



LEFT: Facing northwesterly across the project site from the southeast corner.

LEFT: Facing southeasterly across the project site from the northwest corner.



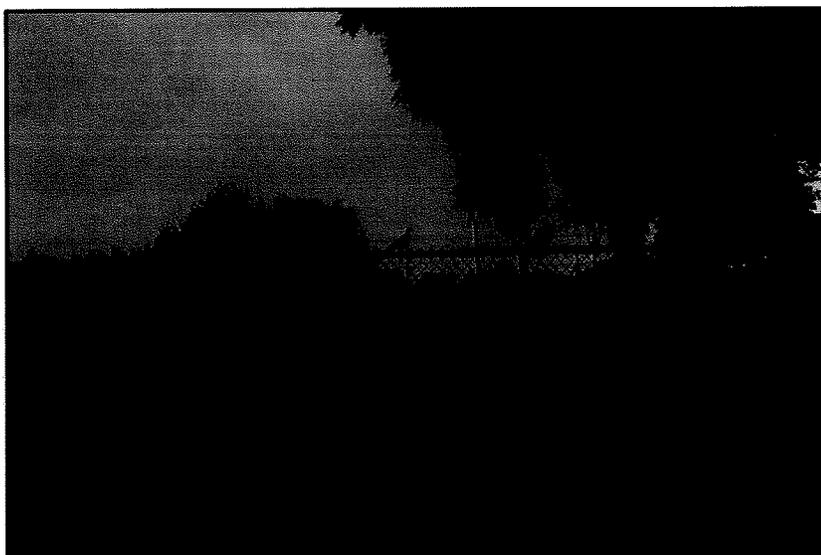
LEFT: Facing northeasterly across the project site from the southwest corner. Blue arrow indicates nearby two-story residence.

TR 070601 East 121st Street West Rancho Dominguez
photos taken 10 August 2011 by D.C. Kress, planner



LEFT: Facing southerly along the eastern boundary of the project site. Note the proximity of adjacent residences to the project site.

LEFT: Facing southerly at the residences behind the project site.



LEFT: Facing northerly at the project site from East 120th Street. The properties in the foreground border the rear of the project site. The project site is the vacant area in the background.