

D. C. QUEYREL, PRESIDENT
RCE 42812, Exp. 3/31/26
LS 7703, Exp. 12/31/26

ANACAL ENGINEERING CO.

ENGINEERING AND SURVEYING

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City of Los Angeles
201 N Figueroa 4th Floor
Los Angeles, CA 90012

Project: 12831 Maclay Street
Sylmar, CA 91342

Please find a detailed justification on compliance to findings listed on the Filing Requirements below:

1. Consistency with General and Specific Plans:

The proposed map is consistent with all applicable General and Specific Plans as it adheres to the designated land use, zoning, and development standards outlined in the relevant planning documents. No conflicts with current policies, land use designations, or community goals have been identified.

2. Design and Improvement Consistency:

The design and proposed improvements for the subdivision are in conformance with applicable General and Specific Plans. The proposed lot configuration and infrastructure considerations align with local planning objectives and requirements.

3. Site Suitability for Development:

The site is physically suitable for development, possessing the necessary characteristics for future land use. Although no development is currently proposed, the subdivision meets all criteria for physical suitability based on topography, access, and utility availability.

4. Site Suitability for Density:

No development is currently proposed; however, the proposed subdivision meets the required standards for lot size and density under applicable zoning and planning regulations, ensuring suitability for potential future development.

5. Environmental Protection:

The design of the subdivision and proposed improvements will not cause substantial environmental damage or significantly impact wildlife habitats. No grading or physical alterations are proposed that would disturb the site's natural conditions.

6. Public Health Considerations:

The proposed subdivision will not result in any public health concerns. No land use changes, hazardous material involvement, or conditions are present that would pose a risk to public health.

7. Easement Conflicts:

The design of the subdivision and the proposed improvements will not conflict with any public easements for access or property use. All recorded easements have been identified and respected in the subdivision layout.