



CEQA Filing Fee No Effect Determination

Applicant Name and Address:

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CEQA Lead Agency: Los Angeles County Department of Regional Planning

Project Title: Compact Lot Subdivision Ordinance

CEQA Document Type: Negative Declaration

State Clearinghouse Number/local agency ID number: 2019089108

Project Location: Los Angeles County (Countywide – unincorporated areas)

Brief Project Description: The proposed project is an ordinance amendment to the Los Angeles County Code ("County Code"), Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in multi-family residential zones (Zones R-2, R-3, and R-4) in established communities and urbanized areas. The single-family residential lots, or compact lots, created through the ordinance amendment will be less than the typical minimum area of 5,000 square feet and minimum lot width of 50 feet. No more than eight cumulative compact lots will be allowed to be created on a parcel. The proposed project 1) amends Title 21 of the County Code to exempt compact lots from the street frontage requirement; 2) amends Title 21 of the County Code to establish special requirements for compact lot subdivisions including but not limited to: prohibited areas, additional map contents, maximum number of compact lots, walkways, landscaped buffer and strip, and the requirement of a covenant or agreement; 3) amends Title 22 of the County Code to establish new development standards for single-family residences on compact lots including but not limited to: required lot area and lot width, setbacks, floor area, height, private usable open space, landscaping, tree planting, and parking; and 4) amends Title 22 of the County Code to specify where the development of single-family residences on compact lots are conditionally permitted.

Determination: Based on a review of the project as proposed, the Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees (Fish & G. Code, § 711.4, subd. (c)) the project has no effect on fish, wildlife or their habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records. Local lead agencies are required to file two copies of this determination with the county clerk at the time of filing the Notice of Determination (NOD) after the project is approved. State lead agencies are required to file two

copies of this determination with the Governor's Office of Planning and Research (i.e., State Clearinghouse) at the time of filing the NOD. If you do not file a copy of this determination as appropriate with the county clerk or State Clearinghouse at the time of filing the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid CEQA Filing Fee No Effect Determination form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code section 711.4, subdivision (c)(3).

Approved by:

Date:



10/4/19

Signature

Victoria Tang, Senior Environmental Scientist
(Supervisor)

Name, Title

FOR COUNTY CLERK USE ONLY

Stamp or initial inside the box to indicate acceptance of this signed No Effect Determination in lieu of a CEQA Document Filing Fee.

County Clerk Stamp or Initial

