

Notice of Determination

Appendix D

To:

Office of Planning and Research
 U.S. Mail: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
 County of: Los Angeles
 Address: 12400 Imperial Hwy
Norwalk, CA 90650

From:

Public Agency: County of Los Angeles
 Address: 320 W. Temple St., 13th Floor
Los Angeles, CA 90012
 Contact: Jodie Sackett
 Phone: 213-974-6477

Lead Agency (if different from above):
 Address: _____
 Contact: _____
 Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2022050581

Project Title: La Subida Residential

Project Applicant: Lennar Homes 2000 FivePoint, Suite 365, Irvine, CA 92618

Project Location (include county): Cross Streets: La Subida Drive and Regalado Street, Los Angeles County

Project Description:

The project applicant, Lennar Homes, proposes to create one multi-family lot for a condominium development comprised of 52 detached residential units on 10.48 net acres. On-site amenities include park and open space areas of 1.09 acres. The 10-acre project site is located at 15405 La Subida Drive in the unincorporated community of Hacienda Heights. The new residential development will have access via Regalado Street and La Subida Drive. The project site is currently vacant but has four school buildings and parking areas previously used for the La Subida Elementary school. The floor areas for the existing buildings total 33,453 square feet. The existing four school buildings and parking areas are proposed to be removed/demolished. Grading of approximately 258,500 cubic yards (104,920 cubic yards cut, 129,250 cubic yards fill, and 24,330 cubic yards import) is proposed.

This is to advise that the County of Los Angeles has approved the above
 (Lead Agency or Responsible Agency)

described project on 08/30/2022 and has made the following determinations regarding the above

(date) described project. The project has been deemed approved by operation of law. Gov. Code § 66452.5(c)(2) (the legislative body's failure to act on an appeal within the specified time limits under the Subdivision Map Act ("SMA") approves or conditionally approves the tentative map insofar as it complies with applicable requirements of the SMA and any local ordinance); Los Angeles County Code § 22.240.030(B) (the appeal body's failure to act shall reinstate the decision from which the appeal was taken).

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

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

http://planning.lacounty.gov/case

Signature (Public Agency):  Title: Supervising Planner

Date: September 1, 2022 Date Received for filing at OPR: _____