

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: July 31, 2024

HEARING DATE: August 14, 2024 AGENDA ITEM: 8

PROJECT NUMBER: PRJ2023-002104-(5)

PERMIT NUMBER(S): Tentative Parcel Map No. 84140 (RPPL2023003055)

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: West Avenue L-10 and 47th Street West, Quartz Hill
Assessor Parcel Number (“APN”): 3103-006-0012

OWNER: Cosimo Barbato

APPLICANT: Randy Gorman (AV Engineering)

PUBLIC MEETINGS HELD: 1 OF 5

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

CASE PLANNER: Phillip Smith, Senior Regional Planner
psmith@planning.lacounty.gov

RECOMMENDATION

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

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2023-002104-(5), Tentative Parcel Map Number 84140 (RPPL2023003055) based on the Draft Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

CEQA:

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

ENTITLEMENT:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE TENTATIVE PARCEL MAP NUMBER 84140 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

- Tentative Parcel Map to create two parcels on 1.12 net (1.13 gross) acres in the R-1 (Single-Family Residential) Zone pursuant to County Code Sections 21.48 (Minor Land Divisions) of the Los Angeles County (“County”) Code.

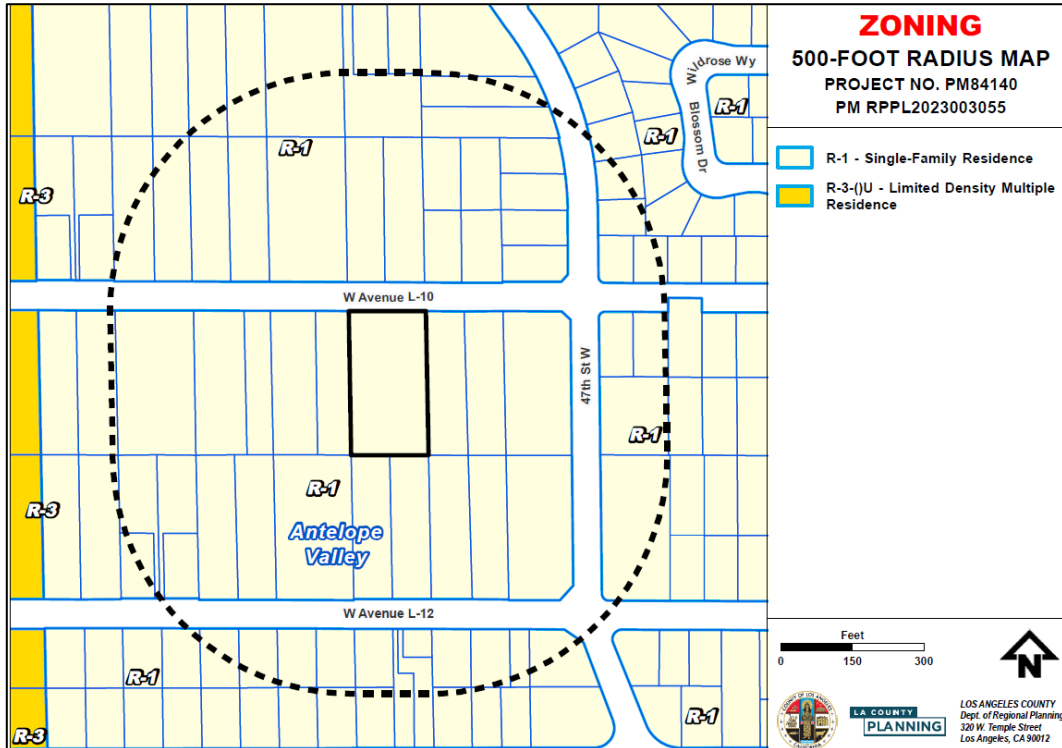
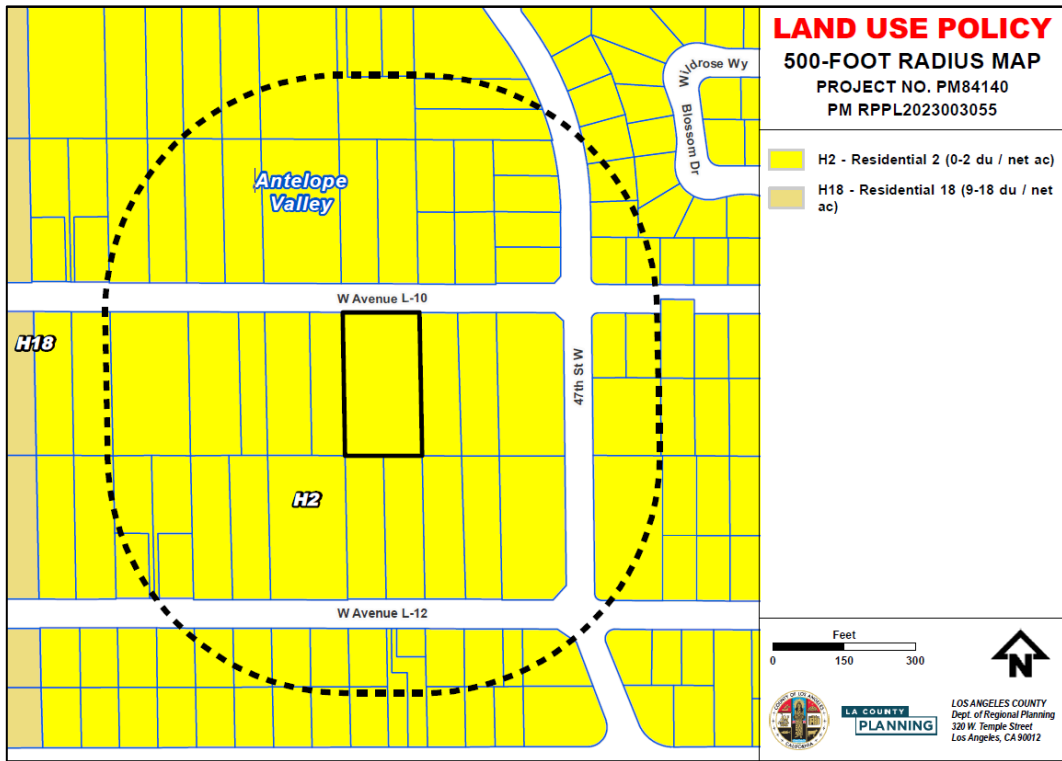
B. Project

The applicant proposes to subdivide a 1.12 net (1.13 gross) acre legal lot into two parcels (“Project”). The Project is located on an existing parcel on West Avenue L-10 near 47th Street West, also known as APN: 3103-006-012, within the unincorporated community of Quartz Hill (“Project Site”). Both proposed parcels will be accessible from West Avenue L-10. Parcel No. 1 will be 0.55 net acres (24,247 net square feet) and Parcel No. 2 will be 0.55 net acres (24,240 net square feet) in size. The Project Site is currently undeveloped and has no existing structures. The subdivision will be required to improve the south side of Avenue L-10 with the rural cross-section, consisting of an inverted shoulder and 12-foot parkway as well as plant street trees and install streetlights. No other residential development or grading is proposed with the subdivision.

SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	ANTELOPE VALLEY AREA PLAN	ZONING	EXISTING USES
SUBJECT PROPERTY	H2 (Residential 2 – Two Dwelling Units Per Net Acre)	R-1	Vacant Lot
NORTH	H2	R-1	Single-Family Residential
EAST	H2	R-1	Single-Family Residential
SOUTH	H2	R-1	Single-Family Residential
WEST	H2	R-1	Single-Family Residential



PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
ZCO 20150021	R-1	July 16, 2015
ZCO 7183	R-1-7,500 (Single-Family Residential – 7,500 Square Feet Minimum Required Lot Area)	August 2, 1957

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
None	None	None

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
None	None	None

ANALYSIS

A. Land Use Compatibility

The Project Site is located within the H2 land use category of the Antelope Valley Area Plan (“Area Plan”), a component of the General Plan. This land use category is intended for single-family residences and allows for a maximum density of two dwelling units per acre, which is less than the maximum number of dwelling units of three for the subject property. The proposed Project consists of two residential parcels. This land use designation falls under “Rural Town Areas,” which is part of the Area Plan’s Rural Preservation Strategy framework, supporting new residential development that is consistent with various agricultural, equestrian, and animal-keeping uses where appropriate (Area Plan, Page 24). The Project will be required to improve the south side of Avenue L-10 with the rural cross-section, consisting of an inverted shoulder and 12-foot parkway as well as plant street trees and install streetlights. No other residential development or grading is proposed. Future residential development will be required to comply with the applicable development standards of the R-1 zone. As proposed, the parcels would be compatible with the existing land uses in the area, which consist of primary residential and accessory structures.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project Site is located in an “Urbanized Area” as classified by the Census Bureau and a built out low-density residential neighborhood with predominantly single-family residences. No construction or further development is proposed on Parcel No. 1 or No. 2 at this time; however, any future development on either parcel would be considered infill development, and would need to be compatible in use, design and density as well as

development standards of Title 22 (Planning and Zoning) of the County Code. Both parcels have access from West Avenue L-10, a 60-foot-wide public collector street.

C. Design Compatibility

The proposed Project creates one additional residential parcel for a total of two parcels that are zoned R-1 for low density residential uses. The proposed plating is consistent with the neighborhood's lot configuration of rectangular-shaped lots fronting West Avenue L-10. Future proposed development on Parcel No. 1 or No. 2 will be subject to applicable development standards of Title 22 (Planning and Zoning) of the County Code and require a separate review and permit.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

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

HOUSING ACCOUNTABILITY (“HAA”) AND HOUSING CRISIS (“SB330”) ACTS

The HAA applies to this Project. The HAA limits a local government's ability to deny, downsize, or render infeasible housing development projects containing either affordable or market-rate units. For a project to qualify for the protections included in the HAA, it must meet the definition of a housing development project. This Project qualifies as a housing development project because it consists of more than one residential unit and is consistent with the General Plan, Zoning, and development standards.

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

- 1) The project will have a specific, adverse impact upon public health or safety unless the project is denied or approval conditioned to be developed at a lower in density (i.e., a significant, quantifiable, direct and unavoidable impact based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete).

- 2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact. Feasible means capable of being accomplished in a successful manner within a reasonable time period, taking into account economic, environmental, social, and technological factors.

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

Further, due to the severe lack of housing of both affordable and market-rate units, Governor Newsom signed the Housing Crisis Act (SB 330) into law to preserve the existing housing inventory, accelerate housing production by prohibiting the application of additional regulations once a project application is deemed complete, and limit the total number of public meetings to five. The law took effect on January 1, 2020, and under SB 8 (effective January 1, 2022), will extend to January 1, 2030. See Government Code sections 65905.5 and 65589.5.

Pursuant to SB 330, the number of publicly held meetings do not exceed the five-meeting limit. As of January 1, 2020, one meeting will have occurred on the following dates:

- Regional Planning Commission Hearing held on August 14, 2024.

ZONING ORDINANCE CONSISTENCY

The proposed Project is required to comply with all applicable subdivision and zoning requirements.

The Project is not subject to the IHO because the Project does not meet the density threshold of five units or more. A project subject to the IHO must meet certain applicability criteria. Depending on the submarket area, the project would then need to meet affordable housing requirements pursuant to a development agreement, specific plan, or local policy. In this case, the Project will result in the creation of one additional parcel and therefore would not meet the five-unit threshold with the potential future single-family residence.

Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by the Subdivision Map Act (Government Code Sections 66474 and 66474.02). The Tentative Map Findings with the applicant's responses is attached (Exhibit C – Tentative Map Findings). Staff is of the opinion that the applicant has substantiated the requirements of the Subdivision Map Act.

ENVIRONMENTAL ANALYSIS

Staff recommends that this Project qualifies for Categorical Exemption (Class 15 Minor Land Divisions) under the California Environmental Quality Act ("CEQA") and the County Environmental Reporting Guidelines.

The Project qualifies for the Class 15 exemption because it involves four or less parcels, was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The Project is within a designated urban area meeting Census Bureau (2016) thresholds and considered to be an urban infill project.

The Project Site fronts a public street and will be served by existing infrastructure, and public water and sewer. The Project is consistent with the maximum allowable density set by the property's land use category and will not result in significant effect on the environment due to unusual circumstances or cumulative impacts. Furthermore, the Project is not located in a particularly sensitive environment, nor contain sensitive natural resources or other natural features.

The Project Site is not included on a list maintained by the California Department of Toxic Substances or the Regional Water Quality Control Board. The Project Site also does not contain registered historic resources that could be eligible for listing and would not affect off-site historical resources or potential historical resources. Therefore, there are no exceptions to the exemption and the project is categorically exempt.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

The County Subdivision Committee, comprised of the County Departments of Public Works, Fire, Parks and Recreation, and Public Health as well as LA County Planning, cleared Tentative Parcel Map No 84140 dated September 12, 2023, and recommended the Project proceed to public hearing with required conditions of approval.

B. Other Agency Comments and Recommendations

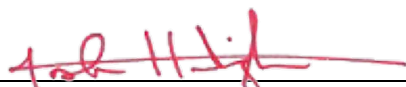
Staff has not received any comments from other agencies at the time of report preparation.

C. Public Comments

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

Report

Reviewed By:



Joshua Huntington, AICP, Supervising Regional Planner

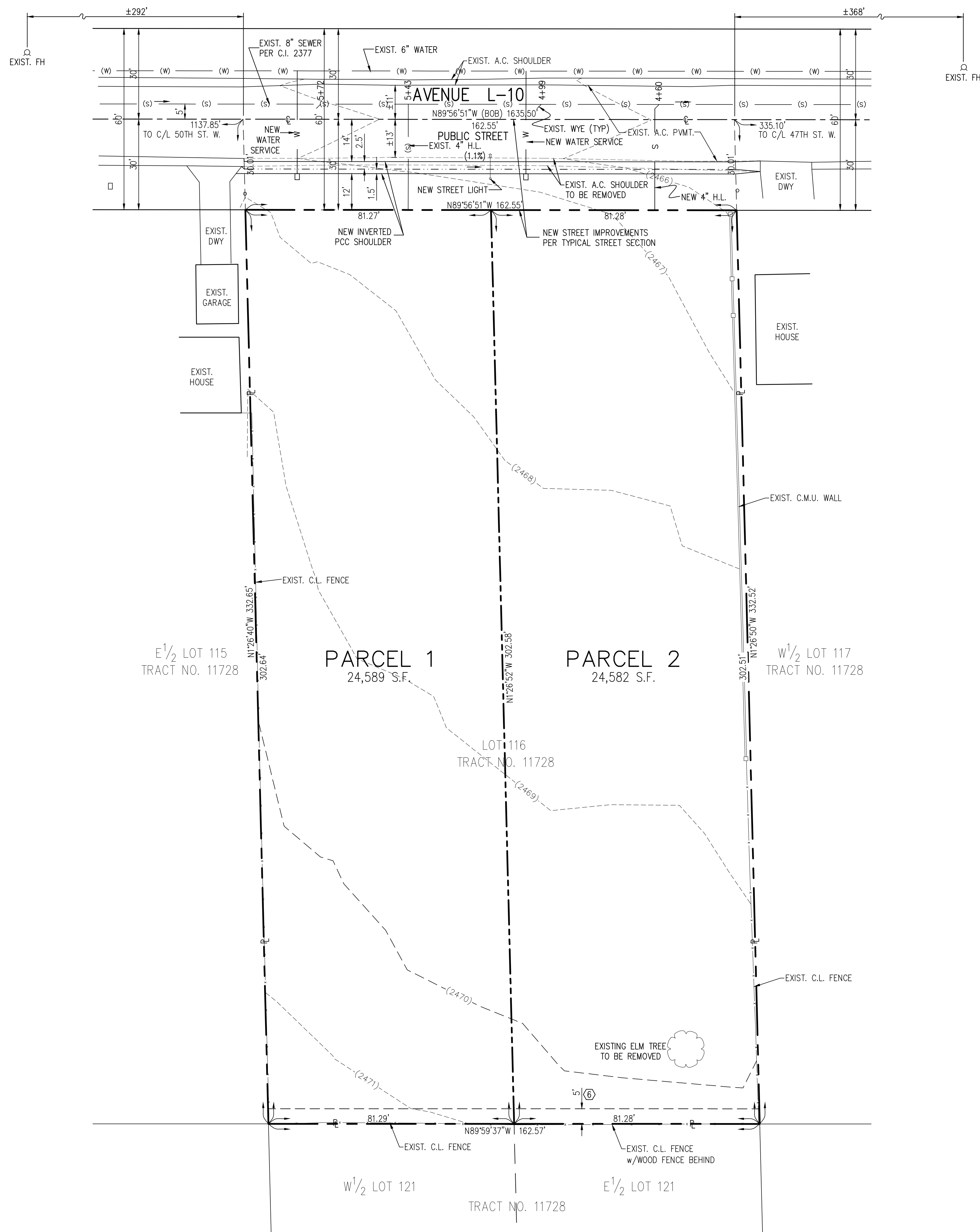
Report

Approved By:



Susan Tae, AICP, Assistant Administrator

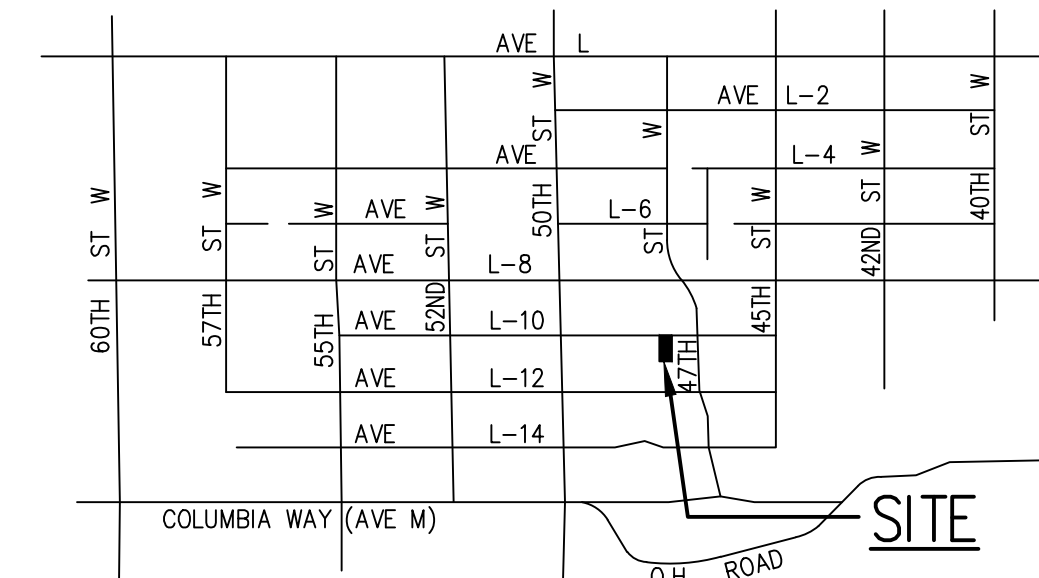
LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Tentative Map No. 84140 dated September 12, 2023
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Tentative Map Findings
EXHIBIT F	Environmental Determination
EXHIBIT G	Photos and Maps



BENCH MARK: L 1377
ELEV. 2532.458

CSBM MON 4IN UP 28FT S & 41FT W/CL INT AVE M & 47TH ST W. 4FT W PP 168073E MK (BM 104-12 1958)

NAVD 88 DATUM BASELINE 2010 (2010 ADJUSTMENT)



APPLICANT
COSIMO BARBATO
2531 OLIVE DRIVE, UNIT D
PALMDALE, CA. 93550
(661)618-9220

PROJECT DESCRIPTION
SUBDIVIDE 1.13 GROSS ACRES INTO 2 EQUAL SIZE PARCELS FOR FUTURE DEVELOPMENT OF SINGLE FAMILY HOUSING.

PROJECT DATA

A.P.N.	3103-006-012
LAND AREA	49,171 S.F. (1.13 AC.)
ZONING	R-1 (SINGLE FAMILY RESIDENTIAL)
LAND USE POLICY	H2 (0-2 D.U. PER 1 NET AC.)
INTENDED USE	SINGLE FAMILY RESIDENTIAL HOUSING
WATER	PALM RANCH IRRIGATION DISTRICT
SEWER	PUBLIC (LACSD DISTRICT NO. 14)
ACCESS	EXISTING PAVED ROADS

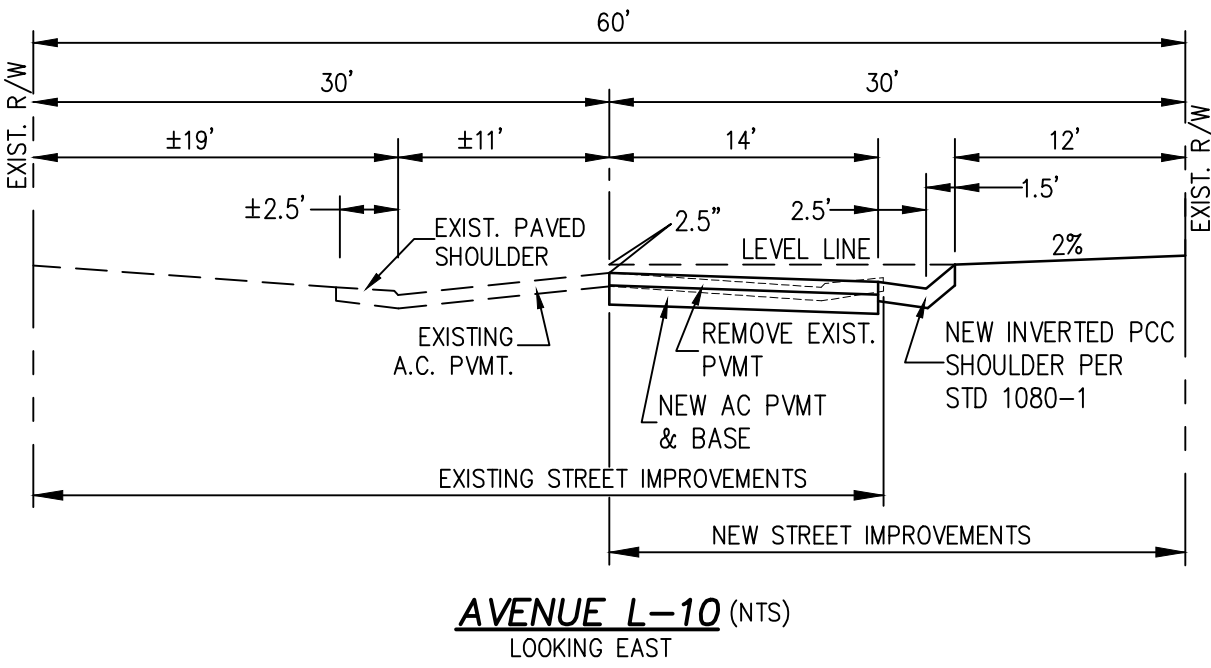
LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND DESCRIBED AS FOLLOWS:

LOT 116 OF TRACT NO. 11728, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 212, PAGES 29 AND 30 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 3103-006-012

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N89°56'51"W FOR THE CENTERLINE OF AVENUE L-10 AS SHOWN AS S89°-56-51"E ON TRACT NO. 11728, M.B. 212, PAGES 29 AND 30 OF MAPS.

- NOTES**
1. NO MONUMENTS HAVE BEEN PLACED OR ARE TO BE PLACED AS PART OF THE TENTATIVE MAP. REQUIRED MONUMENTS SHALL BE SET PRIOR TO FINAL MAP RECORDATION.
 2. NET AREAS INCLUDE SLOPE EASEMENTS BUT EXCLUDE STREET OFFERS OF DEDICATION.
 3. NO DEVELOPMENT IS PROPOSED AS A PART OF THIS LAND DIVISION.
 4. NO PUBLIC IMPROVEMENTS ARE PROPOSED AS A PART OF THIS LAND DIVISION.
 5. EXISTING PAVED ROADS ARE TO BE USED FOR ACCESS.

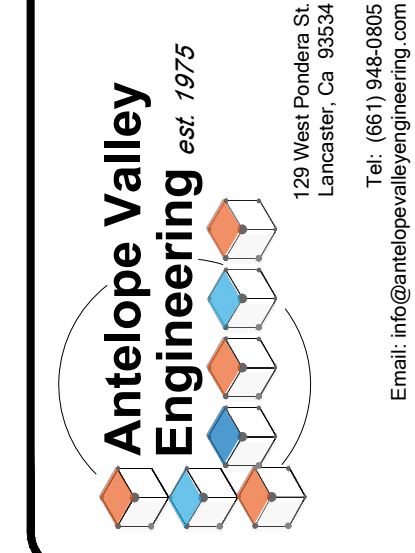
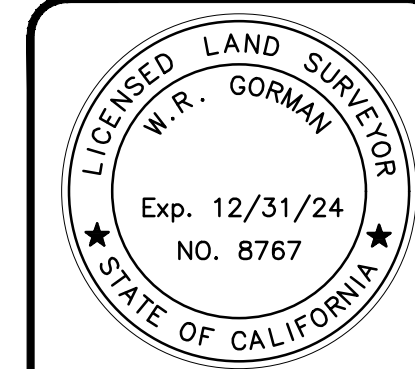


- EXISTING EASEMENTS**
5. BLANKET EASEMENTS OF PALM RANCH MUTUAL WATER COMPANY, LTD., FOR INSTALLATION AND MAINTENANCE OF WATER SYSTEMS PER DOCUMENT RECORDED IN BOOK 11594, PAGE 317 OF OFFICIAL RECORDS. TO REMAIN.
 6. 5' WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY AND ASSOCIATED TELEPHONE COMPANY FOR ELECTRIC AND PHONE LINES, CONDUITS AND OTHER FIXTURES AND APPLIANCES PER DOCUMENT RECORDED MAY 29, 1940 IN BOOK 17581, PAGE 7 OF OFFICIAL RECORDS. TO REMAIN.

THIS MAP PREPARED BY OR UNDER THE DIRECT SUPERVISION OF:

W.R. Gorman 8/10/2023

W.R. GORMAN DATE
L.S. 8767 EXP. 12/31/2024



RECEIVED 9-12-23
DEPT OF REGIONAL PLANNING
TENTATIVE MAP PM84140



DRAWN: RG
DATE: 8/10/23
JOB No.: 23-029
SHEET: 1
OF 1 SHEETS



PROJECT NUMBER PRJ2023-002104-(5) **HEARING DATE** 8/14/2024

REQUESTED ENTITLEMENT(S)
Tentative Parcel Map No. 84140
(RPPL2023003055)

PROJECT SUMMARY

OWNER / APPLICANT

Cosimo Barbato/ Randy Gorman (AV Engineering)

MAP/EXHIBIT DATE

September 12, 2023

PROJECT OVERVIEW

Tentative Parcel Map No. 84140 is a request to create two single-family parcels on 1.13 gross (1.12 net) acres. The project site is currently undeveloped with no existing structures. No new development or grading is proposed at this time. The Project will be required to improve the south side of Avenue L-10 with the rural cross-section, consisting of an inverted shoulder and 12-foot parkway as well as plant street trees and install streetlights. No other residential development or grading is proposed. Future residential development will be required to comply with the applicable development standards of the R-1 zone.

LOCATION

West Avenue L-10 and 47th Street West, Quartz Hill

ACCESS

West Avenue L-10

ASSESSORS PARCEL NUMBER

3103-006-012

SITE AREA

1.13 Gross Acres (1.12 net)

GENERAL PLAN / LOCAL PLAN

Antelope Valley Area Plan

ZONED DISTRICT

Quartz Hill

PLANNING AREA

Antelope Valley

LAND USE DESIGNATION

H2 (Residential 2 – Two Dwelling Units Per Net Acre)

ZONE

R-1 (Single Family Residential – 5,000 Square Feet Minimum Required Lot Area)

PROPOSED UNITS

2

MAX DENSITY/UNITS

3

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 15 Categorical Exemption – Minor Land Divisions

KEY ISSUES

- Consistency with the Antelope Valley Area Plan and General Plan
- Satisfaction of the following portions of Title 21 and Title 22 of the Los Angeles County Code:
 - Chapter 21.48 (Minor Land Divisions)
 - Section 22.18.040 (Development Standards for R-1 and R-2)

CASE PLANNER:

Phillip Smith, Senior Planner

PHONE NUMBER:

(213) 893-7069

E-MAIL ADDRESS:

psmith@planning.lacounty.gov

LOS ANGELES COUNTY
 DEPARTMENT OF REGIONAL PLANNING
 DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
 AND ORDER
 PROJECT NO. 2023-002104
 TENTATIVE PARCEL NO. 84140 (RPPL2023003055)

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing on August 14, 2024, in the matter of Project No. 2023-002104, consisting of Tentative Parcel Map No. 84140 (RPPL2023003055) (“PM84140”).
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The subdivider, Cosimo Barbato ("subdivider"), requests PM84140 to create two parcels on 1.12 net (1.3 gross) acres (“Project”) pursuant to County Code Chapter 21.48 (Minor Land Divisions).
4. **ENTITLEMENT(S) REQUESTOR.** Unless otherwise apparent from the context, the subdivider or successor in interest (“subdivider”) shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
5. **LOCATION.** The Project is located on a property located on an existing parcel on West Avenue L-10 near 47th Street West, also known as Assessor Parcel Number: 3103-006-012, within the unincorporated community of Quartz Hill within the Antelope Valley Planning Area ("Project Site")
6. **LAND USE DESIGNATION.** The Project Site is located within the H2 (Residential 2 – Zero to Two Dwelling Units Per Net Acre) land use category of the Antelope Valley Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan.
7. **ZONING.** The Project Site is located within the Quartz Hill Zoned District and is zoned R-1 (Single-Family Residential – 5,000 Square Feet Minimum Required Lot Area).
8. **SURROUNDING LAND USES AND ZONING.**

LOCATION	AREA PLAN	ZONING	EXISTING USES
NORTH	H2	R-1	Single-Family Residential
EAST	H2	R-1	Single-Family Residential
SOUTH	H2	R-1	Single-Family Residential
WEST	H2	R-1	Single-Family Residential

9. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 1.12 net acres (1.13 gross acres) in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is currently vacant.

B. Site Access

The Project Site is accessible via West Avenue L-10, a 60-foot-wide public collector street, to the north.

C. Tentative Parcel Map

PM84140 dated September 12, 2023, depicts two rectangular lots that will remain vacant at this time, and both have direct access from and frontage off West Avenue L-10. Parcel No. 1 will be 0.55 net (24,247 square feet) acres and Parcel No. 2 will be 0.55 net (24,240 square feet) acres.

D. Affordable Housing

The Project is not providing an affordable housing component. The Project is not subject to the Inclusionary Housing Ordinance ("IHO"), as it does not propose more than five dwelling units and therefore does not meet the required minimum threshold.

E. Parking

Any future development on Parcel No. 1 and Parcel No. 2 must also comply with this requirement and require a separate review and permit. Single-family residences require two covered standard spaces per unit.

10. CEQA DETERMINATION.

Prior to the Commission's public hearing on the Project, County Department of Regional Planning ("LA County Planning") Staff determined that the Project qualified for a Class 15, Minor Land Divisions, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, on the basis that the Project involves subdividing four or less parcels. The Project will create two flat properties, with an average slope of less than 20 percent. The Project Site fronts a public street and will be served by public water and sewer. The Project is not on a list maintained by the California Department of Toxic Substance Control and the Regional Water Quality Control Board and does not contain registered historic resources. The Project is also not located near a scenic highway. There is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances, nor cumulative impacts. Therefore, there are no exceptions to the exemption and therefore the project is categorically exempt.

11. COMMUNITY OUTREACH. Prior to the Commission's public hearing on the Project, the Subdivider did not perform any public outreach.

12. **PUBLIC COMMENTS.** Prior to the publication of the report to the Commission, LA County Planning Staff had not received public comment.
13. **AGENCY RECOMMENDATIONS.** Los Angeles County Subdivision Committee, consisting of LA County Planning and County Departments of Public Works, Fire, Parks and Recreation, and Public Health, recommended clearance to public hearing with conditions regarding Tentative Parcel Map No. 84140 dated September 12, 2023.
14. **LEGAL NOTIFICATION.** Pursuant to Section 21.16.070 (Notice of Public Hearing) and 21.16.075 (Posting) of the County Code, the community was properly notified of the public hearing by mail, and newspaper (Antelope Valley Press). Additionally, the Project notice and case materials were posted on LA County Planning's website and the Project site. On July 9, 2024 a total of 248 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site.

GENERAL PLAN CONSISTENCY FINDINGS

15. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the Area Plan because the H2 is intended for a maximum density of two dwelling units per net acre or a total of three dwelling units. The Project consists of two parcels on 1.12 net (1.13 gross) acres. The lot is currently vacant and there are no dwelling units proposed as part of the subdivision. The Project is therefore consistent with the Area Plan's maximum three dwelling units for the Project Site
16. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following policies of the General Plan:
- *General Plan – Goal LU3: A development pattern that discourages sprawl and protects and conserves areas with natural resources and Significant Ecological Areas (“SEAs”)*
 - *Policy LU 3.3: Discourage development in undeveloped areas where infrastructure and public services do not exist, or where no major infrastructure projects are planned.*

The Project is proposed in an already developed urbanized area where additional infrastructure and public services are not required. Any future development will be infill in nature as the Project Site is surrounded mostly by similar residential development. The project is urban infill due to the area being defined by the Census Bureau as an “Urban Area” Furthermore, the Project Site is not located within an SEA, and no natural resources exist on the Project Site.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

17. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the R-1 zoning classification as single-family residences are permitted in the zone pursuant to County Code Section 22.18.030 (Land Use Regulations for Zone R-1).
18. **AREA.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.110.130 (Required Area and Width). The Project Site consists of 1.12 net (1.13 gross) acres. Parcel No. 1 will be 0.55 net (24,247 square feet) acres and Parcel No. 2 will be 0.55 net (24,240 square feet) acres, consistent with the 5,000 net-square-foot minimum lot size of the R-1 Zone.
19. **FRONTAGE.** Each parcel meets the required frontage for lots per Section 21.24.290 (Frontage for Lots) as both parcels are directly accessed from West Avenue L-10 and the lot frontage for Parcel No. 1 is 81.27 feet and for Parcel no. 2 is 81.82 feet, which is more than 50 feet as required pursuant to County Code Section 22.24.300 (Minimum Frontage).
20. **REQUIRED YARDS.** The Commission finds that the Project Site is subject to the standards identified in County Code Section 22.18.040 (Development Standards for R-A, R-1, R-2, R-3, R-4, R-5, and RPD). The setback requirements for parcels in the R-1 Zone are as follows:
- Front yard setback minimum is 20 feet.
 - Rear yard setback minimum is 15 feet.
 - Side yard setback minimum is five feet.
- No new development is proposed at this time, however, any future development for Parcel No. 1 or Parcel No. 2 will be subject to the R-1 zone requirements and require a separate review and permit to ascertain compliance.
21. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.110.070 (Fences and Walls), which allow a maximum of six-foot-high walls and fences in the R-1 Zone, excluding in the front yard setback areas. There is an existing chain link on the portions of the southern and western property lines and a concrete masonry unit wall along the existing east property line. None of the existing walls or fences exceed six feet in height.
22. **GRADING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 21.40.040 (Contents-Information and Documents Required). No grading is proposed as part of this Project. Any grading review on the new parcels will occur after final map recordation.
23. **RURAL OUTDOOR LIGHTING DISTRICT.** The Commission finds that the Project is subject to the standards identified in County Code Chapter 22.80 (Rural Outdoor Lighting District). No new development is proposed at this time; however, any new future development will need to show compliance with these applicable standards.
24. **TREE PLANTING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.32.195 (On-Site Trees), which requires

that one tree be planted for every 25 feet of street frontage. A total of seven trees will be planted along the 162-foot-wide frontage in compliance with this requirement. Three trees will be required for Parcel No. 1 and four trees will be required for Parcel No. 2.

25. **INCLUSIONARY UNITS.** The Commission finds that the Project is not subject to the IHO because it does not meet the minimum baseline unit requirement of five units.

TENTATIVE PARCEL MAP SPECIFIC FINDINGS

26. **The Commission finds that the map is consistent with the goals and policies of the General Plan.** The Project complies with the General and Area Plan goals and policies to promote the provision of an adequate supply of housing by location, type, and price and to promote the full use of existing service systems by proposing two lots within the density allowed within an infill area.

27. **The Commission finds that the design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.** In particular, the Project will satisfy *Policy LU 3: A development pattern that discourages sprawl and protects and conserves areas with natural resources and SEAs* and *Policy LU 3.3: "Discourage development in undeveloped areas where infrastructure and public services do not exist, or where no major infrastructure projects are planned.* The Project Site is located within an urbanized area as defined by the Census Bureau (2016) and surrounded by existing residential development. Furthermore, the Project Site is not located within an SEA and no natural resources exist on site. The Project would consume less land and resources and can reduce the costs of providing public infrastructure and services. The parcels will be served by existing sewer infrastructure.

28. **The Commission finds that the site is physically suitable for the type of development.** The Project Site has sufficient area to accommodate two residential parcels that meet minimum lot area requirements; each lot is required to be minimum 5,000 square feet and will be no less than 24,240 square feet. The parcels are within an existing residential neighborhood with primarily single-family residences. The setbacks and all development standards of the R-1 Zone apply and compliance with these standards will be required for any future proposed development.

29. **The Commission finds that the site is physically suitable for the proposed density of development.** The Project is consistent with the General and Area Plan land use designation and maximum allowable density of two dwelling units per acre within the H2 land use category and complies with all development standards of the R-1 Zone. Any future development will be required to comply with all applicable development standards.

30. **The Commission finds the design of the subdivision, or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.** The Project Site is not located within an adopted SEA and will not affect any stream courses or high value riparian habitat. The Project Site is located within a fully developed

urbanized/suburban setting and does not contain any sensitive wildlife or habitat environments.

31. **The Commission finds that the design of the subdivision or type of improvements is not likely to cause serious public health problems.** Sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval and the Project will be connected to public water and sewer as such factors have been considered and cleared by the County Subdivision Committee.
32. **The Commission finds that the design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.** The design and development as set forth in the conditions of approval and shown on the tentative map provides adequate protection for any such easements.

ENVIRONMENTAL FINDINGS

33. The Commission finds that the Project is exempt from the California Environmental Quality Act (“CEQA”) pursuant to State CEQA Section 15315 (Class 15, Minor Land Divisions) categorical exemption because it involves subdividing four or less parcels, was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The Project is an urban infill project, as it is located within a designated urban area meeting Census Bureau (2016) thresholds. It is consistent with the maximum allowable density set by the property's land use category and will not result in a cumulative impact. The Project Site fronts a public street and will be served by existing infrastructure, and public water and sewer. The Project Site does not contain any sensitive natural resources or other natural features. The Project consists of creating two parcels from one existing parcel within an established community and does not propose activity that will have a significant effect on the environment due to unusual circumstances. The Project Site is not included on a list maintained by the California Department of Toxic Substances or the Regional Water Quality Control Board. The Project Site also does not contain any registered historic resources that could be eligible for listing and would not affect any off-site historical resources or potential historical resources. The Project is not located in a particularly sensitive environment and does not impact an environmental resource of hazardous or critical concern. The Project will not have a significant effect on the environment due to unusual circumstances. Therefore, there are no exceptions to the exemption and therefore the Project is categorically exempt.

ADMINISTRATIVE FINDINGS

34. **HOUSING ACCOUNTABILITY ACT.** The Commission finds that the Project is considered a housing development that is consistent with the General Plan and Zoning and would not have a specific adverse impact upon public health or safety as described in the tentative map, and environmental findings.
35. **PUBLIC MEETINGS.** The Commission finds that pursuant to SB330, the number of publicly held meetings since January 1, 2020, do not exceed the five-meeting limit. One meeting will have occurred as follows:

- Commission Hearing held on August 14, 2024

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

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

- A. The map is consistent with the goals and policies of the General Plan.
- B. The design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.
- C. The site is physically suitable for this type of development since the Project complies with all development standards of the R-1 zoning.
- D. The Project Site is physically suitable for the proposed density of development since the Project is consistent with the General Plan, within the maximum allowable density, and complies with all development standards of the prescribed R-1 zoning.
- E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- F. The design of the subdivision or type of improvements is not likely to cause serious public health problems since sewage disposal, storm drainage, fire protection, and geologic and soils factors.
- G. The design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15315 (Class 15, Minor Land Divisions Categorical Exemption); and
2. Approves **TENTATIVE PARCEL MAP NO. 84140 (RPPL2023003055)**, subject to the attached conditions.

ACTION DATE: August 14, 2024

PROJECT NO. 2023-002104
TENTATIVE PARCEL NO. 84140 (RPPL2023003055)

EXHIBIT C
DRAFT FINDINGS
PAGE 8 OF 8

JH:EGA:ML:PS
7/31/2024

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2023-002104-(5)
TENTATIVE PARCEL MAP NO. 84140 (RPPL2023003055)

PROJECT DESCRIPTION

Tentative Parcel Map No. 84180 dated September 12, 2023, to create two parcels on 1.12 net (1.13 gross) acres, with no new development or grading proposed as part of the subdivision, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “Subdivider” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the Subdivider, and the owner of the subject property if other than the Subdivider, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 6, and 7 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to Section 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.
4. The Subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this subdivision approval, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitations period. The County shall promptly notify the Subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the subdivision shall be void and the privileges granted hereunder shall lapse.
6. 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 make an initial deposit with LA County Planning in the minimum amount of \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but

not limited to, depositions, testimony, and other assistance provided to the Subdivider or the Subdivider's counsel.

- A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Subdivider shall deposit additional funds sufficient to bring the balance to the minimum required amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - B. At the sole discretion of the Subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Subdivider according to County Code Section 2.170.010 (Fees for Providing County Records).
7. **Tentative Parcel Map No. 84140 shall expire on August 14, 2026.** The Hearing Officer may grant one or more time extensions to the terms of approval of the tentative map. If requested, time extension(s) shall be requested in writing and with the payment of the applicable fee prior to such expiration date. The total number of extensions shall not exceed the maximum number of extensions authorized by the Subdivision Map Act.
 8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Subdivider to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Subdivider from compliance with these conditions and applicable regulations.
 9. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Subdivider shall be financially responsible and shall reimburse LA County Planning for all enforcement efforts necessary to bring the subject property into compliance. The amount charged for each inspection shall be \$441.00 per inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).
 10. Prior to the issuance of any building permit(s), the Subdivider shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.264 of the County Code. The Subdivider shall pay the fees in effect at the time of payment, pursuant to Chapter 22.264. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Subdivider shall provide proof of payment upon request from LA County Planning.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission (“Commission”) or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public’s health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department (“Fire”).
13. All development pursuant to this grant shall conform with the requirements of County Public Works (“Public Works”) to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Tentative Map, or an approved Amendment Map.
15. The Subdivider shall maintain the subject property in a neat and orderly fashion. The Subdivider shall maintain free of litter all areas of the premises over which The Subdivider has control. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. In the event of graffiti or other extraneous markings occurring, the Subdivider shall remove or cover, said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

TENTATIVE PARCEL MAP SPECIFIC CONDITIONS

16. This grant shall authorize the creation of two single-family parcels, as depicted on the Tentative Parcel Map No. 84140 dated September 12, 2023.
17. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (Tentative Parcel Map dated September 23, 2023), consisting of letters and reports from Public Works, Fire, and County Departments of Parks and Recreation, and Public Health.

Grading

18. No grading is permitted as part of this approval.

Street Frontage

19. The Subdivider shall provide at least 50 feet of street frontage for each parcel (Parcel No. 1 and Parcel No. 2).

PRIOR TO RECORDATION OF A FINAL MAP

Tree Planting

20. The Subdivider shall submit a tree planting plan to the Director of LA County Planning ("Director") for review and approval, depicting the planting location, size and species of the tree plantings required by this grant. The Subdivider shall post a bond guaranteeing performance of work with Public Works or provide other proof of plantings to the satisfaction of the Director. Based on the frontage width of 162 feet, a minimum of seven trees shall be planted: three trees for Parcel No. 1 and four trees for Parcel No. 2.

OTHER CONDITIONS

21. A final parcel map is required. A parcel map waiver is not allowed.

Attachments:

Exhibit D.1 Department Conditions for Tentative Parcel Map No. 84140 dated September 23, 2023 (pages 23-30) Department of Public Works, County of Los Angeles Fire Department, Department of Parks and Recreation, Department of Public Health

The following report 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, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
6. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
7. If applicable, quitclaim or relocate easements running through proposed structures.

8. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office, unless the final parcel map is waived by the Advisory Agency.
9. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
10. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
11. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$2,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

Prepared by Jose Cruz

PM84140L_Rev1_RPPL2023003055
N/A



Phone (626) 458-4921

Date 10-11-2023



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

PARCEL NO.: 084140

TENTATIVE MAP DATE: 09/12/2023

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Approval to drainage is recommended with no drainage conditions.

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

Review by: 
Alex Mikhailpoor

Date: 09/12/2023 Phone: (626) 458-4921

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

Tentative Parcel Map 84140 Tentative Map Dated 09/12/2023 Parent Tract ---
Grading By Subdivider? [N] (Y or N) yd³ Location Quartz Hill APN 3103-006-012
Geologist --- Subdivider Cosimo Barbato
Soils Engineer --- Engineer/Arch. Antelope Valley Engineering

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

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

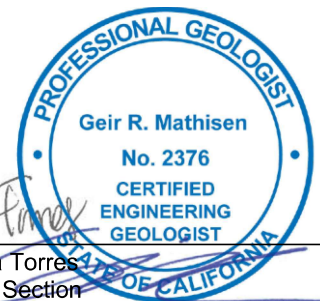
- The Final Map does **not** need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for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

Prepared by

Hailley Ndubizu
Geotechnical Section



Vanessa Torres
Geology Section



Date 09/25/2023

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

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

1. Approval of this map pertaining to grading is recommended (No Grading proposed).



Name David Esfandi Date 10/11/2023 Phone (626) 458-7130

C:\Users\MEsfandi\Desktop\Tentative Map Conditions PM 84140.doc

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

1. Construct inverted shoulder pavement 14 feet (lane width) and 4 feet (shoulder width) with concrete flow lines along the property frontage on Avenue L-10 to the satisfaction of Public Works. Grade remaining parkway/shoulder at 2 percent cross-slope within the ultimate right of way.
2. Repair any improvements damaged during construction to the satisfaction of Public Works.
3. Plant street trees (minimum 24" box) and provide irrigation along the property frontage to the satisfaction of Public Works.
4. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
5. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison.
6. 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.
7. Comply with the attached Traffic Safety and Mobility Division memorandum dated September 18, 2023.

**LOS ANGELES COUNTY PUBLIC WORKS
TRAFFIC SAFETY AND MOBILITY DIVISION
DEVELOPMENT REVIEW - STREET LIGHTING REQUIREMENTS**

Date:9/18/2023

TO: Jose Suarez
Road and Grading Section
Land Development Division

Attention Joseph Nguyen

FROM: Inez Yeung
Street Lighting Section
Traffic Safety and Mobility Division
Prepared by Jonathan Campos

**STREET LIGHTING REQUIREMENTS
RPPL2023003055 PM84140 TR11728 (REV 1)**

- EG* The proposed project is within County Lighting Maintenance District 1687 (CLMD 1687) and annexation is not required.
- The proposed project is not within County Lighting Maintenance District 1687 (CLMD 1687) and annexation to CLMD 1687 is required. See Annexation, Assessment Balloting, And Streetlight Requirements below for additional information.
- Provide streetlights on concrete poles with underground wiring along the frontage of TR 69504 to the satisfaction of Public Works or as modified by Public Works. The streetlights shall be designed as a County-owned and maintained system. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.
- Provide streetlight(s) on concrete pole(s) with underground wiring along the property frontage on _____ to the satisfaction of Public Works or as modified by Public Works. The streetlights shall be designed as Southern California Edison owned and maintained system. Submit street lighting plans along with existing and/or proposed utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.
- Provide streetlights on wood poles with overhead wiring on non-gated "private and public future" street(s) along the property frontage on _____ to the satisfaction of Public Works or as modified by Public Works. The streetlights shall be designed as a County-owned and maintained system. Provide centerline of 16' wide easement to the County of Los Angeles for streetlight and auxiliary device purposes and an easement for streetlight and auxiliary device ingress and egress (over the entire road). Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.
- EG* Provide streetlight(s) on concrete poles with underground wiring along the property frontage of TR11728 to the satisfaction of Public Works or as modified by Public Works. The streetlights shall be designed as Southern California Edison owned and maintained system. The operation and maintenance of the streetlight(s) shall be funded by the owner/developer until such time as the streetlight(s) are accepted for funding by CLMD 1687.
- New streetlights are not required.

ANNEXATION , ASSESSMENT BALLOTING, AND STREETLIGHT REQUIREMENTS:

- The proposed project or a portion(s) of the proposed project is not within CLMD 1687 and annexation to CLMD 1687 is required. The proposed project is further subject to the Conditions of Annexation below.
- Upon CUP approval (CUP projects only), the applicant (property owner or authorized representative) shall comply with the Conditions of Annexation listed below in order for the County Lighting Districts to pay the future operation and maintenance costs of streetlight(s). It is the sole responsibility of the applicant to ensure 1) street lighting plans are approved prior to issuance of building permits or road construction permits, whichever occurs first, and 2) street lighting improvements are installed per approved plans prior to the issuance of a certificate of occupancy. Public Works cannot approve the street lighting plans prior to completion of the annexation.
- Upon issuance of an Agreement to Improve (R3 projects only), the applicant (property owner or authorized representative) shall comply with the Conditions of Annexation listed below in order for CLMD 1687 to pay the future operation and maintenance costs of streetlight(s). It is the sole responsibility of the applicant to ensure 1) the street lighting plans are approved prior to issuance of building permits or road construction permits, whichever occurs first, and 2) the street lighting improvements are installed per the approved plans prior to issuance of a certificate of occupancy. Public Works cannot approve the street lighting plans prior to completion of annexation.
- EG* Upon tentative map/parcel map approval (subdivision only), the applicant (property owner or authorized representative) shall comply with the Conditions of Annexation listed below in order for the County Lighting Districts to pay the future operation and maintenance costs of streetlight(s). It is the sole responsibility of the applicant to: 1) secure approval of the street lighting plans prior to map recordation, and 2) ensure the required street lighting improvements are installed per approved plans. If phasing of the project is approved, the required street lighting improvements for each phase of the project shall be subject to the Conditions of Annexation listed below.

CONDITIONS OF ANNEXATION

The annexation and assessment balloting process takes approximately 12 to 18 months to complete. The process will be initiated once the annexation and levy of assessment timeline acknowledgment form is signed by the applicant (property owner or authorized representative) and the information listed below is received and approved. Therefore, untimely submittal of the information may result in delaying the approval of the street lighting plans.

- 1) Provide business address and property owner 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.
- 2) Submit a street lighting plan for the proposed streetlight(s) meeting County lighting standards to the satisfaction of Public Works.
- 3) Submit a approved tentative map of the proposed project including any roadways conditioned for streetlight(s) that are outside the proposed project area to the Street Lighting Section. Contact the Street Lighting Section at (800) 618-7575 for map requirements and/or any questions you may have.

CONDITIONS OF STREETLIGHT ACCEPTANCE AND TRANSFER OF BILLING:

Prior to CLMD 1687 assuming responsibility for the operation and maintenance and associated costs of the streetlights and accept the billing transfer from the applicant/property owner/authorized representative's account to the CLMD 1687 account with Southern California Edison, the following requirements must be met or completed:

(1) The annexation and levy of assessments is approved by the County Board of Supervisors.

The property owner(s) are responsible for the operation and maintenance of streetlights along with their associated costs that are installed as a condition of development. If there is a majority protest against the annexation and assessment, the project will not be annexed to CLMD 1687. As a result, the property owner(s) shall remain responsible for the operation and maintenance of the streetlight(s) and their associated costs under a Use Agreement with the County to operate privately-owned streetlights within the public right of way and pay an annual use fee.

(2) Public Works will assume responsibility for the operation and maintenance or associated costs of the streetlight(s) provided that all of the following conditions are met: 1) all required streetlights have been installed per the approved plans and energized to close the Road Encroachment permit, 2) the applicant has provided a written request for streetlight acceptance and transfer of billing, 3) the streetlights have been formally accepted by the County into the County Highway System, and 4) property tax and assessment revenues are being collected from the benefitted property owner(s). The streetlight acceptance and transfer of billing may be delayed if the above conditions are not met.

(3) A second and final field acceptance review has been conducted to verify all streetlight(s) are operational and no knockdowns have occurred.

(4) County has authorized the release of any remaining streetlight bond, if applicable.

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. The Will Serve letter issued by Palm Ranch Irrigation District dated March 21, 2023, will expire on March 21, 2024. It shall be the sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.
3. Submit landscape and irrigation plans for each open space lot in the land division with a landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.

Prepared by Aissa Carrillo^{AC}
pm84140w-rev.doc

Phone (626) 458-4921

Date 09-21-2023



**LAND DEVELOPMENT DIVISION
SEWER UNIT**

PARCEL MAP NO.: 84140

TENTATIVE MAP DATED 09-12-2023

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 separate house laterals to the existing sewer main line in Ave. L-10 to serve each parcel in the land division.

Prepared by Justin Dulay
PM 84140-rev1

Phone (626) 458-4921

Date 09-20-2023

A handwritten signature in black ink, appearing to read 'Justin Dulay', with a horizontal line underneath.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

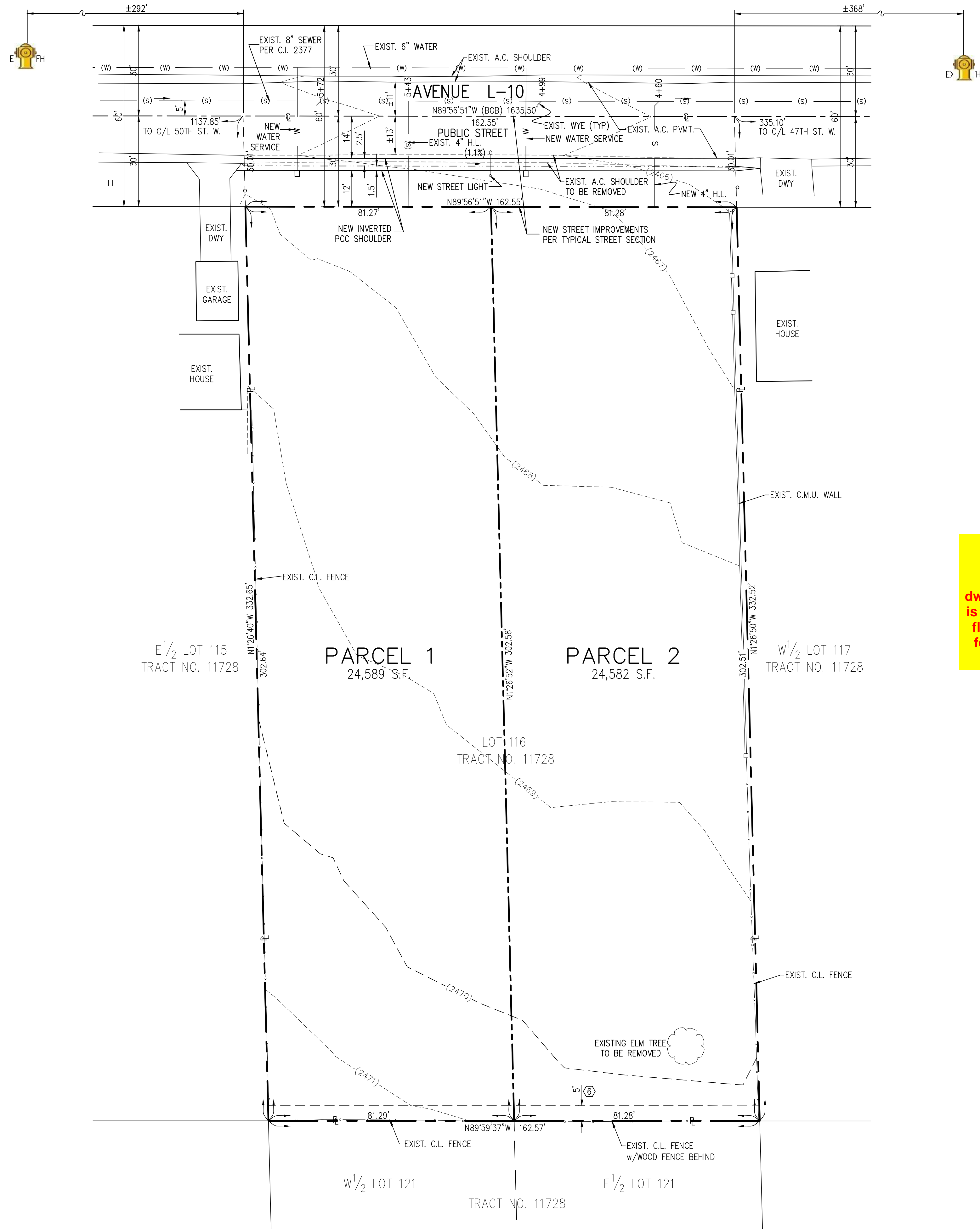
Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER: RPPL2023003055 PROJECT NUMBER: PM84140
CITY/COMMUNITY: Quartz Hill STATUS: Cleared
PROJECT ADDRESS: DATE: 10/03/2023

CONDITIONS

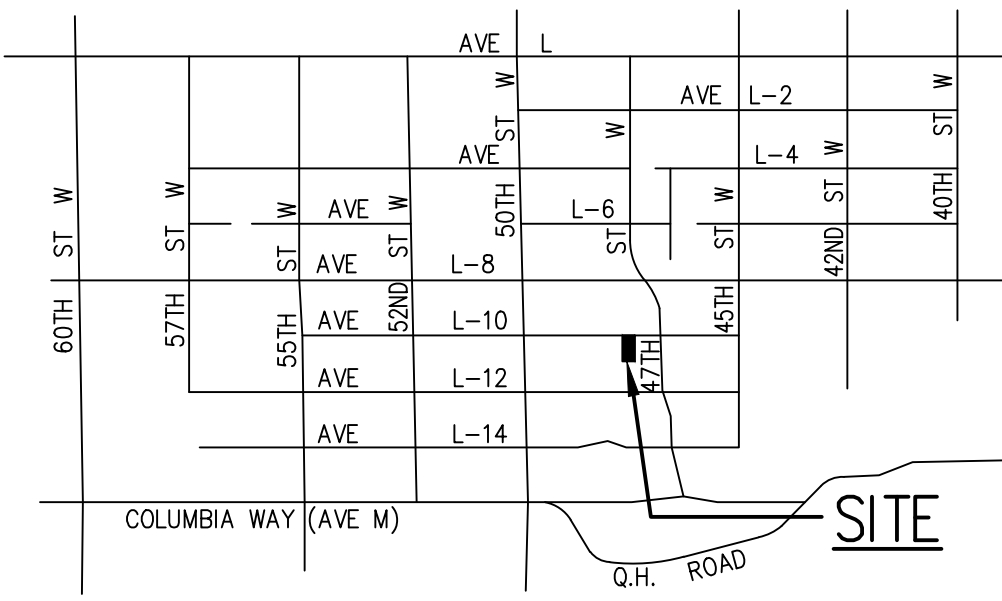
1. A digital copy of the Final Map shall be submitted to the Fire Department's Land Development Unit for review and approval prior to recordation.
2. Access shall comply with Section 503 of the County of Los Angeles Fire Code, Title 32, which requires all weather access. All weather access may require paving.
3. Provide a minimum unobstructed width of 20 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.1
4. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1
5. Approved building address numbers, building numbers or approved building identification shall be provided and maintained to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1
6. The required fire flow for the public fire hydrants for single family residential homes less than a total square footage of 3600 feet is 1250 gpm at 20 psi residual pressure for 1 hour with one public fire hydrant flowing. Any single-family residential home 3601 square feet or greater shall comply too Table B105.1 of the Fire Code in Appendix B.
7. The required fire flow for the public fire hydrants for one and two family dwellings, and Group R-3 buildings not located in a fire hazard zone may be reduced to a minimum of 500 gallons per minute once detailed information on the future residential structures is provided to the Fire Department prior to building permit issuance.

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



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR
PUBLIC HEARING**
By: Wally Collins
Fire Prevention Engineer
Date: 10/03/2023

BENCH MARK: L 1377
ELEV. 2532.458
CSBM MON 4IN UP 28FT S &
41FT W/CL INT AVE M & 47TH
ST W. 4FT W PP 168073E MK
(BM 104-12 1958)
NAVD 88 DATUM
BASELINE 2010 (2010 ADJUSTMENT)



VICINITY MAP
NOT TO SCALE

APPLICANT
COSIMO BARBATO
2531 OLIVE DRIVE, UNIT D
PALMDALE, CA. 93550
(661)618-9220

PROJECT DESCRIPTION
SUBDIVIDE 1.13 GROSS ACRES INTO 2 EQUAL SIZE PARCELS
FOR FUTURE DEVELOPMENT OF SINGLE FAMILY HOUSING.

PROJECT DATA

A.P.N.	3103-006-012
LAND AREA	49,171 S.F. (1.13 AC.)
ZONING	R-1 (SINGLE FAMILY RESIDENTIAL)
LAND USE POLICY	H2 (0-2 D.U. PER 1 NET AC.)
INTENDED USE	SINGLE FAMILY RESIDENTIAL HOUSING
WATER	PALM RANCH IRRIGATION DISTRICT
SEWER	PUBLIC (LACSD DISTRICT NO. 14)
ACCESS	EXISTING PAVED ROADS

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND DESCRIBED AS FOLLOWS:

LOT 116 OF TRACT NO. 11728, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 212, PAGES 29 AND 30 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

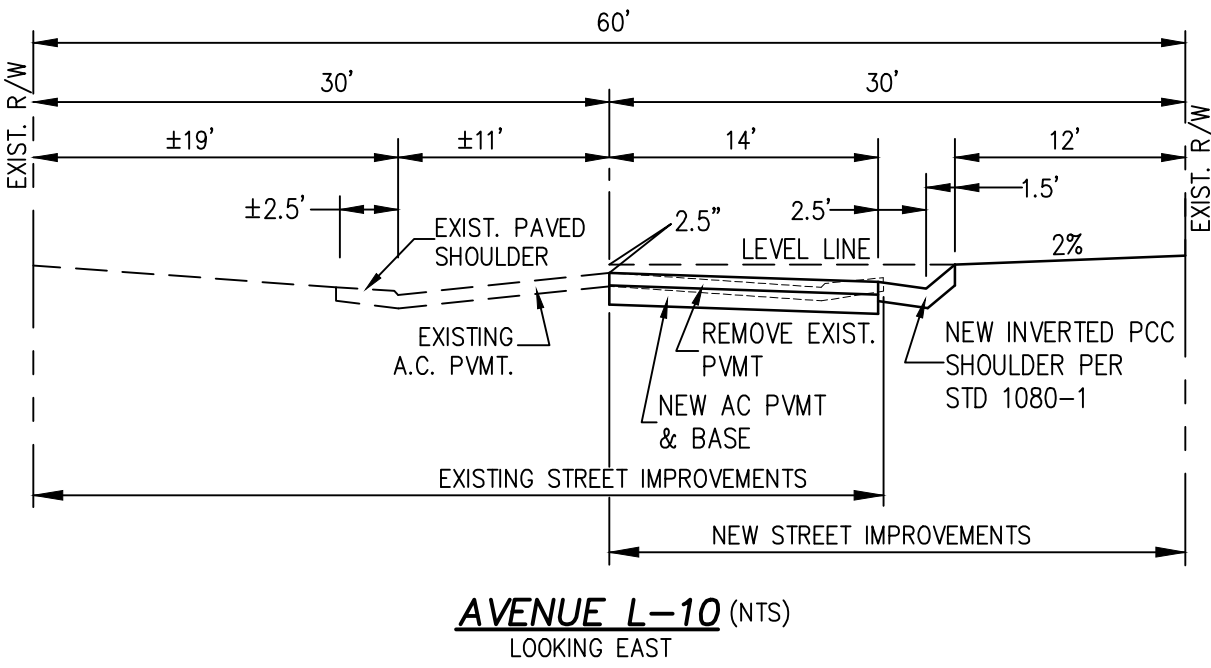
APN: 3103-006-012

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N89°56'51"W FOR THE CENTERLINE OF AVENUE L-10 AS SHOWN AS S89°-56'-51"E ON TRACT NO. 11728, M.B. 212, PAGES 29 AND 30 OF MAPS.

NOTES

- NO MONUMENTS HAVE BEEN PLACED OR ARE TO BE PLACED AS PART OF THE TENTATIVE MAP. REQUIRED MONUMENTS SHALL BE SET PRIOR TO FINAL MAP RECORDATION.
- NET AREAS INCLUDE SLOPE EASEMENTS BUT EXCLUDE STREET OFFERS OF DEDICATION.
- NO DEVELOPMENT IS PROPOSED AS A PART OF THIS LAND DIVISION.
- NO PUBLIC IMPROVEMENTS ARE PROPOSED AS A PART OF THIS LAND DIVISION.
- EXISTING PAVED ROADS ARE TO BE USED FOR ACCESS.



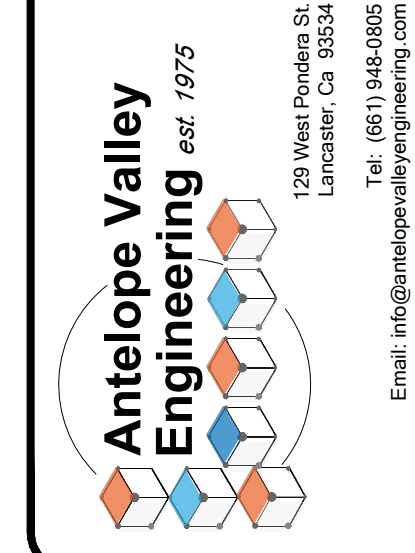
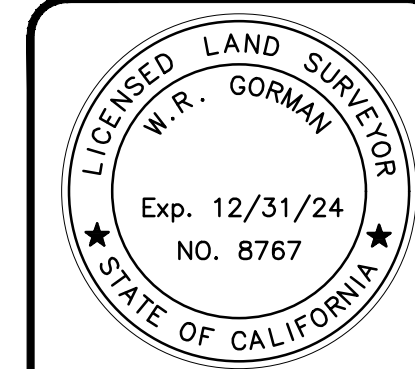
PUBLIC FIRE FLOW REQUIREMENTS
1250 GPM @ 20 PSI FOR 1 HOUR
The required fire flow for the public fire hydrants for one- and two-family dwellings, and Group R-3 buildings less than a total square footage of 3600 feet is 1250 GPM at 20 psi residual pressure for 1 hours with one public fire hydrant flowing. One- and two-family dwellings, and Group R-3 buildings 3601 square feet or greater shall comply too Table B105.1 of the Fire Code in Appendix B.

EXISTING EASEMENTS

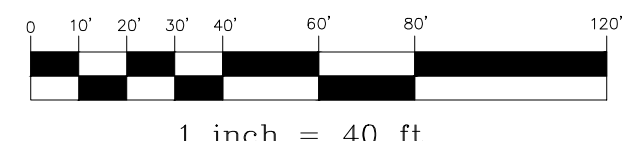
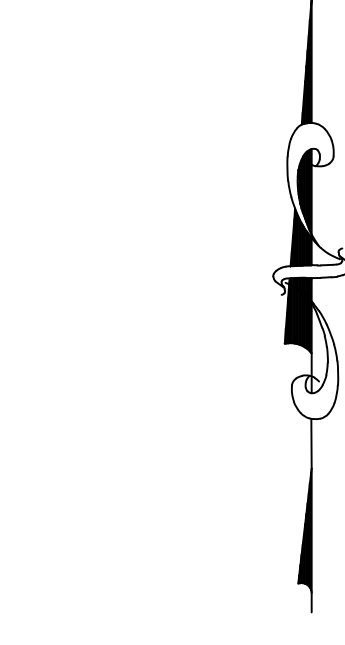
- BLANKET EASEMENTS OF PALM RANCH MUTUAL WATER COMPANY, LTD., FOR INSTALLATION AND MAINTENANCE OF WATER SYSTEMS PER DOCUMENT RECORDED IN BOOK 11594, PAGE 317 OF OFFICIAL RECORDS. TO REMAIN.
- 5' WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY AND ASSOCIATED TELEPHONE COMPANY FOR ELECTRIC AND PHONE LINES, CONDUITS AND OTHER FIXTURES AND APPLIANCES PER DOCUMENT RECORDED MAY 29, 1940 IN BOOK 17581, PAGE 7 OF OFFICIAL RECORDS. TO REMAIN.

THIS MAP PREPARED BY OR UNDER
THE DIRECT SUPERVISION OF:

W.R. Gorman 8/10/2023
W.R. GORMAN DATE
L.S. 8767 EXP. 12/31/2024



RECEIVED 9-12-23
DEPT OF REGIONAL PLANNING
TENTATIVE MAP PM84140



DRAWN:	RG
DATE:	8/10/23
JOB No.:	23-029
SHEET:	1
OF	1 SHEETS

PART II (A) INFORMATION ON FIRE FLOW AVAILABILITY
(Part II A and II B to be completed by Water Purveyor)

The distance from the fire hydrant to the property line is 377

feet via vehicular access. The fire flow services will be rendered from a 6"

inch diameter water main. The hydrant is located on 4583 WEST AVE L-10

10 EAST of 47 STREET WEST (Street)
(Feet) (Direction) (Nearest Cross - Street)

Static PSI 89 Residual PSI 78 Orifice size 2 1/2 Pitot 62

Fire Flow at 20 PSI 1250 for one-hour duration Flow Test Date / Time 7-19-2023

Domestic Meter Size 3/4

Hydraulic model

PART II (B)
PALM RANCH IRRIGATION DISTRICT

Water Purveyor

661-943-2469

Phone Number

7-19-2023

Date

Peter Tuculet

Signature

GENERAL MANAGER

Title

PART III **Conditions for Approval by the Building Department**
(To be Completed by Building Department)

The building permit may be issued for new or additions to detached one and two family dwellings, townhomes, and accessory dwelling units when the above information is completed and shows that the following minimum requirements are met and is not located in a Fire Hazard Severity Zone.

- The water system is capable of delivering at least 1000 GPM at 20 PSI for one-hour if non-sprinklered
- The water system is capable of delivering at least 500 GPM at 20 PSI for one-half hour if sprinklered.
- The total area of the entire structure is less than 3,600 square feet.
- No portion of the lot frontage to the public fire hydrant shall exceed 450 feet via vehicular access.
- All portions of a new single family, two-family or townhome construction must be within 150 feet of a vehicular access roadway that is a minimum of 20 feet wide clear to sky, paved with concrete or asphalt and does not exceed 15% grade.
- A new detached ADU that is fire sprinklered, the 150-foot distance to all portions of the structure can be extended to 300 feet of a vehicular access roadway that is a minimum of 20 feet wide clear to sky, paved with concrete or asphalt and does not exceed 15% grade.

APPROVED BY

DATE

OFFICE

This Information is Considered Valid for Twenty-Four Months

When the project does not meet all of the above requirements for approval by the **Building Department**, the project must be sent to the **Fire Prevention Division** for approval before a Building Permit can be issued by the **Building Department**.

PART II (A)

INFORMATION ON FIRE FLOW AVAILABILITY
(Part II A and II B to be completed by Water Purveyor)

The distance from the fire hydrant to the property line is 290

feet via vehicular access. The fire flow services will be rendered from a 6"

inch diameter water main. The hydrant is located on 4775 WEST AVE L-10

655 EAST of 50 ^(Direction/side) STREET WEST ^(Street)
(Feet) (Direction) (Nearest Cross - Street)

Static PSI 88 Residual PSI 73 Orifice size 2 1/2 Pitot 60

Fire Flow at 20 PSI 1250 for one-hour duration Flow Test Date / Time 3-6-2023

Domestic Meter Size 3/4 Hydraulic model

PART II (B)

PALM RANCH IRRIGATION DISTRICT

Water Purveyor

661-943-2469

Phone Number

7-18-2023

Date

Peter Tuculet

Signature

GENERAL MANAGER

Title

PART III

Conditions for Approval by the Building Department

(To be Completed by Building Department)

The building permit may be issued for new or additions to detached one and two family dwellings, townhomes, and accessory dwelling units when the above information is completed and shows that the following minimum requirements are met and is not located in a Fire Hazard Severity Zone.

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- All portions of a new single family, two-family or townhome construction must be within 150 feet of a vehicular access roadway that is a minimum of 20 feet wide clear to sky, paved with concrete or asphalt and does not exceed 15% grade.
- A new detached ADU that is fire sprinklered, the 150-foot distance to all portions of the structure can be extended to 300 feet of a vehicular access roadway that is a minimum of 20 feet wide clear to sky, paved with concrete or asphalt and does not exceed 15% grade.

APPROVED BY _____

DATE _____

OFFICE _____

This Information is Considered Valid for Twenty-Four Months

When the project does not meet all of the above requirements for approval by the **Building Department**, the project must be sent to the **Fire Prevention Division** for approval before a Building Permit can be issued by the **Building Department**.



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT**



Tentative Map # 84140	DRP Map Date: 06/07/2023	SCM Date: 07/13/2023	Report Date: 10/02/2023
Park Planning Area # 47A	CSD:		Map Type: Tentative Map - Parcel

Total Units = Proposed Units + Exempt Units

Park land obligation in acres or in-lieu fees:

ACRES:	0.02
IN-LIEU FEES:	\$2,236

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

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

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

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

The park obligation for this development will be met by:

The payment of \$2,236 in lieu fees.

Trails:

No Trails

Comments:

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

Please contact Clement Lau at (626) 588-5301 or Loretta Quach at (626) 588-5305
Department of Parks and Recreation, 1000 S. Fremont Avenue, Unit #40. Building A-9 West, 3rd Floor. Alhambra, California 91803.

By: 
Clement Lau, Departmental Facilities Planner II



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



PARK OBLIGATION WORKSHEET

Tentative Map # 84140	DRP Map Date: 06/07/2023	SCM Date: 07/13/2023	Report Date: 10/02/2023
Park Planning Area # 47A	CSD:		Map Type: Tentative Map - Parcel

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

(P)eople x (0.0030) Ratio x (U)nits = (X) acres obligation
(X) acres obligation x RLV/Acre = In-Lieu Base Fee

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
 Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
 U = Total approved number of Dwelling Units.
 X = Local park space obligation expressed in terms of acres.
 RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

Park Planning Area = **47A**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.03	0.0030	2	0.02
M.F. < 5 Units	1.17	0.0030	0	0.00
M.F. >= 5 Units	1.40	0.0030	0	0.00
Mobile Units	1.73	0.0030	0	0.00
Exempt Units			0	0.00
TOTAL			2	0.02

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.02	\$122,975	\$2,236

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

Acre Obligation	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.02	0.00	\$122,975	\$2,236



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

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

MEGAN McCLAIRE, M.S.P.H.
Chief Deputy Director

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

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

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

www.publichealth.lacounty.gov/eh/

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Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

June 27, 2023

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Jodie Sackett

FROM: Charlene Contreras 
Director, Community Protection Program
Department of Public Health

**SUBJECT: LAND DIVISION-TENTATIVE MAP-PARCEL
CASE: RPPL2023003055
PROJECT: PM84140
APN-3103-006-012**

Thank you for the opportunity to review the application and site plan for the subject project. This project proposes a subdivision of two single-family lots each approximately 1/2 acre in size.

Public Health recommends the approval of the aforementioned project. This approval is conditioned by the proposed use of public water and wastewater systems. The applicant provided a water "Will Serve" letter from Palm Ranch Irrigation District dated March 21, 2023, and a sewer "Will Serve" letter from Los Angeles County Sanitation Districts dated April 12, 2023. Any change of methods for the provision of potable water and sewage disposal shall invalidate this approval.

- Public Health conditions for this project have been met as of the date of this letter. Public Health recommends the approval of the aforementioned project.
- Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

1. Community Protection Branch: Environmental Hygiene

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

1.1 Noise

1.1.1 The applicant shall abide by the requirements contained in Title 12, Section 12.08. Noise Control Ordinance for the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to: 12.08.390 Exterior Noise Standards, 12.08.440 Construction Noise and 12.08.530 Residential Air-Conditioning.

12.08.440 Construction Noise

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

A. Mobile Equipment. Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	75 dBA	80 dBA	85 dBA
Daily, 8:00 p.m. to 7:00 a.m. and all-day Sunday and legal holidays	60 dBA	64 dBA	70 dBA

B. Stationary Equipment. Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	60 dBA	65 dBA	70 dBA
Daily, 8:00 p.m. to 7:00 a.m. and all day Sunday and legal holidays	50 dBA	55 dBA	60 dBA

1.2 Air Quality Recommendation

1.2.1 During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Fugitive dust can result in worker and public exposure to fungal spores such as Coccidioides, which can cause Coccidioidomycosis (Valley Fever). Adhere to all applicable rules and regulations including the Air Quality Management District regulations.

If you have any other questions or require additional information, please contact Yonas Taye of Public Health, Environmental Hygiene Program at (626) 430-5201 or ytaye@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Program at (626) 430-5201 or varanda@ph.lacounty.gov.



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Fifth District

October 16, 2023

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Jodie Sackett

FROM: Charlene Contreras 
Director, Community Protection Program
Department of Public Health

SUBJECT: LAND DIVISION-TENTATIVE MAP-PARCEL
CASE: RPPL2023003055
PROJECT: PM84140
APN-3103-006-012

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Public Health recommends the approval of the aforementioned project. This approval is conditioned by the proposed use of public water and wastewater systems. The applicant provided a water "Will Serve" letter from Palm Ranch Irrigation District dated March 21, 2023, and a sewer "Will Serve" letter from Los Angeles County Sanitation Districts dated April 12, 2023. Any change of methods for the provision of potable water and sewage disposal shall invalidate this approval.

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12.08.440 Construction Noise

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

A. Mobile Equipment. Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	75 dBA	80 dBA	85 dBA
Daily, 8:00 p.m. to 7:00 a.m. and all-day Sunday and legal holidays	60 dBA	64 dBA	70 dBA

B. Stationary Equipment. Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment:

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Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	60 dBA	65 dBA	70 dBA
Daily, 8:00 p.m. to 7:00 a.m. and all day Sunday and legal holidays	50 dBA	55 dBA	60 dBA

1.2 Air Quality Recommendation

1.2.1 During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Fugitive dust can result in worker and public exposure to fungal spores such as Coccidioides, which can cause Coccidioidomycosis (Valley Fever). Adhere to all applicable rules and regulations including the Air Quality Management District regulations.

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If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Planning & Land Use Liaison at (626) 430-5201 or varanda@ph.lacounty.gov.

TENTATIVE MAP FINDINGS

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

TPM 84140

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

<p>a) The proposed map is consistent with applicable General Plan/Community Plan and Specific Plan.</p>
<p>The proposed subdivision will allow for parcels the same size as the surrounding parcels. The zoning allows for 2 acre min. parcel size and the Land Use Policy provides for 1 dwelling unit per 2 acres. The proposed subdivision complies with each.</p>
<p>b) The design or improvement of the proposed subdivision is consistent with applicable General Plan/Community Plan and Specific Plan.</p>
<p>No improvements are proposed as part of the subdivision. Once complete the parcels can be sold or developed as single family residential parcels.</p>
<p>c) The site is physically suitable for the type of development.</p>
<p>The proposed parcels are adequately sized for the development of single family residential houses.</p>
<p>d) The site is physically suitable for the proposed density of development.</p>
<p>The proposed parcels are adequately sized for the development of single family residential houses.</p>

e) The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

No improvements are proposed as part of the subdivision. The parcels will use existing roads for access.

f) The design of the subdivision or type of improvements is not likely to cause serious public health problems.

No improvements are proposed as part of the subdivision. The parcels will use existing roads for access.

g) The design of the subdivision or the type of improvements will not conflict with easements of record or easements established by judgement of a court of competent jurisdiction, acquired by the public at large, for access through or use of, property within the proposed subdivision.

No improvements are proposed as part of the subdivision. The parcels will use existing roads for access.

h) For an area located in a state responsibility area or a very high fire hazard severity zone, the subdivision is consistent with regulations adopted by the State Board of Forestry and Fire Protection as meeting or exceeding the state regulations.

N/A

i) For an area located in a state responsibility area or a very high fire hazard severity zone, that structural fire protection and suppression services will be available for the subdivision through either a county, city, special district, political subdivision of the state, another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity, or the Department of Forestry and Fire Protection by contract.

N/A

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: July 31, 2024
PROJECT NUMBER: PRJ2023-002104
PERMIT NUMBER(S): Tentative Parcel Map No. 84140 (RPPL2023003055)
SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: West Avenue L-10 and 47th Street West, Quartz Hill -
Assessor Parcel Number – 3103-006-012
OWNER: Cosimo Barbato
APPLICANT: Randy Gorman (AV Engineering)
CASE PLANNER: Phillip Smith, Senior Planner
psmith@planning.lacounty.gov

Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (“CEQA”). The project qualifies as a Class 15 Categorical Exemption (Minor Land Divisions) under State CEQA Guidelines Section 15315 because it involves subdividing four or fewer parcels, was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The project is an urban infill project, as it is located within a designated urban area meeting Census Bureau (2016) thresholds, and involves the creation of two parcels from one existing parcel. It is consistent with the maximum allowable density set by the property’s land use category and will not result in a cumulative impact. The project site is currently vacant and does not contain sensitive natural resources or other natural features.

The project consists of creating two parcels from one existing parcel within an established community and does not propose activity that will have a significant effect on the environment due to unusual circumstances. The project site fronts a public street and will be served by existing infrastructure, including public water and sewer. The Project is consistent with the maximum allowable density set by the property's land use category and will not result in a significant effect on the environment due to unusual circumstances or cumulative impacts. Furthermore, the project is not located in a particularly sensitive environment, nor contain sensitive natural resources or other natural features. The project site is not included on a list maintained by the California Department of Toxic Substances or the Regional Water Quality Control Board. Finally, the project site does not contain registered historic resources that could be eligible for listing and would not affect off-site historical resources or potential historical resources. Therefore, there are no exceptions to the exemption and the project is categorically exempt.







