

FILE COPY



APPLICATIONS:
DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number _____
Env. Case Number _____
Application Type _____
Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

- Waived hearing
- Concurrent hearing
Related Case Number _____
- Hearing not be scheduled on a specific date (e.g. vacation hold)

*Provide all information requested. Missing, incomplete or inconsistent information will cause delays.
All terms in this document are applicable to the singular as well as the plural forms of such terms.
Detailed filing instructions are found on form CP-7810*

1. PROJECT LOCATION

Street Address¹ 22 & 22 1/2 E. Paloma Avenue Unit/Space Number _____
Legal Description² (Lot, Block, Tract) Lot 5, Block 5, Golden Bay Tract, M.B. 2, Page 15
Assessor Parcel Number 4286-022-006 Total Lot Area 3524 sq. ft.

2. PROJECT DESCRIPTION

Present Use Apartment building
Proposed Use Parcel Map Application to subdivide the lot into two small lots, bungalow court application
Project Name (if applicable) _____
Describe in detail the characteristics, scope and/or operation of the proposed project Parcel Map Application
for 2 lot small lot subdivision, bungalow court, pursuant to Ordinance No. 185462; CDP & SPP

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

- Site is undeveloped or unimproved (i.e. vacant)
- Site is located within 500 feet of a freeway or railroad
- Site has existing buildings (provide copies of building permits)
- Site is located within 500 feet of a sensitive use (e.g. school, park)

Pacific Ocean

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)
² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

Site has special designation (e.g. National Historic Register, Survey LA)

Proposed Project Information

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree

- Removal of protected trees on site or in the public right of way
- New construction: 0 square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing 5 - Demolish(ed)³ 0 + Adding 0 = Total 5
 Number of Affordable Units⁴ Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____
 Number of Market Rate Units Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____
 Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO

Is your project required to dedicate land to the public right-of-way? YES NO

If so, what is/are your dedication requirement(s)? _____ ft.

If you have dedication requirements on multiple streets, please indicate: _____

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing Code Section Ordinance 185462, Small lot subdivision bungalow court

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: Small lot subdivision to create two separate parcels utilizing the provisions of the small lot subdivision bungalow court ordinance

Authorizing Code Section 12.20.2 Coastal Development Permit

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: Coastal Development Permit in conjunction with parcel map application

Additional Requests Attached YES NO

Continued on Next Page

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

Site has special designation (e.g. National Historic Register, Survey LA)

Proposed Project Information

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree

Removal of protected trees on site or in the public right of way

- New construction: _____ square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing _____ - Demolish(ed)³ _____ + Adding _____ = Total _____

Number of Affordable Units⁴ Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Number of Market Rate Units Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO

Is your project required to dedicate land to the public right-of-way? YES NO

If so, what is/are your dedication requirement(s)? _____ ft.

If you have dedication requirements on multiple streets, please indicate: _____

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing Code Section Specific Plan Project Permit Compliance 11.57

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: Permission for 2 parcel bungalow court in the Venice Coastal Zone, North

Venice Subarea

Authorizing Code Section Administrative Review, Small Lot Design 12.22.C27A

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: Administrative Review, Small lot design.

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s) _____

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____ Ordinance No.: _____

- | | |
|---|--|
| <input type="checkbox"/> Condition compliance review | <input type="checkbox"/> Clarification of Q (Qualified) classification |
| <input type="checkbox"/> Modification of conditions | <input type="checkbox"/> Clarification of D (Development Limitations) classification |
| <input type="checkbox"/> Revision of approved plans | <input type="checkbox"/> Amendment to T (Tentative) classification |
| <input type="checkbox"/> Renewal of entitlement | |
| <input type="checkbox"/> Plan Approval subsequent to Master Conditional Use | |

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

Parcel Map Application for 2 lot small lot subdivision, bungalow court, pursuant to Ordinance No. 185462

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

- a. Specialized Requirement Form _____
- b. Geographic Project Planning Referral _____
- c. Citywide Urban Design Guidelines Checklist _____
- d. Affordable Housing Referral Form _____
- e. Mello Form _____
- f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____
- g. HPOZ Authorization Form _____
- h. Management Team Authorization _____
- i. Expedite Fee Agreement _____
- j. Department of Transportation (DOT) Referral Form _____
- k. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) 201900301
- l. Order to Comply _____
- m. Building Permits and Certificates of Occupancy _____
- n. Hillside Referral Form _____
- o. Low Impact Development (LID) Referral Form (Storm water Mitigation) _____
- p. Proof of Filing with the Housing and Community Investment Department _____
- q. Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Place Holder DP, LLC, Doron Ben Shalom, Mgr

Company/Firm _____

Address: 9744 Wilshire Blvd Unit/Space Number 203

City Beverly Hills State CA Zip Code: 90212

Telephone 818-292-1346 E-mail: Adam@dlco.com

Are you in escrow to purchase the subject property? YES NO

Property Owner of Record Same as applicant Different from applicant

Name (if different from applicant) _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Agent/Representative name Harvey Goodman Civil Engineer

Company/Firm Harvey Goodman Civil Engineering

Address: 834 17th Street Unit/Space Number 5

City Santa Monica State CA Zip: 90403

Telephone (310) 829-1037 E-mail: sheri@harveygoodman.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) Architect

Name Matthew Royce

Company/Firm m-royce Architecture N/A

Address: 816 Hametan Dr #2 Unit/Space Number _____

City Venice State CA Zip Code: 90291

Telephone 323-230-0001 E-mail: matthew@mroycearchitectur.com

Primary Contact for Project Information (select only one) Owner Applicant Agent/Representative Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

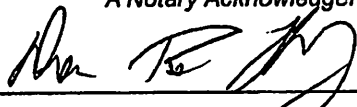
PROPERTY OWNER

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed if the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature 

Date 6/8/2020

Print Name DARAN BEN-SHALOM

Signature _____

Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On June 10, 2020 before me, Marita Richardsen, notary public
(Insert Name of Notary Public and Title)

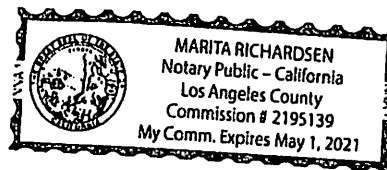
personally appeared Baron Ben Shalom, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are (subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Marita Richardsen
Signature

(Seal)



APPLICANT

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
 - b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
 - c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
 - d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
 - e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
 - f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
 - g. I understand that if this application is denied, there is no refund of fees paid.
 - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
 - i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: _____

Print Name: _____

Date: _____

OPTIONAL
NEIGHBORHOOD CONTACT SHEET

9. **SIGNATURES** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

**FINDINGS FOR APPROVAL
PROPOSED 2 LOT SMALL LOT SUBDIVISION, BUNGALOW COURT
22 & 22 ½ E. PALOMA AVENUE
LOS ANGELES CA 90291**

1Q. THE PROPOSED MAP IS CONSISTENT WITH THE APPLICABLE GENERAL AND SPECIFIC PLANS.

1A. THE SUBJECT PROPERTY IS ZONED RD1.5-1 AND LOCATED WITHIN THE VENICE COMMUNITY PLAN AREA, VENICE COASTAL ZONE SPECIFIC PLAN AREA NORTH VENICE SUBAREA, LOS ANGELES COASTAL TRANSPORTION CORRIDOR. THE VENICE COMMUNITY PLAN, A PART OF THE LAND USE ELEMENT OF THE CITY'S GENERAL PLAN, DESIGNATES THE SUBJECT PROPERTY FOR LOW MEDIUM II RESIDENTIAL LAND USES WITH THE CORRESPONDING ZONES OF RD1.5, RD2, RW2 AND RZ2.5. AS SUCH, THE VENICE COMMUNITY PLAN ALLOWS FOR THE PROPOSED SUBDIVISION AND USE OF THE SUBJECT PROPERTY.

CURRENTLY, THE SUBJECT PROPERTY IS DEVELOPED WITH TWO SEPARATE APARTMENT BULDINGS. THE PROPOSED PROJECT INVOLVES A SMALL LOT SUBDIVISION BUNGALOW COURT TO AUTHORIZE THE SUBDIVISION OF THE EXISTING LOT INTO TWO SMALL LOTS, AND A COASTAL DEVELOPMENT PERMIT INCIDENT TO SUBDIVISION. ALL EXISTING STRUCTURES TO REMAIN. THE APPLICATION IS TO SUBDIVIDE THE LOT INTO TWO PARCELS IN ACCORDANCE WITH THE SMALL LOT SUBDIVISION BUNGALOW COURT ORDINANCE NO. 185462. THE LOT SIZES WILL RANGE IN SIZE FROM 1714 TO 1811 SQUARE FEET WHICH MEETS THE MINIMUM LOT SIZE OF 600 SQUARE FEET REQUIRED BY THE SMALL LOT SUBDIVISION ORDINANCE. ADDITIONALLY, THE LOT WIDTHS WILL BE AT LEAST 30 FEET WIDE, WHICH MEETS THE MINIMUM LOT WIDTH OF 18 FEET BY THE SMALL LOT SUBDIVISION ORDINANCE. THE PROPOSED DEVELOPMENT, AS CONDITIONED, WILL BE CONSISTENT WITH THE APPLICABLE GENERAL PLAN.

2Q. THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISON ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

2A. THE BUREAU OF ENGINEERING WILL REVIEW THE PROPOSED PROJECT AND WILL SUBMIT CONDITIONS REQUIRING ANY NECESSARY DEDICATION OF PUBLIC SANITARY SEWER EASEMENTS AND CONSTRUCTION OF ANY OFF-SITE IMPROVEMENTS INCLUDING TREE REPLACEMENT REQUIREMENTS.

MOREOVER, THE PROPOSED PROJECT WILL BE IN COMPLIANCE WITH THE SMALL LOT SUBDIVISON BUNGALOW COURT ORDINANCE AND WILL RESULT IN LOT SIZES THAT MEETS THE MINIMUM LOT SIZE REQUIRED BY ORDINANCE NO. 185462. ALL EXISTING STRUCTURES ARE TO REMAIN. THEREFORE, THE DESIGN AND IMPROVEMENT OF THE PROPOSED SMALL LOT SUBDIVISON WILL BE CONSISTENT WITH THE APPLICABLE GENERAL PLAN.

**FINDINGS FOR APPROVAL
PROPOSED 2 LOT SMALL LOT SUBDIVISION, BUNGALOW COURT
22 & 22 ½ E. PALOMA AVENUE
LOS ANGELES CA 90291**

3Q. THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.

3A. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A FAULT-RUPTURE STUDY ZONE, HILLSIDE AREA OR LANDSLIDE AREA. ALL EXISTING STRUCTURES ARE TO REMAIN. THEREBY, THE SITE IS PHYSICALLY SUITABLE.

4Q. THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

4A. THE SURROUNDING PROPERTIES ARE ZONED RD1.5-1, R3-1 AND C2-1. THE ADJACENT LAND USES INCLUDE A MIXTURE OF SINGLE FAMILY HOMES AND MULTI-FAMILY APARTMENT BUILDINGS. THE SUBJECT PROPERTY IS CURRENTLY DEVELOPED WITH TWO DETACHED DWELLING UNITS. THIS APPLICATION IS TO SUBDIVIDE THE EXISTING LOT INTO TWO LOTS UNDER THE PROVISION OF THE SMALL LOT SUBDIVISION BUNGALOW COURT ORDINANCE. THE PROPOSED PROJECT WILL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE MUNICIPAL CODE AND SMALL LOT ORDINANCE.

5Q. THE DESIGN OF THE SUBDIVISION AND PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OF SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

5A. THE APPLICANT HAS SUBMITTED AN ENVIRONMENTAL ASSESSMENT FORM AS PART OF THE SUBDIVISION APPLICATION. THE CITY WILL BE RESPONSIBLE FOR PREPARING AN INITIAL STUDY TO DETERMINE THAT NO POTENTIAL ADVERSE IMPACTS ON FISH OR WILDLIFE RESOURCES AS FAR AS PLANT LIFE OR ANIMAL LIFE ARE CONCERNED. MEASURES WILL BE REQUIRED AS PART OF THE APPROVAL WHICH WILL MITIGATE IMPACTS TO A LESS THAN SIGNIFICANT LEVEL. FURTHERMORE, THE EXISTING STRUCTURES SHALL REMAIN. THE APPLICATION IS SUBDIVIDE THE EXISTING LOT INTO TWO SEPARATE PARCELS. THE SURROUNDING AREA IS PRESENTLY DEVELOPED WITH RESIDENTIAL STRUCTURES AND DOES NOT PROVIDE A NATURAL HABITAT FOR EITHER FISH OR WILDLIFE.

**FINDINGS FOR APPROVAL
PROPOSED 2 LOT SMALL LOT SUBDIVISION, BUNGALOW COURT
22 & 22 ½ E. PALOMA AVENUE
LOS ANGELES CA 90291**

6Q. THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

6A. THERE APPEARS TO BE NO POTENTIAL HEALTH PROBLEMS CAUSED BY THE DESIGN OR IMPROVEMENT OF THE PROPOSED PROJECT. AN EXISTING SANITARY SEWER IS AVAILABLE IN PALOMA ADJOINING THE SUBDIVISION. THE PROPOSED DEVELOPMENT WILL HAVE NO FURTHER IMPACT ON THE COMMUNITY AT LARGE.

7Q. THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

7A. NO SUCH EASEMENTS ARE KNOWN TO EXIST. NEEDED PUBLIC ACCESS FOR ROADS AND UTILITIES, IF REQUIRED, WILL BE ACQUIRED BY THE CITY PRIOR TO RECORDATION OF THE PROPOSED PARCEL MAP.