Notice of Determination

TO:
☒ Los Angeles Environmental Findings
12400 E. Imperial Hwy., #1101
Norwalk, CA 90650

FROM:
Department of Regional Planning
Los Angeles County
320 W. Temple St., 13th Floor
Los Angeles, CA 90012

SUBJECT

Filing Notice of Determination in compliance with Sec. 21152 of the Public Resources Code.

Project Title:	Project No. TR53653-(5), Zone Change Case No. 200800004, Vesting Tentative Tract Map No. 53653, Conditional Use Permit Case No. 200500088, Oak Tree Permit Case No. 200500039, Housing Permit Case No. 200600001			
State Clearinghouse Number:	2003031086	Lead Agency Contact:	Alejandrina C. Baldwin acbaldwin@planning.lacounty.gov	Phone: (213) 974-6433
Project Location:	Approximately 273 feet southwest of Sagecrest Circle, west of I-5 Freeway and the Old Road between Calgrove Blvd and Sagecrest within Los Angeles County.			
Project Description:	A residential subdivision proposal to create 92 single-family lots, one multi-family lot with 93 attached senior condominium units in two buildings, five open space lots, one recreation lot, six public facility lots and one fire station lot on approximately 234.8 gross acres. A zone change to change the zoning on 9.3 acres of the 234.78 acres, over the multi-family Lot No. 94, from A-2-1 (Heavy Agriculture-One Acre Minimum Required Lot Area) and A-2-2 (Heavy Agriculture-Two Acre Minimum Required Lot Area) to C-3-DP (Unlimited Commercial Development Program). A conditional use permit to ensure compliance with the requirements of hillside management, density controlled development, development within a Significant Ecological Area, and onsite project grading. An oak tree permit to allow the removal of 162 oak trees (including 13 heritage oaks) and encroachment into the protected zone of 52 oak trees (including six heritage oaks). A housing permit to authorize a density bonus up to 50 percent for the senior citizen housing development.			

This is to advise that the Board of Supervisors has approved the above described project on August 25, 2009 and made the following determinations:

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project, pursuant to CEQA provisions.
   ☐ A Negative Declaration was prepared for this project, pursuant to CEQA provisions.
3. Mitigation measures [☒ were ☐ were not] made a condition of approval for this project.
4. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
5. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This shall certify that the final EIR, with comments and responses and record of project approval, or the Negative Declaration is available to the general public at the Los Angeles County Department of Regional Planning, 320 W. Temple St., Los Angeles, CA 90012.

Signature	Date	Supervising Regional Planner
	8/25/09	ORIGINAL FILED AUG 26 2009 LOS ANGELES, COUNTY CLERK