



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

**CERTIFIED-RECEIPT
REQUESTED**

September 22, 2010

Lloyd R. Anastasi
1250 8th Street
Manhattan Beach, CA 90266

**SUBJECT: PROJECT NO. TR063243-(2)
GENERAL PLAN AMENDMENT CASE NO. 200500011
ZONE CHANGE CASE NO. 200500022
CONDITIONAL USE PERMIT CASE NO. 200500236
VESTING TENTATIVE TRACT MAP NO. 063243
MAP DATE: JULY 1, 2008**

Dear Mr. Anastasi:

A public hearing on General Plan Amendment Case No. 200500011, Zone Change Case No. 200500022, Conditional Use Permit ("CUP") Case No. 200500236, and Vesting Tentative Tract Map No. 063243 was held before the Los Angeles County Board of Supervisors ("Board") on February 23, 2010.

After considering the evidence presented, the Board, in its action on June 9, 2010, adopted the General Plan Amendment and Zone Change, and approved the CUP and Vesting Tentative Tract Map in accordance with the Subdivision Map Act, and Titles 21 (Subdivision Ordinance) and 22(Zoning Ordinance) of the Los Angeles County Code. A copy of the Board final findings and conditions is attached.

The Board's action authorizes the following:

- 1) General Plan Amendment Case No. 200500011: To amend the Los Angeles Countywide General Plan ("General Plan") from Category 1 (Low Density Residential – One to Six Dwelling Units Per Gross Acre) to Category 3 (Medium Density Residential – 12 to 22 Dwelling Units Per Gross Acre).
- 2) Zone Change Case No. 200500022: To change 0.81 net acres of existing A-1 (Light Agricultural - 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-24U-DP (Limited Multiple Residence - 24 Dwelling Units Per Net Acre - Development Program).
- 3) CUP Case No. 200500236: Residential development within the Development Program zone.
- 4) Vesting Tentative Tract Map No. 063243: To create one multi-family lot with 19 attached condominium units in four buildings (townhomes) on 0.92 gross acres.

The map and conditional use permit approval shall expire on **June 9, 2012**. If the subject vesting tentative map does not record prior to the expiration date, a request in writing for an extension of the approval accompanied by the appropriate fee, **must be delivered in person within one month prior to the expiration date.**

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

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director



Susan Tae, AICP
Supervising Regional Planner
Land Divisions Section

SMT:jds

Attachments: Board final action letter, final Findings and Conditions, Negative Declaration

C: Subdivision Committee
 Building & Safety
 Jim Marquez (via e-mail)



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

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ANDREA SHERIDAN ORDIN
County Counsel

June 9, 2010

ADOPTED

BOARD OF SUPERVISORS lhafetz@counsel.lacounty.gov
COUNTY OF LOS ANGELES Agenda No. 2
02/23/10

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

#14 JUNE 9, 2010

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Re: **GENERAL PLAN AMENDMENT CASE NUMBER 2005-00011-(2)
SECOND SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a public hearing regarding the above-referenced application for a general plan amendment, which is associated with Vesting Tentative Tract Map No. 063243, Conditional Use Permit Case No. 2005-00236-(2), and Zone Change Case No. 2005-00022-(2), and relates to a proposed condominium development of 19 attached townhouse units in four buildings, located at 1028 West 223rd Street in the Carson Zoned District. At the completion of the hearing, your Board indicated an intent to approve the general plan amendment and instructed us to prepare the appropriate resolution for approval. Enclosed is the proposed resolution for your consideration.

Very truly yours,

ANDREA SHERIDAN ORDIN
County Counsel

By

L. Hafetz
LAWRENCE L. HAFETZ
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

John F. Krattli
JOHN F. KRATTLI
Senior Assistant County Counsel

LLH:sh

Enclosure

HOA.700885.3

**A RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES
RELATING TO ADOPTION OF
COUNTYWIDE GENERAL PLAN
AMENDMENT CASE NO. 2005-00011-(2)**

WHEREAS, section 65350, et seq., of the California Government Code provides for the adoption and amendment of a jurisdiction's general plan; and

WHEREAS, the County of Los Angeles ("County") adopted a Countywide General Plan ("General Plan") in November 1980, which General Plan has been periodically updated and amended since that time; and

WHEREAS, the permittee, Lloyd R. Anastasi, proposes to construct a condominium development of 19 attached townhouse units in four buildings on 0.92 gross acres, with one common-use recreational area; and

WHEREAS, in connection with the proposed condominium development, the permittee has requested the approval of this General Plan Amendment Case No. 2005-00011-(2) ("Plan Amendment") to change the subject property's land use designation in the General Plan from Category 1 (Low Density Residential - One to Six Dwelling Units Per Acre) to Category 3 (Medium Density Residential - 12 to 22 Dwelling Units Per Acre); and

WHEREAS, the site is located at 1028 West 223rd Street within the Carson Zoned District in the unincorporated community of West Carson; and

WHEREAS, Vesting Tentative Tract Map No. 063243 ("Vesting Map") is a related request to create one multi-family lot with 19 attached townhouse condominium units located in four buildings on 0.92 gross acres; and

WHEREAS, Zone Change Case No. 2005-00022-(2) ("Zone Change") is a related request to change the zoning for the subject property from A-1 (Light Agricultural - 5,000 Square Feet Minimum Required Lot Area) to R-3-24U-DP (Limited Multiple Residence - 24 Dwelling Units Per Acre - Development Program ("DP")). The -DP zoning designation will ensure that the development conforms to the approved plans and exhibits submitted by the permittee and that it will remain compatible with the surrounding area; and

WHEREAS, Conditional Use Permit Case No. 2005-00236-(2) ("CUP") will ensure compliance with the -DP zoning designation pursuant to section 20.40.040 of the Los Angeles County Code ("County Code"). The CUP will restrict development of the re-zoned property to the proposed project shown on the approved site plan marked Exhibit "A," and no other development will be permitted on the property unless a new conditional use permit is first obtained; and

WHEREAS, the CUP and Vesting Map will not become effective until the proposed Plan Amendment and Zone Change are adopted by the Board; and

WHEREAS, the rectangular-shaped site is 0.92 gross acres (0.81 net acres) in size with level topography and currently contains an existing single-family residence which will be demolished as part of the project; and

WHEREAS, primary access to the development will be from 223rd Street, an 80-foot-wide secondary highway on the County Master Plan of Highways. Internal access to the development will be via a 26-foot-wide private driveway and fire lane; and

WHEREAS, the project's 19 attached townhouse units are contained in four separate buildings, each of which contains four to six units. Each unit has three stories, with a maximum height of 35 feet, and the unit's living space is located on top of a garage. Three covered parking spaces will be provided for each unit, resulting in a total of 57 parking spaces for the project. Eight guest parking spaces will also be provided at four locations in the development; and

WHEREAS, the project proposes a minimum of 2,042 square feet of open space (5.8 percent of the net project area), which will include a play area, planters, and front yard landscaping. Approximately 1,000 cubic yards of cut and 2,000 cubic yards of fill are proposed for the development, and no oak trees exist on the site; and

WHEREAS, the General Plan land use designation for the subject property is currently Category 1, but the Plan Amendment proposes to change this designation to Category 3. The proposed density for the project is 19 units, which equates to a density of 20.6 dwelling units per acre, and, therefore, is consistent with the subject property's proposed Category 3 land use designation in the General Plan; and

WHEREAS, the site was zoned A-1 on October 6, 1954 by Ordinance No. 6529, which established the Carson Zoned District. As indicated, the Zone Change proposes to change the zoning for the site to zone R-3-24U-DP; and

WHEREAS, townhouses are permitted in the R-3 zone pursuant to sections 22.20.260 and 22.40.040 of the County Code, thus making the project consistent with the proposed zoning. The allowable density in the R-3 zone is 24 dwelling units per acre, equating to 19 units for the subject property, thus making the project also consistent with the density for the proposed zoning; and

WHEREAS, an Initial Study was prepared for the project in compliance with the California Environmental Quality Act ("CEQA"). Based on the Initial Study, staff of the County Department of Regional Planning ("Regional Planning") determined that a Negative Declaration ("ND") was the appropriate environmental document for the project, finding that there was no substantial evidence that the project would have a significant effect on the environment; and

WHEREAS, on June 10, 2009, the Los Angeles County Regional Planning Commission ("Commission") conducted its own duly-noticed public hearing to consider the project, which included the Plan Amendment, Vesting Map, CUP, and Zone Change. After hearing all testimony, the Commission adopted the ND for the project, approved the Vesting Map and CUP, and recommended approval of the Plan

Amendment and Zone Change to the Board, subject to a number of Vesting Map and CUP conditions.

WHEREAS, pursuant to section 22.60.230(B)(2) of the County Code, because the project approvals included a recommendation by the Commission to the Board on the Plan Amendment and Zone Change, the Vesting Map and CUP were called up for review by the Board with the request for the Plan Amendment and Zone Change; and

WHEREAS, on February 23, 2010, the Board conducted a duly-noticed public hearing for this matter, which included consideration of the Vesting Map, Plan Amendment, Zone Change, and CUP. At the conclusion of said hearing, the Board adopted the ND and indicated its intent to approve the Plan Amendment and related entitlements.

WHEREAS, the Board found that in determining that the project was consistent with the General Plan, 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; and

WHEREAS, the Plan Amendment is consistent with the goals and policies of the General Plan by allowing a project that increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development; and

WHEREAS, the technical and engineering aspects of the project have been resolved to the satisfaction of the County Departments of Public Works, Regional Planning, Fire, Parks and Recreation, and Public Health; and

WHEREAS, the compatibility of the project with surrounding land uses will be ensured through the related Vesting Map, Zone Change, and CUP; and

WHEREAS, the Plan Amendment is needed in order to fulfill and implement General Plan policies to provide high-quality multi-family housing at urban infill locations; and

WHEREAS, the Plan Amendment is appropriate and proper because the proposed housing at the infill location will efficiently utilize existing infrastructure and services, be compatible with surrounding uses, and will improve the quality of existing residential neighborhoods; and

WHEREAS, modified conditions to the surrounding community warrant an amendment to the General Plan. The area in question is transitioning from lower-density residential and industrial development to higher-density residential development; and

WHEREAS, approval of the Plan Amendment is in the best interest of the public health, safety, and general welfare, as the area contains and/or the project proposes sufficient infrastructure and facilities to accommodate the development, to include street

improvements, water supply, sewer connection, fire flow, and fire access. The development is in conformity with good planning practices in that it promotes the General Plan goals to provide much-needed multi-family infill housing at convenient locations.

THEREFORE, BE IT RESOLVED THAT THE BOARD OF SUPERVISORS:

1. Certifies that the ND was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the ND and that it reflects the independent judgment and analysis of the Board as to the environmental consequences of the project; finds that on the basis of the whole record before the Board, there is no substantial evidence the project will have a significant effect on the environment;
2. Certifies that it adopted the ND at the conclusion of the public hearing on the project; and
3. Adopts General Plan Amendment Case No. 2005-00010-(2), consisting of the amendment to the land use policy map of the General Plan as depicted in the attached Exhibit "A."

The foregoing resolution was on the 9TH day of JUNE, 2010, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board also acts.



SACHI A. HAMAI, Executive Officer-Clerk of the Board of Supervisors of the County of Los Angeles

By [Signature]
Deputy

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN
County Counsel

By [Signature]
Deputy

Attachment

EXHIBIT "A"

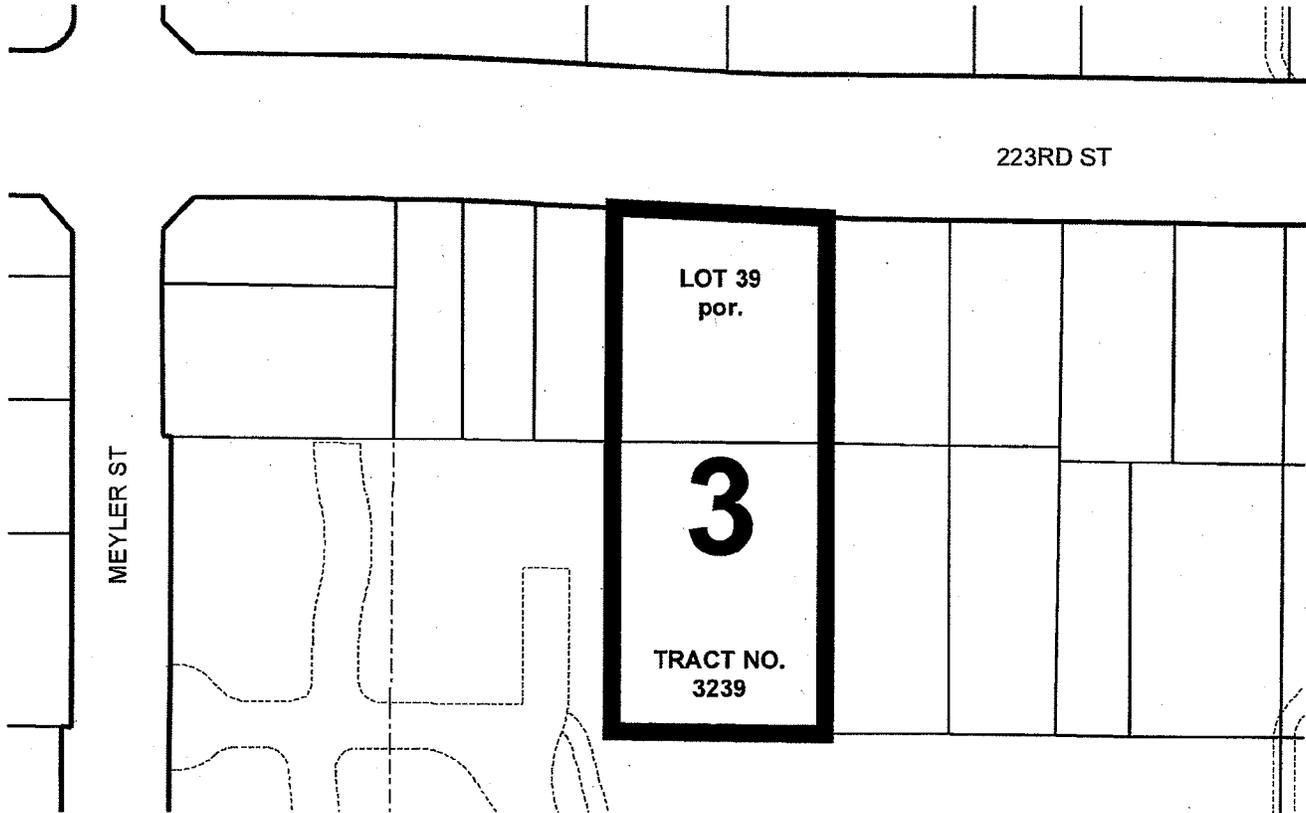
AMENDMENT TO COUNTYWIDE GENERAL PLAN
WEST CARSON COMMUNITY

PLAN AMENDMENT: 2005-00011-(2)

ON: _____

CATEGORY 1 TO CATEGORY 3

(PROPOSED: MEDIUM DENSITY RESIDENTIAL – 12 TO 22 DU/AC)



LEGAL DESCRIPTION:

THAT PORTION OF LOT 39 OF TRACT NO. 3239, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 37, PAGES 27 AND 28 OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, EXCEPT THE WEST 254 FEET OF SAID LOT 39. ALSO EXCEPT THE EAST 261 FEET OF SAID LOT 39.

LEGEND:

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  PA AREA



0 50 100

FEET

COUNTY ZONING MAP
048H197

DIGITAL DESCRIPTION: \ZCOZD_CARSON\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
LESLIE G. BELLAMY, CHAIR
JON SANABRIA, ACTING PLANNING DIRECTOR

ZONING CASE NO. 2005-00022-(2)

ORDINANCE NO. 2010-0030Z

An ordinance amending Section 22.16.230 of Title 22 - Planning and Zoning of the Los Angeles County Code, changing regulations for the execution of the Los Angeles County General Plan, related to Carson Zoned District No. 105.

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

SECTION 1. Section 22.16.230 of the County Code is amended by amending the map of Carson Zoned District No. 105, as shown on the map attached hereto.

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

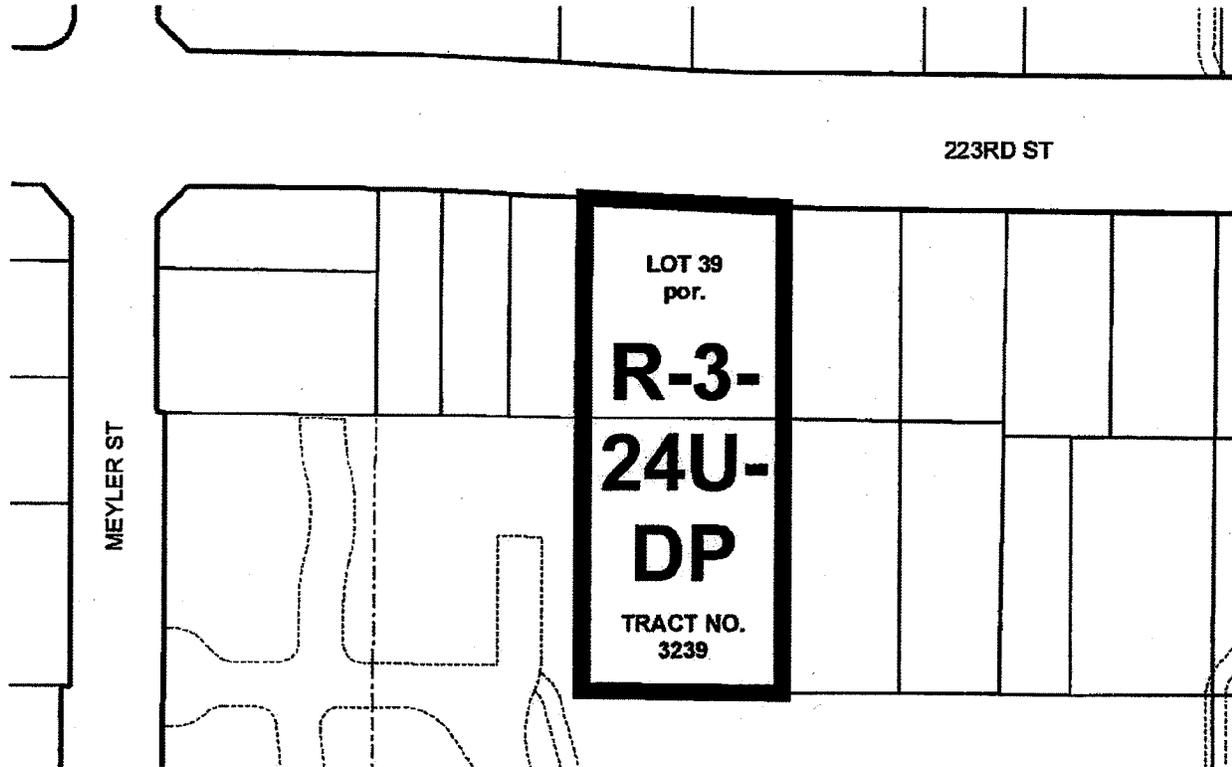
CHANGE OF PRECISE PLAN
CARSON ZONED DISTRICT

ADOPTED BY ORDINANCE: 2010-0030Z

ON: June 9, 2010

ZONING CASE: ZC 2005-00022-(2)

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE

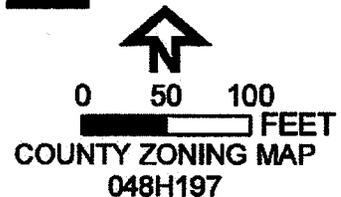


LEGAL DESCRIPTION:

THAT PORTION OF LOT 39 OF TRACT NO. 3239, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 37, PAGES 27 AND 28 OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, EXCEPT THE WEST 254 FEET OF SAID LOT 39. ALSO EXCEPT THE EAST 261 FEET OF SAID LOT 39.

LEGEND:

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA



DIGITAL DESCRIPTION: \ZCO\ZD_CARSON\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
LESLIE G. BELLAMY, CHAIR
JON SANABRIA, ACTING PLANNING DIRECTOR

SECTION 3. This ordinance shall be published in The Daily Commerce a newspaper printed and published in the County of Los Angeles.



Gloria Molina
Chair

ATTEST:

Sachi A. Hamai
Sachi A. Hamai
Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that at its meeting of June 9, 2010 the foregoing ordinance was adopted by the Board of Supervisors of said County of Los Angeles by the following vote, to wit:

<u>Ayes</u>		<u>Noes</u>	
Supervisors	<u>Mark Ridley-Thomas</u>	Supervisors	<u>None</u>
	<u>Zev Yaroslavsky</u>		
	<u>Don Knabe</u>		
	<u>Gloria Molina</u>		

Effective Date: July 9, 2010

Operative Date: _____

Sachi A. Hamai
Sachi A. Hamai
Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that pursuant to Section 25103 of the Government Code, delivery of this document has been made.

SACHI A. HAMAI
Executive Officer
Clerk of the Board of Supervisors

By [Signature]
Deputy



APPROVED AS TO FORM:
ANDREA SHERIDAN ORDIN
County Counsel

By Leela Kapur
Leela Kapur
Chief Deputy County Counsel



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET
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ANDREA SHERIDAN ORDIN
County Counsel

June 9, 2010

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ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

Agenda No. 2
02/23/10

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

#13 JUNE 9, 2010

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Re: **CONDITIONAL USE PERMIT NUMBER 2005-00236-(2)
SECOND SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a public hearing regarding the Regional Planning Commission's approval of the above-referenced permit, which is associated with General Plan Amendment Case No. 2005-00011-(2), Vesting Tentative Tract Map No. 063243, and Zone Change Case No. 2005-00022-(2), and relates to a proposed condominium development of 19 attached townhouse units in four buildings, located at 1028 West 223rd Street in the Carson Zoned District. At the completion of the hearing, your Board indicated an intent to approve the permit and instructed us to prepare findings and conditions for approval. Enclosed are findings and conditions for your consideration.

Very truly yours,

ANDREA SHERIDAN ORDIN
County Counsel

By *L. Hafetz*
LAWRENCE L. HAFETZ
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

John F. Krattli
JOHN F. KRATTLI
Senior Assistant County Counsel

LLH:sh

Enclosure

HOA.700885.1

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
CONDITIONAL USE PERMIT NO. 2005-00236-(2)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of Conditional Use Permit Case No. 2005-00236-(2) ("CUP") on February 23, 2010. The CUP was heard concurrently with Vesting Tentative Tract Map No. 063243 ("Vesting Map"), General Plan Amendment Case No. 2005-00011-(2) ("Plan Amendment"), and Zone Change Case No. 2005-00022-(2) ("Zone Change"). The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the CUP, Vesting Map, Plan Amendment, and Zone Change on June 10, 2009.
2. The permittee, Lloyd R. Anastasi, proposes to construct a condominium development of 19 attached townhouse units in four buildings on 0.92 gross acres, with one common-use recreational area.
3. The site is located at 1028 West 223rd Street within the Carson Zoned District in the unincorporated community of West Carson.
4. The Vesting Map is a related request to create one multi-family lot with 19 attached townhouse condominium units located in four buildings.
5. The Plan Amendment is a related request to change the subject property's land use designation in the Los Angeles Countywide General Plan ("General Plan") from Category 1 (Low Density Residential - One to Six Dwelling Units Per Acre) to Category 3 (Medium Density Residential - 12 to 22 Dwelling Units Per Acre).
6. The Zone Change is a related request to change the zoning for the subject property from A-1 (Light Agricultural - 5,000 Square Feet Minimum Required Lot Area) to R-3-24U-DP (Limited Multiple Residence - 24 Dwelling Units Per Acre - Development Program ("DP")). The -DP zoning designation will ensure that the development conforms to the approved plans and exhibits submitted by the permittee and that it will remain compatible with the surrounding area.
7. The CUP will ensure compliance with the -DP zoning designation pursuant to section 20.40.040 of the Los Angeles County Code ("County Code"). The CUP will restrict development of the re-zoned property to the proposed project shown on the approved site plan marked "Exhibit A," and will ensure that no other development will be permitted on the property unless a new conditional use permit is first obtained.
8. The CUP and Vesting Map will not become effective until the proposed Plan Amendment and Zone Change are adopted by the Board.

9. The rectangular-shaped site is 0.92 gross acres (0.81 net acres) in size, with level topography, and currently contains an existing single-family residence, which will be demolished as part of the project.
10. Primary access to the development will be from 223rd Street, an 80-foot-wide secondary highway on the County Master Plan of Highways. Internal access to the development will be via a 26-foot-wide private driveway and fire lane.
11. The permittee's site plan, labeled Exhibit "A," depicts one multi-family lot with 19 attached townhouse condominium units. The townhouses are contained in four separate buildings, each of which contains four to six units. Each unit has three stories, with a maximum height of 35 feet, and the unit's living space is located on top of a garage. Three covered parking spaces will be provided for each unit, resulting in a total of 57 parking spaces for the project. Eight guest parking spaces will also be provided at four locations in the development.
12. The project proposes a minimum of 2,042 square feet of open space (5.8 percent of the net project area), which will include a play area, planters, and front yard landscaping. Approximately 1,000 cubic yards of cut and 2,000 cubic yards of fill are proposed for the development. No oak trees exist on the site.
13. The General Plan land use designation for the subject property is currently Category 1, but the Plan Amendment proposes to change this designation to Category 3. The proposed density for the project is 19 units, which equates to a density of 20.6 dwelling units per acre, and, therefore, is consistent with the subject property's proposed Category 3 land use designation in the General Plan.
14. The site was zoned A-1 on October 6, 1954 by Ordinance No. 6529, which established the Carson Zoned District. As indicated, the Zone Change proposes to change the zoning for the site to zone R-3-24U-DP.
15. The surrounding properties are zoned as follows:
 - North: A-1 and M-1 (Light Industrial);
 - East: R-3-17U-DP (Limited Multiple Residence - 17 Dwelling Units Per Acre - Development Program), A-1 and M-1;
 - South: A-1 and RPD-5,000-12U (Residential Planned Development - 5,000 Square Feet Minimum Required Lot Area - 12 Dwelling Units Per Acre); and
 - West: A-1 and RPD-5,000-12U.
16. Surrounding land uses are as follows:
 - North: Single and multi-family residences, a church, a greenhouse (nursery), a school, and a kennel;
 - East: Single and multi-family residences, a church, a kennel, a maintenance yard, and mobilehome park;

South: A planned unit development and single-family residences, a mobilehome park, a light industrial/warehouse, and a market; and
West: Single-family and two-family residences.

17. Townhouses are permitted in the R-3 zone pursuant to sections 22.20.260 and 22.40.040 of the County Code, thus making the project consistent with the proposed zoning. The allowable density in the R-3 zone is 24 dwelling units per acre, equating to 19 units for the subject property, thus making the project also consistent with the density for the proposed zoning.
18. Prior to the Commission's public hearing, an Initial Study was prepared for the project in compliance with the California Environmental Quality Act ("CEQA"). Based on the Initial Study, staff of the County Department of Regional Planning ("Regional Planning") determined that a Negative Declaration ("ND") was the appropriate environmental document for the project, finding that there was no substantial evidence that the project would have a significant effect on the environment.
19. Prior to the Commission's public hearing, staff received two letters from the County Sanitation Districts, dated February 5, 2007 and May 12, 2009, respectively, confirming that adequate infrastructure and adequate sewerage service capacity exists to make this project feasible.
20. During the Commission's June 10, 2009 public hearing, the Commission heard a presentation from staff and testimony from the permittee and its representative. No other testimony was heard.
21. During the Commission's public hearing, the Commission discussed the following project-related issues:
 - a. Traffic along West 223rd Street: The Commission questioned whether a "right turn only" sign was needed at the development's driveway entrance because of traffic along West 223rd Street. Based on testimony from the permittee's representative that no access issues exist at the site, the Commission concluded that such a sign was unnecessary;
 - b. Proposed retaining wall and fence height along the easterly side of the site: In Commission discussions regarding the accuracy of the Exhibit "A" related to the project's 11-foot combined height for the side yard's retaining wall and fence, the County Department of Public Works ("Public Works") recommended that an additional height of one foot, up to a maximum of 12 feet, be depicted on the Exhibit "A" for this combined structure to allow for changes in its height during construction. The Commission accepted the recommendation and found that the retaining wall issue was resolved;

- c. Building design: The Commission noted that the proposed building design was plain, looked box-like, and should be embellished with more detailed articulation and color to match the aesthetic quality of the newer adjacent residences. In response, the permittee's representative testified that the proposed plans were preliminary and generic, and that the permittee would work with staff at a later stage in the project's review to incorporate aesthetic features into the building design; and
 - d. Green building/drought-tolerant landscaping: Although exempt from the County's green building and drought-tolerant landscaping ordinances based on the project's completed application date, staff nonetheless made a recommendation, which the Commission accepted, that the permittee shall be required to comply with these ordinances and that such compliance shall be shown on the approved Exhibit "A" prior to obtaining any building permit for the project.
22. On June 10, 2009, after hearing all testimony, the Commission closed the public hearing, adopted the ND for the project, approved the Vesting Map and CUP, and recommended approval of the Plan Amendment and Zone Change to the Board, subject to the conditions recommended by staff and the following additional conditions:
- a. That the combined retaining wall and fence height in the site's side yard be a maximum of 12 feet;
 - b. That prior to issuance of any building permit, the architectural design for the project shall be shown on a Revised Exhibit "A" and shall be reviewed by the Director of Regional Planning to ensure design quality and consistency with the local community; and
 - c. That prior to issuance of any building permit, the project's building and landscaping plans shall be reviewed by staff to ensure compliance with the County's green building and drought-tolerant landscaping ordinances.
23. Pursuant to section 22.60.230(B)(2) of the County Code, because the project approvals included a recommendation by the Commission to the Board on the Plan Amendment and Zone Change, the Vesting Map and CUP were called up for review by the Board with the request for the Plan Amendment and Zone Change.
24. The Board conducted its public hearing on the project on February 23, 2010, and heard a presentation from Regional Planning staff. There was no testimony either in support of or in opposition to the project at the Board's public hearing.
25. The Board finds that the project is consistent with the surrounding area in the unincorporated community of West Carson and has received support from interested stakeholders.

26. The Board finds that the project conditions require project compliance with the County's green building and drought-tolerant landscaping ordinances, and further require the permittee to plant significant landscaping around the townhouse units. The Board finds that these requirements will ensure that the development has and maintains a consistent aesthetic with the surrounding community.
27. The Board finds that as a condition of approval of this grant, the permittee shall be required to comply with the development standards and requirements of the R-3-24U-DP zone, as set forth in sections 22.20.300 through 22.20.330 of the County Code, as well as the applicable development program requirements for the -DP zoning designation, as set forth in sections 22.40.030 through 22.40.080 of the County Code.
28. The Board finds that the permittee has submitted a development program, consisting of a site plan and progress schedule, which complies with the requirements of section 22.40.050 of the County Code.
29. The Board finds that the subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping, and other accessory structures, as shown on the site plan and Vesting Map.
30. The Board finds that compatibility with surrounding land uses will be ensured through the related Vesting Map, Plan Amendment, and Zone Change.
31. The Board finds that there is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.
32. The Board finds that in determining that the project was consistent with the General Plan, 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.
33. The Board finds that an Initial Study was prepared for the project in accordance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, an ND was prepared for the project.
34. The Board reviewed and considered the ND and found that it reflects the independent judgment and analysis of the Board. After considering the ND with any comments received during the public review process, the Board found that on the basis of the whole record before it, there was no substantial evidence the project would have a significant effect on the environment.
35. The Board finds that this project is not exempt from California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.

36. Approval of this CUP is conditioned on the permittee's compliance with the attached conditions of approval, as well as the conditions of the Vesting Map.
37. The permittee has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
38. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:

- A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan;
- B. That with the attached conditions and restrictions, the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and adequately served by other public or private service facilities as are required;
- E. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community, and the development provides adequate vehicular access and parking and loading so as to prevent undue traffic congestion; and
- F. That the Development Program, approved through the CUP, provides necessary safeguards to ensure completion of the proposed development by the permittee and to forestall the substitution of a lesser type of development contrary to the public convenience, welfare, or development needs of the area.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies that the ND was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the ND and that it reflects the independent judgment and analysis of the Board as to the environmental consequences of the project; finds that on the basis of the whole record before the Board, there is no substantial evidence the project will have a significant effect on the environment;
2. Certifies that it adopted the ND at the conclusion of the public hearing on the project; and
3. Approves Conditional Use Permit Case No. 2005-00236-(2), subject to the attached conditions.

**CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 2005-00236-(2)**

1. This grant authorizes use of a 0.92-acre parcel, located at 1028 West 223rd Street in unincorporated West Carson, for a condominium development of 19 attached townhouse units in four buildings on one multi-family lot, as depicted on the approved Exhibit "A" dated July 1, 2008 ("Exhibit 'A' ") or any approved revised Exhibit "A," subject to all of the following conditions of approval.
2. Approval of this grant shall be contingent upon, and shall not become effective until, Vesting Tentative Tract Map No. 063243 ("Vesting Map"), General Plan Amendment Case No. 2005-00011-(2), and Zone Change Case No. 2005-00022-(2) are approved by the Los Angeles County ("County") Board of Supervisors.
3. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
4. This grant shall not be effective for any purpose unless and until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept all of the conditions of this grant, and that the conditions have been recorded as required by Condition No. 5, and until all monies have been paid pursuant to Condition Nos. 7 and 11. Notwithstanding the foregoing, Condition No. 2, this Condition No. 4, and Condition Nos. 6, 7, and 8 shall become immediately effective upon approval of this grant.
5. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Registrar-Recorder/County Clerk. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director of Regional Planning ("Director").
6. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of section 65009 of the California Government Code or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to notify the permittee of any claim, action, or proceeding, or if the County fails to reasonably cooperate in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

7. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing, pay Regional Planning an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or the permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents shall be paid by the permittee in accordance with section 22.170.010 of the Los Angeles County Code ("County Code").

8. This grant shall expire unless used within two years after the recordation of the Vesting Map. In the event that the Vesting Map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the Vesting Map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. Pursuant to section 22.56.140 of the County Code, the permittee may request a one-year time extension to use this grant, provided such request is made in writing and accompanied with the applicable fee at least six months prior to the expiration date described herein.
9. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the County Regional Planning Commission or a County hearing officer may, after conducting a public hearing, revoke or modify this grant if it is found that these conditions have been violated, or that this grant has been exercised so as to be detrimental to the public health, safety, or so as to be a nuisance. In the event that the County deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the permittee shall compensate the County for all costs incurred in such proceedings.
11. Within three days of the approval date of this grant, the permittee shall remit processing fees in the amount of \$2,085.25 payable to the County 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 711.4 of the California Fish and Game Code to defray the cost of wildlife protection and management incurred by the California Department of Fish and Game. No land use project subject to this requirement is final, vested, or operative until the fee is paid.

12. The subject property shall be developed and maintained in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
13. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as for adherence to development in accordance with the approved site plan on file. The amount charged for inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150 per inspection).
14. The subject property shall be graded, developed, and maintained in substantial conformance with the approved Vesting Map and the approved Exhibit "A" or revised Exhibit "A" approved by the Director ("Revised Exhibit "A"").
15. The development of the subject property shall comply with all requirements and conditions approved for the Vesting Map.
16. All development shall comply with the requirements of Title 22 of the County Code (Zoning Ordinance) and of the specific zoning of the subject property unless specifically modified by this grant, as set forth in these conditions, including the Exhibit "A" or Revised Exhibit "A."
17. No grading permit shall be issued prior to the recordation of a final map, unless otherwise permitted by Regional Planning.
18. The permittee shall submit a copy of the project Covenants, Conditions, and Restrictions ("CC&Rs") to Regional Planning for review and approval prior to final map approval. A copy of these conditions of approval shall be attached to the CC&Rs.
19. A minimum of 65 automobile parking spaces, as depicted on the Exhibit "A" or Revised Exhibit "A," shall be provided and continuously maintained by the permittee on the subject property and shall be developed according to the specifications in section 22.52.1060 of the County Code. There shall be at least three covered parking spaces for each unit for a total of 57 covered spaces. In addition, there shall be at least 8 guest parking spaces distributed throughout the

development, as depicted on the Exhibit "A" or Revised Exhibit "A," one of which shall be a "van-accessible" disabled parking space.

20. The required parking spaces described in Condition No. 19 shall be continuously available and used only for vehicular parking and shall not be used for storage, automobile repair, or any unauthorized use. This requirement shall be set forth in the CC&Rs to the satisfaction of Regional Planning. In addition, prior to obtaining any building permit for the project, the permittee shall submit to the Director for review and approval three copies of a Revised Exhibit "A" showing that the disabled parking space requirement in Condition No. 19 has been satisfied.
21. The permittee shall establish a method in the CC&Rs for the continuous maintenance of the common areas, including the driveways, landscaping, and the lighting system, and along all walkways and outdoor seating areas, to the satisfaction of Regional Planning.
22. The permittee shall reserve the right in the CC&Rs for all residents within the condominium project to use the driveways for access and to use the guest parking spaces throughout the development.
23. The permittee shall ensure that the CC&Rs prohibit the parking of recreational vehicles and outside storage in the development.
24. The permittee shall establish a method in the CC&Rs for graffiti prevention along the front/entrance of the project, which method shall include a requirement that the front yard wall shall be screened with vines and other vegetation to deter the occurrence of graffiti, which vegetation shall be continuously maintained to keep the front yard wall from public view.
25. The permittee shall establish a method in the CC&Rs for graffiti removal in the development. Except for seasonal decorations or signage provided by or for a civic or non-profit organization, all structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage that do not directly relate to the use of the property or provide pertinent information about the premises. In the event any such extraneous markings become visible, the permittee shall remove or cover said markings, drawings, or signage by 6:00 a.m. the next day, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
26. The information that is required to be contained in the CC&Rs by these conditions of approval shall in no way be modified in the CC&Rs without prior authorization from Regional Planning.
27. All utilities in the development shall be placed underground.

28. All structures in the development shall comply with the requirements of the Division of Building and Safety of the County Department of Public Works ("Public Works").
29. Detonation of explosives or any other blasting devices or material shall be prohibited, unless required permits have been obtained and adjacent property owners have been notified.
30. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to the hours of 8:00 a.m. to 6:00 p.m., Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturdays. No such activities are permitted on Sundays or holidays.
31. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director and the Director of Public Works.
32. The permittee shall, upon commencement of any grading activity allowed by this permit, diligently pursue all grading to completion.
33. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
34. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect as required throughout the life of this permit.
35. All construction and development within the subject property shall comply with the applicable provisions of the Building Code and the various related mechanical, electrical, plumbing, fire, grading, and excavation codes as currently adopted by the County.
36. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the County Building and Plumbing Codes.
37. The permittee shall comply with the green building and drought-tolerant landscaping ordinances adopted by the County. Prior to obtaining any building permit for the project, the permittee shall submit to Regional Planning building and landscaping plans incorporated into a Revised Exhibit "A" demonstrating compliance with these ordinances.
38. Prior to obtaining any building permit for the project, the permittee shall submit to Regional Planning for review and approval a Revised Exhibit "A" depicting the architectural features and aesthetic/exterior articulation for the project buildings. Such features and articulation shall have a high-design quality to ensure that the project buildings are compatible with the nearby residences. Attached to the Revised Exhibit "A" shall be a color site plan and elevations for the development.

39. The property shall be developed and maintained in compliance with all applicable requirements of the County Department of Public Health. Adequate water and sewage disposal facilities shall be provided to the satisfaction of said department.
40. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities including, but not limited to, water mains, fire hydrants, and fire flow facilities, shall be provided to the satisfaction of and within the time periods established by said department.
41. Prior to the issuance of any grading and/or building permit, a site plan shall be submitted to and approved by the Director indicating that the proposed grading and/or construction complies with the conditions of this grant and the standards in the zone.
42. Prior to obtaining any grading and/or building permit, the permittee shall submit to the Director for review and approval three copies of a landscape plan, which may be incorporated into the Exhibit "A" or Revised Exhibit "A," showing the size, type, and location of all plants, trees, and watering facilities on site. The landscape plan shall include phasing information for the landscaping, establishing the timing and sequencing all required landscaping. The permittee shall maintain all landscaping in a neat, clean, and healthful condition, and shall properly prune, weed, remove litter, fertilize, and replace plants when necessary. To the maximum extent feasible, drip irrigation systems shall be used in the development.
43. The required planting for the project shall begin at least 90 days prior to the occupancy of the project's first unit, and shall be completed within six months following the issuance of the project's first certificate of occupancy.
44. The permittee shall comply with all applicable sections of the County noise control ordinance set forth in Title 12, Chapter 12.08 of the County Code. In addition, standard construction noise attenuation measures shall include, but not be limited to: a) maintaining equipment and following the manufacturer's recommended noise muffling devices; b) minimizing equipment idling; c) locating staging and delivery areas as far away as feasible from adjacent residences; (d) scheduling deliveries mid-day; and e) to the extent feasible for exterior work, utilizing electrical-powered, rather than diesel-powered, tools and equipment.
45. The project shall comply with the noise insulation standards in Title 24 of the California Code of Regulations, ensuring an acceptable interior noise level (45 dBA CNEL interior level) for all units. Residential units Nos. 1 and 11 shall use up-graded glazing of dual pane assemblies or laminated glass for all windows and/or glass doorways facing 223rd street.

46. The combined retaining wall and fence within the project's side yard setback shall be a maximum of 12 feet in height.
47. Except as otherwise specified as part of the development program for this project:
- a. No building or structure of any kind, except a temporary structure used in developing the property in accordance with the development program, shall be built, erected, or moved onto any part of the property;
 - b. No existing building or structure which is to be demolished under the development program shall be used;
 - c. No existing building or structure which is to be altered under the development program shall be used until such building or structure has been so altered;
 - d. All improvements shall be completed prior to the occupancy of any structures; and
 - e. Where one or more buildings in the development are designated as a primary building, no building permit for any other structure shall be obtained until the foundation for such primary building(s) has been constructed.



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

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ANDREA SHERIDAN ORDIN
County Counsel

June 9, 2010

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

#13 JUNE 9, 2010

Agenda No. 2
02/23/10

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

Sachi C. Hamai
SACHI C. HAMAI
EXECUTIVE OFFICER

Re: **VESTING TENTATIVE TRACT MAP NUMBER 063243
SECOND SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a public hearing regarding the Regional Planning Commission's approval of the above-referenced subdivision, which is associated with General Plan Amendment Case No. 2005-00011-(2), Conditional Use Permit Case No. 2005-00236-(2), and Zone Change Case No. 2005-00022-(2), and relates to a proposed condominium development of 19 attached townhouse units in four buildings, located at 1028 West 223rd Street in the Carson Zoned District. At the completion of the hearing, your Board indicated an intent to approve the subdivision and instructed us to prepare findings and conditions for approval. Enclosed are findings and conditions for your consideration.

Very truly yours,

ANDREA SHERIDAN ORDIN
County Counsel

By

L. Hafetz
LAWRENCE L. HAFETZ
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

John F. Krattli
JOHN F. KRATTLI
Senior Assistant County Counsel

LLH:sh

Enclosure

HOA.700885.2

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
VESTING TENTATIVE TRACT MAP NO. 063243**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of Vesting Tentative Tract Map No. 063243 ("Vesting Map") on February 23, 2010. The Vesting Map was heard concurrently with General Plan Amendment Case No. 2005-00011-(2) ("Plan Amendment"), Zone Change Case No. 2005-00022-(2) ("Zone Change"), and Conditional Use Permit Case No. 2005-00236-(2) ("CUP"). The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the Vesting Map, Plan Amendment, Zone Change, and CUP on June 10, 2009.
2. The Vesting Map proposes a residential development of one multi-family lot with 19 attached townhouse condominium units located in four buildings on 0.92 gross acres.
3. The site is located at 1028 West 223rd Street within the Carson Zoned District in the unincorporated community of West Carson.
4. The Plan Amendment is a related request to change the subject property's land use designation in the Los Angeles Countywide General Plan ("General Plan") from Category 1 (Low Density Residential - One to Six Dwelling Units Per Acre) to Category 3 (Medium Density Residential - 12 to 22 Dwelling Units Per Acre).
5. The Zone Change is a related request to change the zoning for the subject property from A-1 (Light Agricultural - 5,000 Square Feet Minimum Required Lot Area) to R-3-24U-DP (Limited Multiple Residence - 24 Dwelling Units Per Acre - Development Program ("DP")). The -DP zoning designation will ensure that the development conforms to the approved plans and exhibits submitted by the subdivider and that it will remain compatible with the surrounding area.
6. The CUP is a related request to ensure compliance with the -DP zoning designation pursuant to section 20.40.040 of the Los Angeles County Code ("County Code"). The CUP will restrict development of the re-zoned property to the proposed project shown on the approved site plan marked "Exhibit A," and will ensure that no other development will be permitted on the property unless a new conditional use permit is first obtained.
7. The Vesting Map and CUP will not become effective until the proposed Plan Amendment and Zone Change are adopted by the Board.
8. The rectangular-shaped site is 0.92 gross acres (0.81 net acres) in size, with level topography, and currently contains an existing single-family residence which will be demolished as part of the project.

9. Primary access to the development will be from 223rd Street, an 80-foot-wide secondary highway on the County Master Plan of Highways. Internal access to the development will be via a 26-foot-wide private driveway and fire lane.
10. The subdivider's site plan, labeled Exhibit "A," depicts one multi-family lot with 19 attached townhouse condominium units. The townhouses are contained in four separate buildings, each of which contains four to six units. Each unit has three stories, with a maximum height of 35 feet, and the unit's living space is located on top of a garage. Three covered parking spaces will be provided for each unit, resulting in a total of 57 parking spaces for the project. Eight guest parking spaces will also be provided at four locations in the development.
11. The project proposes a minimum of 2,042 square feet of open space (5.8 percent of the net project area), which will include a play area, planters, and front yard landscaping. Approximately 1,000 cubic yards of cut and 2,000 cubic yards of fill are proposed for the development. No oak trees exist on the site.
12. The General Plan land use designation for the subject property is currently Category 1, but the Plan Amendment proposes to change this designation to Category 3. The proposed density for the project is 19 units, which equates to a density of 20.6 dwelling units per acre, and, therefore, is consistent with the subject property's proposed Category 3 land use designation in the General Plan.
13. The site was zoned A-1 on October 6, 1954 by Ordinance No. 6529, which established the Carson Zoned District. As indicated, the Zone Change proposes to change the zoning for the site to zone R-3-24U-DP.
14. The surrounding properties are zoned as follows:
 - North: A-1 and M-1 (Light Industrial);
 - East: R-3-17U-DP (Limited Multiple Residence - 17 Dwelling Units Per Acre - Development Program), A-1 and M-1;
 - South: A-1 and RPD-5,000-12U (Residential Planned Development - 5,000 Square Feet Minimum Required Lot Area - 12 Dwelling Units Per Acre); and
 - West: A-1 and RPD-5,000-12U.
15. Surrounding land uses are as follows:
 - North: Single and multi-family residences, a church, a greenhouse (nursery), a school, and a kennel;
 - East: Single and multi-family residences, a church, a kennel, a maintenance yard, and mobilehome park;
 - South: A planned unit development and single-family residences, a mobilehome park, a light industrial/warehouse, and a market; and
 - West: Single-family and two-family residences.

16. Townhouses are permitted in the R-3 zone pursuant to sections 22.20.260 and 22.40.040 of the County Code, thus making the project consistent with the proposed zoning. The allowable density in the R-3 zone is 24 dwelling units per acre, equating to 19 units for the subject property, thus making the project also consistent with the density for the proposed zoning.
17. Prior to the Commission's public hearing, an Initial Study was prepared for the project in compliance with the California Environmental Quality Act ("CEQA"). Based on the Initial Study, staff of the County Department of Regional Planning ("Regional Planning") determined that a Negative Declaration ("ND") was the appropriate environmental document for the project, finding that there was no substantial evidence that the project would have a significant effect on the environment.
18. Prior to the Commission's public hearing, staff received two letters from the County Sanitation Districts, dated February 5, 2007 and May 12, 2009, respectively, confirming that adequate infrastructure and adequate sewerage service capacity exists to make the project feasible.
19. During the Commission's June 10, 2009 public hearing, the Commission heard a presentation from staff and testimony from the subdivider and its representative. No other testimony was heard.
20. During the Commission's public hearing, the Commission discussed the following project-related issues:
 - a. Traffic along West 223rd Street: The Commission questioned whether a "right turn only" sign was needed at the development's driveway entrance because of traffic along West 223rd Street. Based on testimony from the subdivider's representative that no access issues exist at the site, the Commission concluded that such a sign was unnecessary;
 - b. Proposed retaining wall and fence height along the easterly side of the site: In Commission discussions regarding the accuracy of the Exhibit "A" related to the project's 11-foot combined height for the side yard's retaining wall and fence, the County Department of Public Works ("Public Works") recommended that an additional height of one foot, up to a maximum of 12 feet, be depicted on the Exhibit "A" for this combined structure to allow for changes in its height during construction. The Commission accepted the recommendation and found that the retaining wall issue was resolved;
 - c. Building design: The Commission noted that the proposed building design was plain, looked box-like, and should be embellished with more detailed articulation and color to match the aesthetic quality of the newer adjacent residences. In response, the subdivider's representative testified that the proposed plans were preliminary and generic, and that the subdivider

would work with staff at a later stage in the project's review to incorporate aesthetic features into the building design; and

- d. **Green building/drought-tolerant landscaping:** Although exempt from the County's green building and drought-tolerant landscaping ordinances based on the project's completed application date, staff nonetheless made a recommendation, which the Commission accepted, that the subdivider shall be required to comply with these ordinances and that such compliance shall be shown on the approved Exhibit "A" prior to obtaining any building permit for the project.
21. On June 10, 2009, after hearing all testimony, the Commission closed the public hearing, adopted the ND for the project, approved the Vesting Map and CUP, and recommended approval of the Plan Amendment and Zone Change to the Board, subject to the conditions recommended by staff and the following additional conditions:
 - a. That the combined retaining wall and fence height in the site's side yard be a maximum of 12 feet;
 - b. That prior to issuance of any building permit, the architectural design for the project shall be shown on a Revised Exhibit "A" and shall be reviewed by the Director of Regional Planning to ensure design quality and consistency with the local community; and
 - c. That prior to issuance of any building permit, the project's building and landscaping plans shall be reviewed by staff to ensure compliance with the County's green building and drought-tolerant landscaping ordinances.
 22. Pursuant to section 22.60.230(B)(2) of the County Code, because the project approvals included a recommendation by the Commission to the Board on the Plan Amendment and Zone Change, the Vesting Map and CUP were called up for review by the Board with the request for the Plan Amendment and Zone Change.
 23. The Board conducted its public hearing on the project on February 23, 2010, and heard a presentation from Regional Planning staff. There was no testimony either in support of or in opposition to the project at the Board's public hearing.
 24. The Board finds that the project is consistent with the surrounding area in the unincorporated community of West Carson and has received support from interested stakeholders.
 25. The Board finds that the project conditions require project compliance with the County's green building and drought-tolerant landscaping ordinances, and further require the subdivider to plant significant landscaping around the townhouse units. The Board finds that these requirements will ensure that the development has and maintains a consistent aesthetic with the surrounding community.

26. The Board finds that the proposed use is subject to the development standards and requirements of the R-3-24U-DP zone, as set forth in sections 22.20.300 through 22.20.330 of the County Code, as well as to the applicable development program requirements for the -DP zoning designation, as set forth in sections 22.40.030 through 22.40.080 of the County Code.
27. The Board finds that the subdivider has submitted a development program, consisting of a site plan and progress schedule, which complies with the requirements of section 22.40.050 of the County Code.
28. The Board finds that the proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the General Plan. The Board further finds that the project increases the supply and diversity of housing and promotes the efficient use of existing public services and infrastructure by locating new development within an older established urbanized area.
29. The Board finds that the subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping, and other accessory structures, as shown on the site plan and Vesting Map.
30. The Board finds that compatibility with surrounding land uses will be ensured through the Plan Amendment, Zone Change, and CUP.
31. The Board finds that there is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.
32. The Board finds that the site is physically suitable for the type of development and density being proposed since the property has adequate building sites to be developed in accordance with the County grading ordinance, has access to County-maintained streets, will be served by public sewer and public water systems, and will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs.
33. The Board finds that 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.
34. The Board finds that the design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable 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.
35. The Board finds that the design of the subdivision provides for, to the extent feasible, future passive or natural heating or cooling opportunities therein.

36. The Board finds that the division and development of the property in the manner set forth on this Vesting 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 Vesting Map since the design and development as set forth in the conditions of approval and shown on the Vesting Map provide adequate protection for any such easements.
37. Consistent with Chapter 4, Article 3.5 of the Subdivision Map Act, the Board finds that the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake, or reservoir.
38. The Board finds that 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.
39. The Board finds that in determining that the project was consistent with the General plan, 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.
40. The Vesting Map was submitted as a "vesting" tentative map. As such, it is subject to the provisions of sections 21.38.010 through 21.38.080 of the County Code.
41. The Board finds that an Initial Study was prepared for the project in accordance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, an ND was prepared for the project.
42. The Board reviewed and considered the ND and found that it reflects the independent judgment and analysis of the Board. After considering the ND with any comments received during the public review process, the Board found that on the basis of the whole record before it, there was no substantial evidence the project would have a significant effect on the environment.
43. The Board finds that this project is not exempt from California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.
44. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval, as well as the conditions of the CUP.
45. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies that the ND was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the ND and that it reflects the independent judgment and analysis of the Board as to the environmental consequences of the project; and finds that on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment;
2. Certifies that it adopted the ND at the conclusion of the public hearing on the project; and
3. Approves Vesting Tentative Tract Map No. 063243, subject to the attached conditions.

**CONDITIONS OF APPROVAL
VESTING TENTATIVE TRACT MAP NO. 063243**

1. The subdivider shall conform to the applicable requirements of Title 21 (Subdivision Ordinance) and Title 22 (Planning and Zoning) of the Los Angeles County Code ("County Code"), including the requirements of the R-3-24U-DP (Limited Multiple Residence - 24 Dwelling Units Per Net Acre - Development Program ("DP")) zone. The subdivider shall also conform to the requirements of Conditional Use Permit Case No. 2005-00236-(2) ("CUP"), approved by the Los Angeles County ("County") Board of Supervisors ("Board") in connection with the approval of this Vesting Tentative Tract Map No. 063243.
2. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or entity making use of this grant.
3. In conjunction with the CUP, this land division is approved in a -DP zone as a condominium development of 19 attached townhouses in four buildings on 0.92 gross acres.
4. Recordation of the final map is contingent upon adoption of the following by the Board:
 - (a) General Plan Amendment Case No. 2005-00011-(2), changing the subject property's land use designation in the Los Angeles Countywide General Plan from Category 1 (Low Density Residential - One to Six Dwelling Units Per Acre) to Category 3 (Medium Density Residential - 12 to 22 Dwelling Units Per Acre); and
 - (b) Zone Change Case No. 2005-00022-(2), changing the zoning for the subject property from A-1 (Light Agriculture - 5,000 Square Feet Minimum Required Lot Area) to R-3-24U-DP.
5. The subdivider shall label the interior driveway in the subdivision as "Private Driveway and Fire Lane" on the final map.
6. The subdivider shall construct or bond with the County Department of Public Works ("Public Works") for driveway paving in widths as shown on the approved Exhibit "A," dated July 1, 2008, to the satisfaction of the County Department of Regional Planning ("Regional Planning") and the County Fire Department.
7. The subdivider shall submit a copy of any and all project Covenants, Conditions, and Restrictions ("CC&Rs") to Regional Planning for review and approval prior to final map approval. Any provision in these conditions required to be contained in the CC&Rs shall be identified as such, and shall not be modified in any way without prior authorization from Regional Planning.

8. The subdivider shall establish a method in the CC&Rs for the continuous maintenance of the common areas, including the driveways, landscaping, and the lighting system, and along all walkways and outdoor seating areas, to the satisfaction of Regional Planning.
9. The subdivider shall reserve in the CC&Rs the right for all residents within the condominium project to use the driveways for access and to use the guest parking spaces throughout the subdivision.
10. The subdivider shall establish a method in the CC&Rs for graffiti prevention along the front/entrance of the project. Such method shall include a requirement that the front yard wall shall be screened with vines and other vegetation to deter the occurrence of graffiti, and shall also require that the vegetation be continuously maintained to keep the front yard wall from public view.
11. The subdivider shall establish a method in the CC&Rs for graffiti removal in the subdivision. Except for seasonal decorations or signage provided by or for a civic or non-profit organization, all structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage that do not directly relate to the use of the property or provide pertinent information about the premises. In the event any such extraneous markings become visible, the subdivider shall remove or cover said markings, drawings, or signage by 6:00 a.m. the next day, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
12. The subdivider shall develop and maintain the site in substantial compliance with the approved Exhibit "A," dated July 1, 2008, or any revised Exhibit "A" approved by Regional Planning.
13. The subdivider shall place a note(s) on the final map, to the satisfaction of Regional Planning and Public Works, that this subdivision is approved as a condominium project for a total of 19 residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will provide the necessary access and utility easements for all of the units.
14. The subdivider shall remove all existing structures on the site, including the existing single-family residence and any accessory structures. Prior to obtaining final map approval, the subdivider shall submit to Regional Planning a copy of the demolition permit or other proof satisfactory to Regional Planning that these structures have been removed.
15. The subdivider shall plant at least seven trees (one tree for every 5,000 square feet of net project area) of a non-invasive species throughout the landscaped and common areas of the site. The location and the species of said trees shall be incorporated into a site plan or landscape plan for the project, which plan shall be

approved by Regional Planning prior to final map approval. The subdivider shall post a bond with Public Works or provide other proof to the satisfaction of Regional Planning that the required trees will be planted.

16. Within five days of the approval date of this grant, the subdivider shall remit processing fees in the amount of \$2,656.75 payable to the County 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 711.4 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No land use project subject to this requirement is final, vested, or operative until the fee is paid.
17. Prior to obtaining any building permit for the development of the project, the subdivider shall pay a fee to the County Librarian pursuant to Chapter 22.72 of the County Code in an amount set forth in said Chapter at the time of payment and provide proof of such payment to Regional Planning.
18. No grading permit for the project may be issued prior to recordation of the final map unless otherwise authorized by the Director of Regional Planning.
19. 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 tract map approval, or related discretionary project approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of California 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 reasonably cooperate in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the County fails to reasonably cooperate in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
20. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expense 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 also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - (a) If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit

to the number of supplemental deposits that may be required prior to completion of the litigation; and

- (b) At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

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

Except as modified herein, this approval is also subject to all of the conditions set forth in the CUP and the attached reports recommended by the Subdivision Committee, which Subdivision Committee consists of members of Regional Planning, Public Works, and the County Departments of Fire, Parks and Recreation, and Public Health.

Attachment:

Subdivision Committee Reports (VTTM NO. 063243 - Pages 1-16)

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 063243 (Rev.)

TENTATIVE MAP DATED 07-01-2008
EXHIBIT MAP DATED 07-01-2008

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.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 063243 (Rev.)

TENTATIVE MAP DATED 07-01-2008
EXHIBIT MAP DATED 07-01-2008

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

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 063243 (Rev.)

TENTATIVE MAP DATED 07-01-2008
EXHIBIT MAP DATED 07-01-2008

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

Prepared by  Conrad M. Green
tr63243L-rev4.doc

Phone (626) 458-4917

Date 08-18-2008



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

TRACT NO.: 063243

TENTATIVE MAP DATE: 07/01/08
EXHIBIT MAP DATE: 07/01/08

STORM DRAIN 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), which was conceptually approved on 5/20/08 to the satisfaction of the Department of Public Works.

Name Lizbeth Cordova AS Date 8/11/08 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:

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Notarized covenants, in a form approved by Public Works, shall be obtained from all impacted offsite property owners, as determined by Public Works, and shall be recorded by the applicant. The number of offsite covenants will be determined by Public Works based on proposed off-site grading work or off-site drainage impacts. Covenants must be prepared by the applicant's consultants and submitted to Public Works for review and approval. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the offsite covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.
2. Provide approval of:
 - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP) by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

3. 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 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.
4. Provide a draft copy of the CC&Rs

Name J. E. Flay Date 7/21/08 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\063243 rev4.doc

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

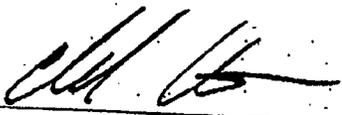
TENTATIVE TRACT MAP 63243
SUBDIVIDER Anastasi
ENGINEER R.T. Quinn & Associates, Inc.
GEOLOGIST _____
SOILS ENGINEER NorCal Engineering

TENTATIVE MAP DATED 7/1/08 (Revised)
LOCATION Harbor City
GRADING BY SUBDIVIDER [Y] (Y or N) - 2000 yds.²
REPORT DATE _____
REPORT DATE 7/18/06, 6/14/05

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.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 7/25/08 is attached.

Prepared by  Reviewed by _____ Date 7/23/08
Charles Nestle

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>
P:\Gmepub\Geology Review\Forms\Form02.doc
8/30/07

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 12.0
PCA LX001129
Sheet 1 of 1

Tentative Tract Map 63243
Location 223rd Street, Harbor City
Developer/Owner Anastasi
Engineer/Architect R.T. Quinn & Associates, Inc.
Soils Engineer NorCal Engineering
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 7/1/08 (rev.)
Soils Engineering Report Dated 6/14/05
Soils Engineering Addendum Dated 7/18/06
Previous Review Sheet Dated 3/19/08

ACTION:

Tentative Map feasibility is recommended for approval, subject to condition below:

REMARKS:

At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
ONSITE SOILS HAVE A MEDIUM EXPANSION POTENTIAL AND ARE CORROSIVE TO FERROUS METALS.



Prepared by _____

Date 7/25/08

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/gol/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:\gmpub\Soils Review\Jeremy\TR 63243, 223rd Street, Harbor City, TTM-A_6.doc

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

1. Dedicate the right to restrict vehicular access on 223rd Street.
2. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on 223rd Street.
3. Construct parkway improvements (driveway, landings, sidewalk etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
4. Plant street trees along the property frontage on 223rd Street.
5. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on 223rd 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, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
 - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways

TENTATIVE MAP DATED 07-01-2008
EXHIBIT MAP DATED 07-01-2008

- conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- c. The annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
- d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and 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.
6. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
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 satisfaction of Public Works.

JN for AAN

PC

Prepared by Patricia Constanza
tr63243-rev4.doc

Phone (626) 458-4921

Date 07-25-2008

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

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC12067AS, dated 06-12-2008) 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 increases, 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.
3. Provide a digital copy (PDF Format) of the approved area study and/or approved sewer improvement plans.
4. 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.
5. Easements are required, subject to review by Public Works to determine the final locations and requirements.

Prepared by Imelda Ng
tr63243s-rev4.doc

Phone (626) 458-4921

Date 08-11-2008

TENTATIVE MAP DATED 07-01-2008
EXHIBIT MAP DATED 07-01-2008

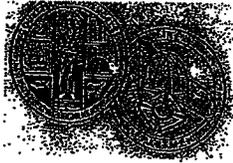
The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

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

Prepared by Lana Radle
t63243w-rev4.doc

Phone: (626) 458-4921

Date 08-11-2008



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

PP - Jodie

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 63243 Map Date July 01, 2008 - Ex. A

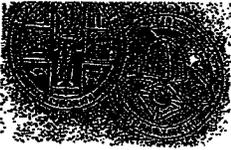
C.U.P. _____ Map Grid 0743D

- 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 902 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: Access as shown on the Exhibit Map is adequate.

by Inspector: Juan C. Padilla Date August 14, 2008

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



RE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 63243

Tentative Map Date July 01, 2008 - 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 2500 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 2 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 1 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: The required fire hydrant shall be installed and tested or bonded for prior to Final Map clearance.

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

By Inspector Juan C. Padilla

Date August 14, 2008

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 #	63243	DRP Map Date: 07/01/2008	SCM Date: / /	Report Date: 08/18/2008
Park Planning Area #	21	WEST CARSON		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:	\$47,081

Conditions of the map approval:

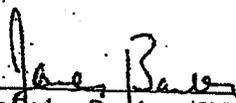
The park obligation for this development will be met by:

The payment of \$47,081 in-lieu fees.

Trails:

No trails.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment or information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.


James Barber, Developer Obligations/Land Acquisitions



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION WORKSHEET

Tentative Map #	63243	DRP Map Date: 07/01/2008	SMC Date: / /	Report Date: 08/18/2008
Park Planning Area #	21	WEST CARSON		Map Type: REV. (REV RECD)

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

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ units} = (X) \text{ acres obligation}$$

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

- Where:
- P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 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.
 - Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal 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

	Acres	Goal	Number of Units	Obligation
Detached S.F. Units	3.23	0.0030	0	0.00
M.F. < 5 Units	2.70	0.0030	8	0.06
M.F. >= 5 Units	2.17	0.0030	11	0.07
Mobile Units	2.00	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.13

Park Planning Area = 21 WEST CARSON

Goal	Acre Obligation	RLV/Acre	In-Lieu Base Fee
@(0.0030)	0.13	\$362,161	\$47,081

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	\$362,161	\$47,081



COUNTY OF LOS ANGELES
Public Health

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

JONATHAN E. FREEDMAN
Acting Chief Deputy

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5280 - FAX (626) 960-2740

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

Gloria Molina
First District
Yvonne B. Burke
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Michael D. Antonovich
Fifth District

August 13, 2008

RFS No. 08-0020604

Tract Map No. 063243

Vicinity: Torrance

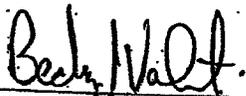
Tentative Tract Map Date: July 1, 2008 (4th Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and Tentative Tract Map 063243 has been cleared for public hearing. The following conditions of approval still apply and are in force:

1. Potable water will be supplied by the California Water Service Company, a public water system.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the Los Angeles County Sanitation District as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,



Becky Venti, E.H.S. IV
Land Use Program

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

NEGATIVE DECLARATION

PROJECT NUMBER: TR 063243, RENV200500207, RCUPT200500236, RZCT200500022, RPAT200500011.

1. DESCRIPTION:

The proposed project is an application for a tract map for 20 attached townhomes in four buildings. Applicant is applying for a general plan amendment to change the land use designation from Category 1-Low Density Residential to Category 3 Medium Density Residential, a zone change from A-1 (Light Agriculture) to R-3-DP (Limited Multiple), and a DP Conditional Use Permit. Ingress and egress will be provided by a driveway from 223rd Street to garages below each of the units. A total of 65 parking spaces will be provided, five of which will be for guests. A tot lot will be provided on site. An existing house and garage on the property will be demolished. There will be approximately 3,000 cubic yards (cy) of grading, including 1,000 cy of cut and 2,000 cy of fill.

2. LOCATION:

1028 West 223rd Street, Torrance, CA 90502

3. PROPONENT:

*Lloyd R. Anastasi
1250 8th Street
Manhattan Beach, CA 90266*

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.

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

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

PREPARED BY: *Anthony Curzi*

DATE: *April 1, 2008*

STAFF USE ONLY

PROJECT NUMBER: TR 063243
CASES: RENV200500207
RCUPT200500236
RZCT200500022
RPAT200500011



*** INITIAL STUDY ***

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

GENERAL INFORMATION

I.A. Map Date: 08/22/07 Staff Member: Anthony Curzi
Thomas Guide: 764-A7 USGS Quad: Torrance
Location: 1028 W. 223rd Street, Torrance, CA 90502

Description of Project: Application for Tract Map for 20 attached townhomes in four buildings.
Applicant is applying for a general plan amendment to change the land use designation from Category 1 Low Density Residential to Category 3 Medium Density Residential, a zone change from A-1 (Light Agriculture) to R-3-DP (Limited Multiple), and a DP Conditional Use Permit. Ingress and egress will be provided by a driveway from 223rd Street leading to garages below each of the units. A total of 65 parking spaces will be provided, five of which will be for guests. A tot lot will be provided on site. An existing house and garage on the property will be demolished. There will be approximately 3,000 cubic yards (c.y.) of grading.

Gross Acres: 0.92

Environmental Setting: The project site is located on the south side of 223rd Street, east of Meyler Street and west of Vermont Avenue. The City of Carson is to the east of the project site while the Cities of Los Angeles and Torrance are to the west. Surrounding land uses consist of single-family homes, duplexes, multi-family residences, a mobile home park, industrial uses, religious uses, kennels, a green house, a maintenance yard, a market, vacant lots, and a school. There are no oak trees on site or within 200 feet of the site.

Zoning: A-1(Light Agriculture)

General Plan: Category 1 Low Density Residential

Community/Area wide Plan: N/A

Major projects in area:

<u>PROJECT NUMBER</u>	<u>DESCRIPTION & STATUS</u>
TR 060027	Sixteen detached condominiums on 1.25 acres (pending).
TR 060481	Five single-family lots on 0.92 acres (approved).
TR 067784	One multi-family lot with 250 attached condominiums on 4.17 acres (pending).
PM 060843	Four single-family lots (recorded).
TR 063296	One multi-family lot with 58 attached condominiums on 3.13 acres (pending).

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

REVIEWING AGENCIES

Responsible Agencies

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

Trustee Agencies

- None
- State Fish and Game
- State Parks
-
-
-
-
-

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mtns. Area
- City of Los Angeles
- City of Torrance
- City of Carson
- DTSC
-
-
-
-

Regional Significance

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

County Reviewing Agencies

- Subdivision Committee
- Public Health: Env. Hygiene
-
-
-
-
-

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
			Less than Significant Impact/No Impact			
			Less than Significant Impact with Project Mitigation			
			Potentially Significant Impact			
CATEGORY	FACTOR	Pg				Potential Concern
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Environmental Finding:

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

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

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

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

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

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

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

Reviewed by: Anthony Curzi *Anthony Curzi* Date: 12/06/07

Approved by: Paul McCarthy *Paul McCarthy* Date: 12/06/07

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

Determination appealed -- see attached sheet.

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

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

<input type="checkbox"/> Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70	<input type="checkbox"/> MITIGATION MEASURES	<input type="checkbox"/> OTHER CONSIDERATIONS
<input type="checkbox"/> Lot Size	<input type="checkbox"/> Project Design	<input type="checkbox"/> Approval of Geotechnical Report by DPW

Applicant shall comply with all requirements of Subdivision Committee.

CONCLUSION

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

<input checked="" type="checkbox"/> Potentially significant	<input type="checkbox"/> Less than significant with project mitigation	<input checked="" type="checkbox"/> Less than significant/No Impact
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HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard?
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Water Ordinance No. 7834 Fire Ordinance No. 2947 Fire Regulation No. 8
 Fuel Modification / Landscape Plan

MITIGATION MEASURES OTHER CONSIDERATIONS

Project Design Compatible Use

Applicant shall comply with all requirements of Subdivision Committee.

CONCLUSION

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

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

HAZARDS - 4. Noise

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located near a high noise source (airports, railroads, freeways, industry)?
<i>Harbor Freeway located approximately 0.5 miles away. Industrial uses within 500'.</i> |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
<i>School located west of project site. Hospital one-quarter mile north.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project? |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
<i>Construction noise.</i> |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Lot Size Project Design Compatible Use

Consultation with Environmental Hygiene.

CONCLUSION

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

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

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? <i>NPDES Permit</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

- Lot Size Project Design Compatible Use

OTHER CONSIDERATIONS

CONCLUSION

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

Potentially significant

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

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Health and Safety Code – Section 40506

MITIGATION MEASURES

Project Design Air Quality Report

OTHER CONSIDERATIONS

CONCLUSION

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

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

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

MITIGATION MEASURES

Lot Size Project Design

OTHER CONSIDERATIONS

ERB/SEATAC Review Oak Tree Permit

CONCLUSION

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

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

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Phase 1 Archaeology Report

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

<input type="checkbox"/> MITIGATION MEASURES	<input type="checkbox"/> OTHER CONSIDERATIONS
<input type="checkbox"/> Lot Size	<input type="checkbox"/> Project Design
<input type="checkbox"/> Visual Report	<input type="checkbox"/> Compatible Use

CONCLUSION

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

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

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design Traffic Report

Consultation with Traffic & Lighting Division

CONCLUSION

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

Potentially significant

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

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site?
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Applicant shall comply with all requirements of Subdivision Committee.

CONCLUSION

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

Potentially significant

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

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Site Dedication Government Code Section 65995 Library Facilities Mitigation Fee

CONCLUSION

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

Potentially significant

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

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

Yes No Maybe

- a. Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
- b. Are there any special fire or law enforcement problems associated with the project or the general area?
- c. Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Fire Mitigation Fee

CONCLUSION

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

Potentially significant

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

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

Lot Size Project Design

OTHER CONSIDERATIONS

CONCLUSION

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

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

OTHER FACTORS - 1. General

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources? |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the general area or community? |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land? |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |
-
-
-

STANDARD CODE REQUIREMENTS

State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Compatible Use

CONCLUSION

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

Potentially significant

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

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed? <i>Site previously used as nursery.</i>
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

Toxic Clean-up Plan

OTHER CONSIDERATIONS

Phase I Environmental Assessment report required.

CONCLUSION

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

Potentially significant

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

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property? <i>Applicant applying for plan change.</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property? <i>Applicant applying for zone change.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the following applicable land use criteria: Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Applicant shall comply with all requirements of the Subdivision Committee.

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

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

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

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

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

MANDATORY FINDINGS OF SIGNIFICANCE

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

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

CONCLUSION

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

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