

APPEAL TRANSMITTAL TO CITY COUNCIL

Case No. TT-50791-	Planning Staff Name(s) and Contact No. Joey Vasquez 213-978-1352	C.D. No. 12
Related Case No(s). None	Last Day to Appeal 7/29/10	

Location of Project (Include project titles, if any.)

10700 Oakdale Avenue

Applicant(s) and Representative(s) Name(s) and Contact Information, if available.

Applicant: Dr. Shaik Saheb 22525 La Quilla Drive Chatsworth, CA 91311 Tel: 818-993-1503	Representative: Gil Prestwood 2337 Foothill Blvd. Suite 161 La Verne, CA 91750 Tel: 909-957-5734 mail:gilprestwood@yahoo.com
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Appellant(s) and Representative(s) Name(s) and Contact Information, including phone numbers, if available.

SAME AS APPLICANT

Final Project Description (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description only those items which are appealable to Council.)


A Tentative Tract for a maximum of (6) six single family lots.

Items Appealable to Council

Tract Appeals

Fiscal Impact Statement <small>*If determination states administrative costs are recovered through fees, indicate "Yes." Yes</small>	Env. No. ENV-2002-4693-MND	Commission Vote: 4-0
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- In addition to this transmittal sheet, City Clerk needs:
- (1) Appeal package. Original & (1) copy plus; (2) true copies of Commission Determination or Orig & (1) copy of Determ for legislative actions;
 - (2) Staff Recommendation Report (1);
 - (3) Environmental document used to approve the project, if applicable (1);
 - (4) Public hearing notice (1);
 - (5) Commission determination mailing labels (1) note: Condo projects & Appeals only require a copy of the list(s), not the labels.
 - (6) Condo projects only: (1) copy of Commission Determination mailing list (includes project's tenants; and 500 foot radius mailing lists)

 Department of City Planning Commission Office	2010 AUG -3 11:11 AM	Date 8/6/2010 PLANNING & LAND USE MANAGEMENT
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AUG 11 2010

MASTER APPEAL FORM

ORIGINAL

City of Los Angeles – Department of City Planning

APPEAL TO THE: CITY COUNCIL
(DIRECTOR, AREA PLANNING COMMISSION, CITY PLANNING COMMISSION, CITY COUNCIL)

REGARDING CASE #: TT 50791-1A

PROJECT ADDRESS: 10700 OAKDALE

FINAL DATE TO APPEAL: JULY 29, 2010

- TYPE OF APPEAL:
1. Appeal by Applicant
 2. Appeal by a person, other than the applicant, claiming to be aggrieved
 3. Appeal by applicant or aggrieved person from a determination made by the Department of Building and Safety

APPELLANT INFORMATION – Please print clearly

Name: DR. SHAIK SAHEB

- Are you filing for yourself or on behalf of another party, organization or company?

Self Other: _____

Address: 22525 LA QUILLA DRIVE

CHATS WORTH, CA Zip: 91311

Telephone: 818 993 1503 E-mail: _____

- Are you filing to support the original applicant's position?

Yes No

REPRESENTATIVE INFORMATION

Name: GIL PRESTWOOD

Address: 2337 FOOTHILL BLVD. SUITE 161

LA VERNE, CA Zip: 91750

Telephone: 909 957 5734 E-mail: gilprestwood@yahoo.com

This application is to be used for any appeals authorized by the Los Angeles Municipal Code for discretionary actions administered by the Department of City Planning.

JUSTIFICATION/REASON FOR APPEALING -- Please provide on separate sheet.

Are you appealing the entire decision or parts of it?

Entire

Part

Your justification/reason must state: **SEE ATTACHED EXHIBIT "A"**

- The reasons for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

ADDITIONAL INFORMATION/REQUIREMENTS

- Eight (8) copies of the following documents are required (1 original and 7 duplicates):
 - Master Appeal Form
 - Justification/Reason for Appealing document
 - Original Determination Letter
- Original applicants must provide the original receipt required to calculate 85% filing fee.
- Original applicants must pay mailing fees to BTC and submit copy of receipt.
- Applicants filing per 12.26 K "Appeals from Building Department Determinations" are considered original applicants and must provide notice per 12.26 K 7.
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the City (Area) Planning Commission must be filed within 10 days of the written determination of the Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (i.e. ZA, APC, CPC, etc...) makes a determination for a project that is not further appealable.

*"If a nonelected decision-making body of a local lead agency certifies an environmental impact report, approves a negative declaration or mitigated negative declaration, or determines that a project is not subject to this division, that certification, approval, or determination may be appealed to the agency's elected decision-making body, if any."
 --CA Public Resources Code § 21151 (c)*

I certify that the statements contained in this application are complete and true:

Appellant Signature: Shane R. [Signature] Date: 7/26/10

Planning Staff Use Only

Amount <u>3832.45</u>	Reviewed and Accepted by <u>[Signature]</u>	Date <u>7/29/2010</u>
Receipt No. <u>279609</u>	Deemed Complete by <u>[Signature]</u>	Date <u>8/2/10</u>

Determination Authority Notified Original Receipt and BTC Receipt (if original applicant)

**CALLS LEFT
 RECEIVED MESSAGE.**



NORTH VALLEY AREA PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.lacity.org/PLN/index.htm

DETERMINATION MAILING DATE: JUL 19 2010

CASE NO. TT 50791-1A

CEQA: ENV-2002-4693-MND

Location: 10700 Oakdale Avenue
Council District: 12
Plan Area: Chatsworth-Porter Ranch
Zone: (T)(Q)A2-1
Tract: EX MISSION DE SAN FERNANDO

Applicant: Dr. Shaik M. Saheb

Appellant: Anthony Barton, Porter Ranch Development Company

At its meeting on **June 3, 2010**, the following action was taken by the North Valley Area Planning Commission:

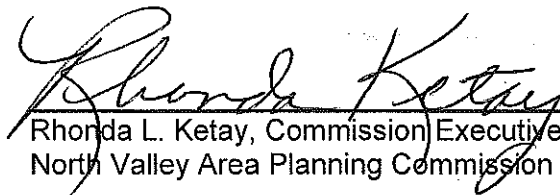
1. **Granted** the appeal.
2. **Recommended** that the environmental clearance Mitigated Negative Declaration ENV-2002-4693-MND be **reconsidered** to address additional impacts of the project.

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

This action was taken by the following vote:

Moved: Sampson
Seconded: Corona
Ayes: Leyner, Padilla
Absent: Rodriguez

Vote: 4-0


Rhonda L. Ketay, Commission Executive Assistant
North Valley Area Planning Commission

EFFECTIVE DATE / APPEALS:

The North Valley Area Planning Commission's action on the Tentative Tract appeal is final, **unless an appeal is filed within 10-days from the date on the written determination.** Appeals must be filed on forms provided at the Planning Department's Public Counters at 201 North Figueroa Street, Third Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Room 251, Van Nuys. Forms are also available on-line at www.lacity.org/pln.

THE FINAL DATE OF APPEAL IS: JUL 29 2010

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachment: Findings

cc: Notification List
Joey Vasquez

FINDINGS OF FACT (CEQA)

Mitigated Negative Declaration ENV-2002-4693-MND was issued for the project on October 2, 2002. A reconsideration of the MND was issued on July 30, 2007 to address potential impacts associated with previous unauthorized discharge of fill within a jurisdictional drainage. In their appeal, the appellant stated that the subject site is located within a landslide area and flood hazard area. Neither of these potential impacts was addressed in the MND or in the Reconsideration. At the North Valley Area Planning Commission meeting on June 3, 2010, the Commission required that a Reconsideration be done on the MND and therefore did not adopt Mitigated Negative Declaration ENV-2002-4693-MND.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the granting of the appeal of Tentative Tract No. 50791 the North Valley Area Planning Commission of the City of Los Angeles, pursuant to Section 66474.61 of the State of California Government Code (the Subdivision Map Act), makes the prescribed finding as follows:

THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The Initial Study prepared for the project identified no potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, and risk of upset are concerned. Mitigated Negative Declaration ENV-2002-4693-MND was issued for the project on October 2, 2002. A reconsideration of the MND was issued on July 30, 2007 to address potential impacts associated with previous unauthorized discharge of fill within a jurisdictional drainage. In their appeal of the tentative tract, the appellant stated that the subject site is located within a landslide area and flood hazard area and that neither of these potential impacts was addressed in the MND or in the Reconsideration. Since these potential impacts were not analyzed there are no measures to mitigate possible impacts associated with the site being located in a landslide and flood hazard area. The North Valley Area Planning Commission therefore granted the appeal and did not adopt Mitigated Negative Declaration ENV-2002-4693-MND.

S. Gail Goldberg, AICP
Advisory Agency

DAVID WEINTRAUB
Deputy Advisory Agency

DW:GC:JV:mkc

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza
201 North Figueroa Street
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
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Van Nuys, CA 91401
(818) 374-5050

Forms are also available on-line at <http://cityplanning.lacity.org>

If you have any questions, please call Subdivision staff at (213) 978-1362.

n:tract_letters (06-09-04)

EXHIBIT "A"

Appeal of the North Valley Area Planning Commission's action of June 3, 2010 regarding TT 50791 and Mitigated Negative Declaration ENV-2002-4693-MND for property at 10700 Oakdale Avenue

I, Dr. Shaik Saheb, am appealing the Commission's action for the following reasons:

As owner of the subject property I never received proper notification of the meeting and was consequently not in attendance.

The issue raised regarding any landslide hazard area is addressed by the fact that all slopes on the property were required in the MND to be graded per the Los Angeles Municipal Code. Chapter IX, Division 70 of the Municipal Code addresses grading, excavation, and fills and requires all grading to be done per an approved Grading Plan, reviewed and approved by the Department of Building and Safety of Los Angeles prior to issuing a grading permit. The property is not supported by any adjacent slopes or subject to landslides from adjacent slopes. The two soils and geology reports prepared for this project DO NOT identify any landslide on the property. The first report dated 09/19/1991 was prepared by Earth Systems Consultants and was approved by the City in their letter dated 11/21/1991 (Log #26345). The second report dated 02/22/2000 was prepared by GeoSoils and was approved by the city in their letter dated 03/10/2000 (Log#30174).

The issue raised regarding any flooding hazard is addressed by the fact that the elevations of the home pads and elevation of the access street are above Elev. 1100', well above the flood plain. Based on that design of the project the NMD identifies "No Impact" regarding "Place housing within 100 year flood plain..." and "Expose people or structures to a significant risk of loss or injury or death involving flooding..."

The issue raised regarding impact to fish or wildlife is an issue that will be addressed as I work with the Department of Fish and Game to resolve their concern. In their letter of December 9, 2005 the Department of Fish and Game stated they are satisfied with continuation of the process of Tract Map Recordation as long as construction of residential units is held until the issue is resolved. I understand that the Department of Fish and Game identifies a Streambed Alteration Agreement as a solution and I will continue to work with them toward a solution including any possible alternative to the Agreement.



242728

OFFICE:

CITY HALL
VALLEY

DEPARTMENT OF CITY PLANNING
LOS ANGELES, CALIFORNIA 90012

RECEIVED
SEP 11 2003
BY: *E. Chan*

DATE: 9/10/2003

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

APPLICANT: Dr. Shaik Saheb
 RECEIVED FROM: Oscar Ensafi
 PROJECT ADDRESS: 10700 Oakdale Ave. PROJECT ZIP CODE:
 TELEPHONE NUMBER: (818) 988-3242

CASE NUMBER AND DESCRIPTION	Task	Sub Task	ORDINANCE FEE
T Tentative Tract 50791			\$ 4508.76
			\$
ENV-2002-4693-MHP			\$
APCHV-2002-4692-ZC			\$
			\$
			\$
			\$
	SUB TOTAL FEES PAID		\$
BAD CHECK FEE			\$
MISCELLANEOUS/PHOTOCOPY			\$
OSS SURCHARGE - 2%			\$ 90.18
DEVELOPMENT SURCHARGE - 3%			\$ 135.26
OPERATING SURCHARGE - 7%			\$ 315.61
	TOTAL FEES PAID		\$ 5050.00

\$ 5,049.81

Check Check # 3079
Cash Bank # _____
Money Order

COUNCIL DISTRICT: 12
PLAN AREA: Chatsworth-Porter Ranch

RECEIVED BY: *Paul Chiang*
White - Applicant Golden Rod - Return to Planning Pink - Building & Safety Canary - Master Copy

CP 7107



PLAN & LAND USE \$3,832.45
 ONE STOP CITY PL \$76.65
 DEVELOPMT SURCHG \$229.95
 OPERATING SURCHG \$268.27
 GEN PLAN MAINT SURCHARGE \$114.97

Department of City Planning
 Los Angeles

Total Due: \$4,522.29
 Check: \$4,522.29

Planning Request

Your request and accord the same full and impartial consideration to your application, regardless of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

Applicant <u>DR. SHAIK SAHER</u>			
Representative <u>U U</u>			
Project Address <u>10700 OAKDALE</u>			
Telephone Number <u>(818) 993-1503</u>			
Case Number and Description	Task	SubTask	Ordinance Fee
<u>TT-50791-2A</u>			<u>\$3,832.45</u>
<u>2ND LEVEL APPEAL</u>			\$
			\$
			\$
Sub Total Fees Paid			<u>\$3,832.45</u>
OSS Surcharge - 2%			<u>\$76.65</u>
Development Surcharge - 6%			<u>\$229.95</u>
Operating Surcharge - 7%			<u>\$268.27</u>
Expediting Fee <u>3% GENERAL PLAN MAINTENANCE</u>			<u>\$114.97</u>
Bad Check Fee			\$
Miscellaneous/Photocopy			\$
TOTAL FEES PAID			<u>\$4,522.29</u>

- Cash
- Check # _____
- Money Order # _____

Council District 12
 Plan Area CHATSWORTH - PONTE RANZA

Processed by HELEN RODRIGUEZ
 Print & sign





NORTH VALLEY AREA PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.lacity.org/PLN/index.htm

DETERMINATION MAILING DATE: JUL 19 2010

CASE NO. TT 50791-1A

CEQA: ENV-2002-4693-MND

Location: 10700 Oakdale Avenue

Council District: 12

Plan Area: Chatsworth-Porter Ranch

Zone: (T)(Q)A2-1

Tract: EX MISSION DE SAN FERNANDO

Applicant: Dr. Shaik M. Saheb

Appellant: Anthony Barton, Porter Ranch Development Company

At its meeting on **June 3, 2010**, the following action was taken by the North Valley Area Planning Commission:

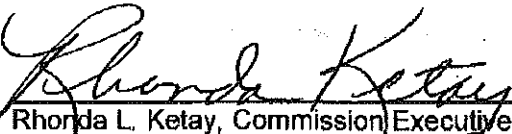
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This action was taken by the following vote:

Moved: Sampson
Seconded: Corona
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Absent: Rodriguez

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North Valley Area Planning Commission

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S. Gail Goldberg, AICP
Advisory Agency

DAVID WEINTRAUB
Deputy Advisory Agency

DW:GC:JV:mkc

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If you have any questions, please call Subdivision staff at (213) 978-1362.

n:tract_letters (06-09-04)

LOS ANGELES CITY PLANNING DEPARTMENT
APPEAL STAFF REPORT

NORTH VALLEY AREA PLANNING COMMISSION

DATE: June 3, 2010
TIME: After 4:30 p.m.*
PLACE: Marvin Braude San Fernando Valley
Constituent Service Center
6262 Van Nuys Boulevard
Van Nuys, CA 91401

CASE: TT-50791-1A
ENV-2002-4693-MND
Location: 10700 Oakdale Avenue
Related Case: None
Council District: 12
Plan: Chatsworth-Porter Ranch
Plan Land Use: Minimum Residential
Zone: (T)(Q)A2-1
District Map: 207B113 and 207B117
Legal Description: Tract Ex Mission De San
Fernando, Lot Pt Sec 9 T2N R16W

Public Hearing required

PROJECT: A Tentative Tract for a maximum of six single-family lots.

REQUEST: APPEAL FROM the entire decision of the Advisory Agency in approving TT-50791 and consider Mitigated Negative Declaration ENV-2003-4693-MND.

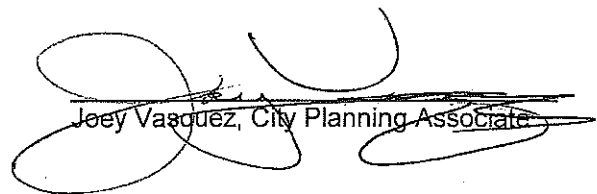
APPELLANT: Anthony Barton, Porter-Ranch Development Company

APPLICANT: Dr. Shaik M. Saheb

RECOMMENDED ACTIONS: That the appeal be granted. Further, staff recommends that Mitigated Negative Declaration ENV-2002-4693-MND be reconsidered to address additional impacts of the project.



David S. Weintraub, Deputy Advisory Agency



Joey Vasquez, City Planning Associate

Table of Contents

Summary of Appeal and staff response/recommendation

Exhibits

Vicinity Map, Radius Map, Tentative Tract
Appeal Application
Decision Letter (September 30, 2009)
Environmental Document
Parcel Profile Report
Aerial Photograph

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Area Planning Commission Secretariat, 200 North Spring Street, Room 272, Los Angeles, CA 90012* (Phone No.213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

BRIEF SUMMARY OF APPEAL

Background 3
Appeal 3
Staff Response/Comments..... 3
Recommendation 4

Exhibits: 1. Vicinity Map, 2. Radius Map, 3. Tentative Map, 4. Appeal Document, 5. Decision Letter (September 30, 2009), 6. Environmental Document, 7. Parcel Profile Report, 8. Aerial Photograph.

Attachments:

STAFF APPEAL REPORT

Background

The subject property is a sloping, irregular-shaped, interior, parcel of land, consisting of approximately 12.59 acres. The subject site contains a total of 547,878 net square feet of lot area after the required dedications. The subject site is zoned (T)(Q)A2-1 and designated Minimum Residential in the Chatsworth-Porter Ranch Community Plan.

On September 30, 2009, the Advisory Agency approved Tentative Tract No. 50791 for a maximum of six single-family lots. The proposed development of six single-family lots is consistent with the planned land use.

The site is currently a vacant parcel of land. Surrounding properties are classified in the A1, (T)A2-1, and (T)RA-1-H Zones and are vacant and developed with single-family dwellings.

The project engineer has certified that the subject site is not located in a flood hazard, special hazard, or mud-prone area. The project is located in a hillside area. The project engineer has also provided an oak tree letter certifying that there are no oak trees on the site.

THE APPEAL

Appellant: Anthony Barton

Appellant's statements:

The applicant has engaged in site preparation activities which have improperly included illegal work on the appellant's property, such as grading on their land, disturbing protected wildlife and riparian habitat as required by the California Department of Fish and Game and the U.S. Army Corps of Engineers, and damaging one of the appellant's oak trees. The Advisory Agency erred in permitting the applicant to record the tract without having completed the remedial work on the protected wildlife and riparian habitat, as allowed under Condition No. 15c.

Condition No. 14 requires remedial work on the damaged oak tree to be completed prior to the recordation of the tract; however, the condition does not reflect that the oak tree is on the appellant's property. In addition, the tree report was done in 2004 and therefore does not reflect any additional damage that may have been done.

Approval of the tract is based on an inadequate Mitigated Negative Declaration (MND) that does not address the existence of an oak tree or the protected wildlife and riparian habitat adjoining the subject site, which were damaged. Also, the MND does not mention that the subject site is located in a landslide area and flood zone.

Finally, the tract appears to have inadequate emergency access. The proposed cul-de-sac street does not provide a turning area and extends beyond 700 feet without an alternative route.

Staff's response:

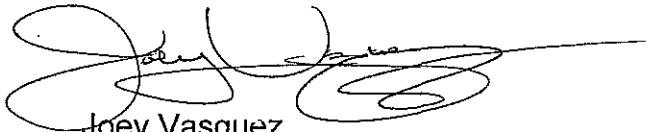
Mitigated Negative Declaration ENV-2002-4693-MND was issued for the project on October 2,

2002. A reconsideration of the MND was issued on July 30, 2007 to address potential impacts associated with previous unauthorized discharge of fill within a jurisdictional drainage. The appellant is correct in stating that the subject site is located within a landslide area and flood hazard area. Neither of these potential impacts was addressed in the MND or in the Reconsideration. It is staff's opinion that a second reconsideration is warranted to address any additional potential impacts caused by the proposed project.

Staff Recommendation:

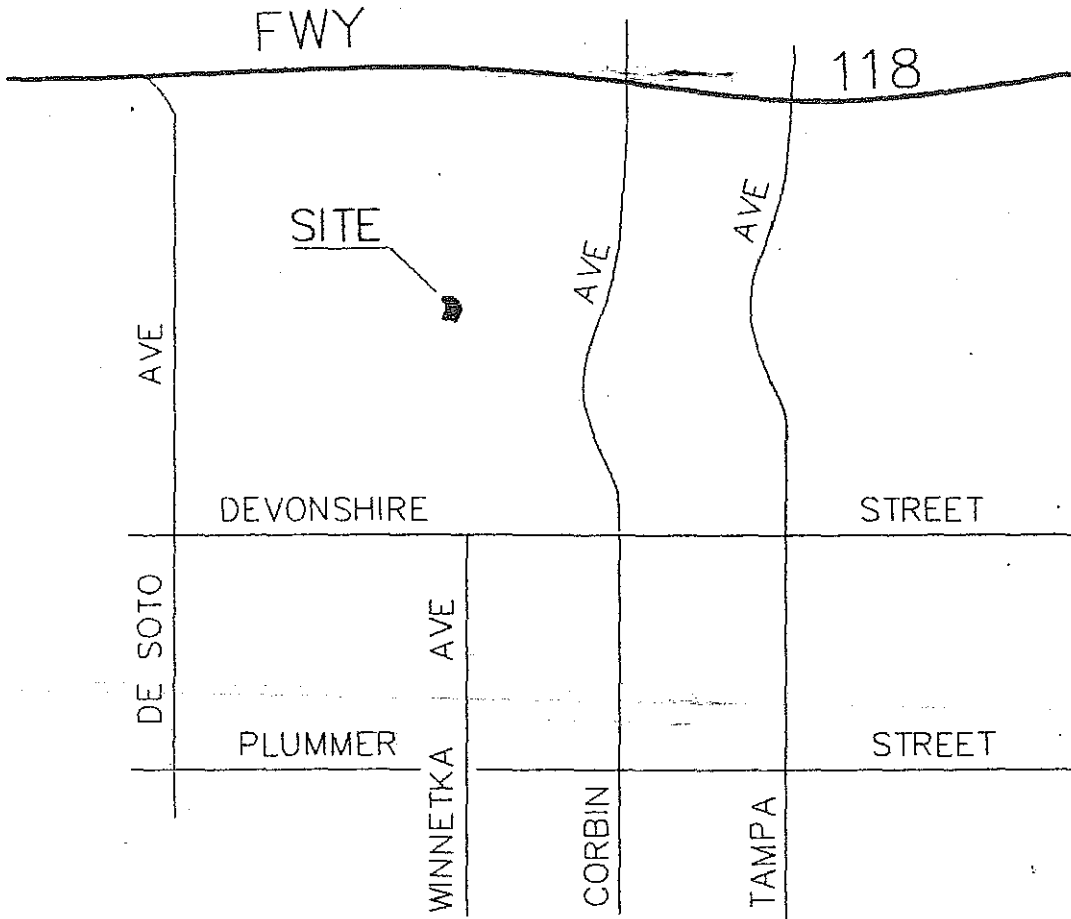
Staff recommends that a Reconsideration be done for Mitigated Negative Declaration ENV-2002-4693-MND. Upon the completion of the circulation and comment period, staff recommends that the appeal be brought before the Area Planning Commission for their consideration.

Prepared by:

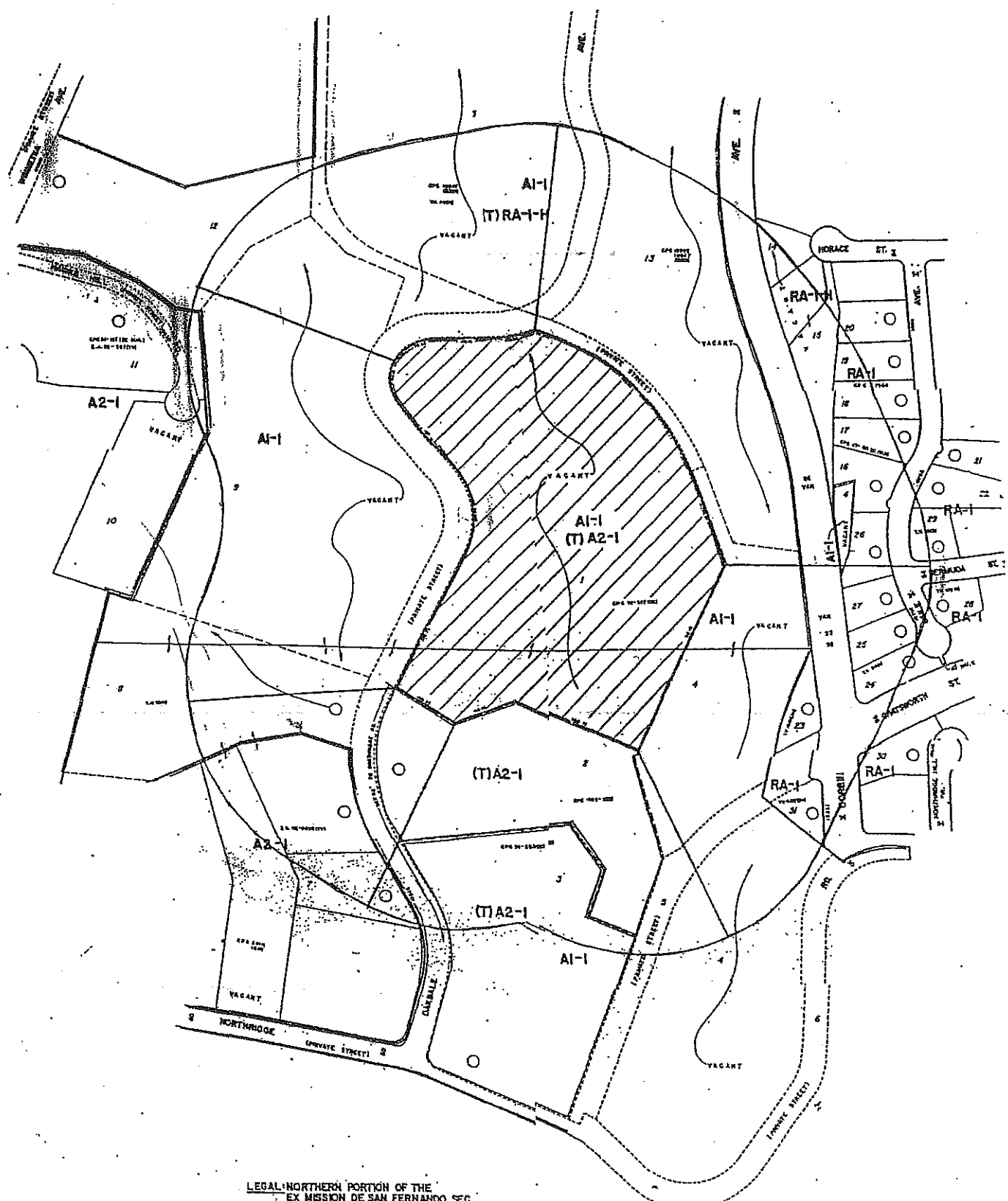
A handwritten signature in black ink, appearing to read 'Joey Vasquez', with a long horizontal flourish extending to the right.

Joey Vasquez
City Planning Associate
MSSY/JV

EXHIBIT 1



VICINITY MAP



LEGAL: NORTHERN PORTION OF THE
 EX MISION DE SAN FERNANDO SEC.
 TWP & RGE. AS PER R.S. 57-19-21,
 LOT POR. SW 1/4, SEC 9
 SEE APPLICATION



NET AC. = 12.59


THOMAS BROS. PAGE: 500 , GRID: 3/E	TENTATIVE TRACT NO. 50791	CASE NO.1 DATE: 6-25-73
C.D. 12 , C.T. 1131 , P.A. 221	 CONTINENTAL MAPPING SERVICE 6325 VAN NUY'S BLVD. VAN NUY'S, 91401 (818) 787-1663	SCALE: 1" = 100' USES: FIELD D.M.: 207B13, 207B17, 210B13, 210B17 <small>DATE: 06-25-73</small> DRAWN BY: MAPRA MALCOTTI

EXHIBIT 2

TENTATIVE TRACT MAP NO. 50791

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTION OF SECTIONS 9 AND 10, TOWNSHIP 2 NORTH,
RANGE 10 WEST, IN THE RANCHO EX-MISSION DE SAN FERNANDO, AS PER MAP RECORDED
IN BOOK 1, PAGES 605 AND 606 OF PATENTS, RECORDS OF LOS ANGELES COUNTY

SITE ADDRESS : 10700 DAKDALE AVE.

OWNER/SUBDIVIDER

DR SHAUK SAHEB
22505 LA GUILLA DR
CHATSWORTH, CA 91311
(818) 993-1503

CONTACT PERSON

APPROVED PLANS & PERMITS
OSCAR ENSAFT
6321 VAN NUYS BLVD.
VAN NUYS, CA 91401
(818) 988-3242

LAND SURVEYOR

NICK KAZANI
1966 TOPANGA CYN BLVD.
WOODLAND HILLS, CA 91364
LICENSE# No. L.S. 87022
(818) 999-9890

PROPOSED PROJECT

SUBDIVISION OF 2 LOTS TO SIX LOTS.

AREA NOTES:

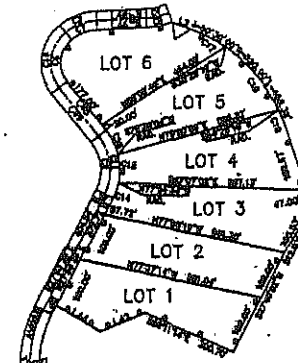
TOTAL AREA: 547,878 SQ. FT.
LOT 1 : 94,669 SQ. FT.
LOT 2 : 87,621 SQ. FT.
LOT 3 : 90,495 SQ. FT.
LOT 4 : 93,839 SQ. FT.
LOT 5 : 87,834 SQ. FT.
LOT 6 : 94,024 SQ. FT.

NOTES:

- 1- EXISTING ZONE: A2
PROPOSED ZONE: A2
- 2- USE: 1-6 SINGLE FAMILY DWELLING
- 3- PARKING: 2 SPACES/ UNIT
- 4- THERE IS NO EASEMENT ON THE SUBJECT PROPERTY EXCEPT AS SHOWN
- 5- THERE IS NO HAZARDOUS OR HAZARDOUS MATERIAL ON PROPERTY
- 6- NO DAK TREES ON PROPERTY
- 7- SURFACE & CONTRIBUTORY DRAIN TO BE CONVEYED TO THE STREET
- 8- SEWER DISPOSAL BY UNDERGROUND SEWER SYSTEM

LINE	TYPE	DESCRIPTION
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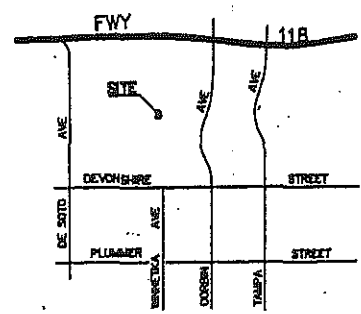
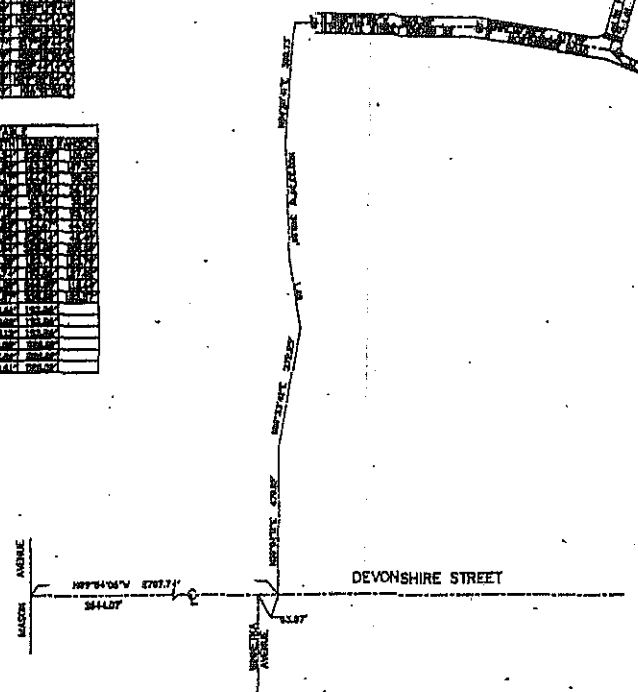
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SCALE 1" = 200'
DATE 8 - 25 - 03

LEGEND

INDICATES BOUNDARY OF THE LAND BEING PARCELED BY THIS MAP



VICINITY MAP

EXHIBIT 3

CITY OF LOS ANGELES
PLANNING DEPARTMENT

EXHIBIT 4

MASTER APPEAL FORM

APPEAL TO THE: North Valley Area Planning Commission

REGARDING CASE NO.: TT 50791

This application is to be used for any authorized appeals of discretionary actions by the Planning Department. Appeals must be delivered in person with the following information filled out and be in accordance with the Municipal Code. A copy of the action being appealed must be included. If the appellant is the original applicant, a copy of the receipt must also be included.

APPELLANT INFORMATION: PLEASE PRINT CLEARLY

Name Porter Ranch Development Company *-Anthony Barton*

Mailing Address 8383 Wilshire Boulevard, Suite 700

Beverly Hills, CA Zip: 90211

Work Phone: (323)655-7330 Home Phone () _____

- a) Are you or do you represent the original applicant?
(Circle One) YES NO
- b) Are you filing to support the original applicant's position?
(Circle One) YES NO
- c) Are you filing for yourself or on behalf of other parties, an organization or company?
(Circle One) SELF OTHER
- d) If "other" please state the name of the person(s), organization or company (print clearly or type)
Porter Ranch Development Company

REPRESENTATIVE

Name Tom Sternock, Planning Associates, Inc.

Mailing Address 4040 Vineland Avenue, Suite 108

Studio City, CA

Zip 91604

Work Phone: (818) 487-6789 Home Phone () _____

APPEAL INFORMATION

A complete copy of the decision letter is necessary to determine the final date to appeal, under what authorizing legislation, and what, if any, additional materials are needed to file the appeal.

Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the City (Area) Planning Commission must be filed within 10 days of the written determination of the Commission.

Final Date to Appeal: October 13, 2009

REASONS FOR APPEALING

Are you appealing the entire decision or parts of it?

Entire

Part

Indicate: 1) How you are aggrieved by the decision; and 2) Why do you believe the decision-maker erred or abused their discretion? If you are not appealing the whole determination, please explain and specifically identify which part of the determination you are appealing.


Attach additional sheets if necessary.

PLEASE SEE ATTACHED EXHIBIT "A"

ADDITIONAL INFORMATION

- Original receipt required to calculate 85% filing fee from original applicants.
- Original applicants must pay mailing fees to BTC and submit copy of receipt.
- Any additional information or materials required for filing an appeal must be provided in accordance with the LAMC regulations as specified in the original determination letter. **A copy of the determination/decision letter required.**
- Acceptance of a complete and timely appeal is based upon successful completion and examination of all the required information.
- **Seven copies and the original appeal are required.**

I certify that the statements contained in this application are complete and true:

Appellant Porter Ranch Development Co.
By: Anthony Barton Mgr. Proj. Dev. 

OFFICIAL USE ONLY

Receipt No. 278859 Amount \$ 43 Date 10-9-09

Application Received Pick Torres

Application Deemed Complete Lemire, Ant

Copies provided: Determination Receipt (original applicant only)

Determination Authority Notified (if necessary)

EXHIBIT "A"

APPEAL ON TENTATIVE TRACT 50791

Porter Ranch Development Company is appealing the entire decision of the Advisory Agency based on the following reasons:

In 2004, we became aware that the applicant was engaged in site preparation activities which improperly included illegal work on our property, such as grading our land, disturbing protected wildlife and riparian habitat on our property required of us by the California Department of Fish and Game and the U.S. Army Corps of Engineers, and damaging one of our oak trees.

Since the public hearing on August 19, 2004, Porter Ranch Development Company has not heard from either the applicant or the owner regarding the resolution of any of the above problems. If there were meetings regarding these issues, we were not informed or included, which we should have been, in order to ensure that all the conditions of approval pertaining to our land effectively address and suitably guarantee the protection of the protected wildlife and riparian habitat on our property.

The Advisory Agency erred in approving the proposed subdivision prior to the completion of all necessary remedial work with respect to the protected wildlife and riparian habitat and the oak tree on our property. Condition No. 15 c (a and b) permits the applicant to record the tract without having completed the remedial work on the protected wildlife and riparian habitat. Tying the completion of the remedial work to building permits allows the applicant to record the tract and sell off lots to individual owners prior to resolving any of the problems he created. This would result in an unmanageable situation whereby several individual new owners would be expected to coordinate the completion of the remedial work with one another in order to obtain building permits to construct their respective homes at some undetermined future date.

In addition, while Condition No. 14 requires remedial work on the damaged oak tree to be completed prior to the recordation of the tract, nothing in the condition takes into account the fact that the oak tree is on our, rather than the applicant's, property. Furthermore, the required remediation is based on a report prepared by the applicant's arborist in 2004. As written, the condition does not recognize, or remediate, any additional damage to the oak tree that may have been, or may be, sustained due to the delay of five or more years between 2004 and the time the tract might record.

The approval of the tract is also based on an inadequate Mitigated Negative Declaration (MND) that fails to mention the existence of an oak tree or the protected wildlife and riparian habitat adjoining the subject site, which were damaged. There is also no mention in the document that the subject property is in a Landslide Hazard Zone and a Flood Hazard Zone. In addition, the reconsideration of the MND, dated July 30, 2007, is also inadequate in that it merely adds a vague and unenforceable mitigation measure "[allowing the project]... to proceed through the approval process subject to the Army Corps of Engineers' full satisfaction related to the on-going Enforcement Case No. 200401669-KW."

Finally, the tract appears to have inadequate emergency access. The proposed cul-de-sac street does not provide a turning area, in violation of Code Section 17.05.D.7, and extends beyond 700 feet without an alternate route.

PORTER RANCH DEVELOPMENT CO.

8383 WILSHIRE BOULEVARD, SUITE 700

BEVERLY HILLS, CALIFORNIA 90211

(323) 655-7330

PORTER RANCH DEVELOPMENT CO.

October 6, 2009

To whom it may concern:

Please permit this letter to be authorization by Porter Ranch Development Co. a joint venture consisting of Shapell Industries, Inc., a Delaware corporation and Liberty Building Company, a California corporation ("Porter Ranch") authorizing Anthony Barton to act, on behalf of Porter Ranch in matters relating to Porter Ranch's real estate developments within the County or city of Los Angeles. This authorization includes land use and zoning permit applications, building permits, grading permits, engineering permits, water facilities including water meters and permits, electric power facilities including electric meters and permits, telephone facilities, cable television facilities, gas company facilities, encroachment permits, developmental permits, sewer facilities charges including sewer and sewer hook-up permits, drainage facilities and storm drain permits, street lighting permits, design and construction permits, electrical permits, plumbing permits, mechanical permits, and landscaping permits.

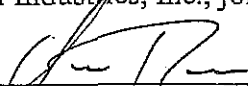
Porter Ranch has a valid and active California State Contractor's License bearing No. B-318711. Shapell Industries, inc. is qualified to do business in California bearing California Corporate I.D. 0565862 and Federal Tax I.D. No. 95-2578030.

Porter Ranch assumes full responsibility under the law for actions taken by the below listed person when authorized to act on its behalf.

This authorization shall continue until the County and/or City of Los Angeles is notified in writing that Porter Ranch authorized persons cancel such authorization.

Very truly yours,

Porter Ranch Development Co., a joint venture
By Shapell Industries, Inc., joint venture partner

By: 
Vince Rossi, Vice President

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

WILLIAM ROSCHEN
PRESIDENT
REGINA M. FREER
VICE-PRESIDENT
SEAN O. BURTON
DIEGO CARDOSO
ROBIN R. HUGHES
FR. SPENCER T. KEZIOS
YOLANDA OROZCO
BARBARA ROMERO
MICHAEL K. WOO
JAMES WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE OFFICES

S. GAIL GOLDBERG, AICP
DIRECTOR
(213) 978-1271
VINCENT P. BERTONI, AICP
DEPUTY DIRECTOR
(213) 978-1274
JANE BLUMENFELD
ACTING DEPUTY DIRECTOR
(213) 978-1272
EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273
FAX: (213) 978-1275
INFORMATION
(213) 978-1270
www.planning.lacity.org

Decision Date: September 30, 2009

Appeal End Date: October 13, 2009

EXHIBIT 5

Dr. Shaik M Saheb (A)(O)
22525 La Quilla Drive
Chatsworth, CA 91311

Oscar Ensafi (R)
6321 Van Nuys Blvd
Van Nuys, CA 91401

RE: Tentative Tract No. 50791
Related Case: None
10700 Oakdale Avenue
Chatsworth-Porter Ranch Planning Area
Zone : (T)(Q)A2-1
D.M. : 207-B-113 & 207-B-117
C.D : 12
CEQA: ENV-2003-4693-MND
Legal Description: Tract: Ex Mission De San
Fernando, Lot: PT SEC 9 T2N R16W

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved the Mitigated Negative Declaration ENV-2003-4693-MND as the environmental clearance and approved Tentative Tract No. 50791, located at 10700 Oakdale Avenue for a maximum of six lots as shown on map stamp-dated September 10, 2003 in the Chatsworth-Porter Ranch Community Plan. This unit density is based on the A2 Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) For an appointment with the Advisory Agency or a City Planner call (213) 978-1362. The Advisory Agency's approval is subject to the following conditions:

NOTE on clearing conditions: When two or more agencies must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That sufficient evidence (title policy) be submitted showing the right of egress and ingress from adjoining this tract along the Oakdale Avenue (private street) to Northridge Road (private street) and to Devonshire Street (public) prior to the recordation of the final map satisfactory to the City Engineer. In the event the above egress and ingress right cannot be established a revised map be submitted showing the alternative access to this tract all satisfactory to the City Engineer.
2. That a fee of **\$3,815.00** be paid for tentative tract engineering report prior to recordation of the final map, satisfactory to the City Engineer.
3. That the Sewerage Facilities Charge required pursuant to Section 64.11.2 of the Los Angeles Municipal Code (LAMC) and outlined under Standard Condition No. S1(a) not be paid and the subdivider construct the necessary offsite sewers to serve the tract satisfactory to the City Engineer.
4. That the entire length of the private street easement providing access to this tract from Devonshire Street be correctly be shown on the final map satisfactory to the City Engineer.
5. That a charge of \$1,500.00 per acre be paid into the Winnetka Avenue and Devonshire Street Drainage District Account of the Board of Public Works Trust Fund prior to recordation of the final map satisfactory to the City Engineer.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

6. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated June 16, 2004, and attached to the case file for Tract No. 50791.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

7. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Specify the lot area for each parcel on the map.
 - b. The proposed parcels do not comply with the minimum lot area requirements of the A2 Zone. A zone change or variance must be completed prior to, or concurrently with the recording of the final map.

- c. The subdivision is located within a Landslide Hazard Zone, and a Flood Hazard Zone. Such potential hazards should be noted on the final map.

DEPARTMENT OF TRANSPORTATION

8. That prior to recordation of the Final Map, satisfactory arrangements be made with the Department of Transportation for the following:
 - a. A minimum 20-foot reservoir space be provided between any security gates and the property line.
 - b. A minimum 20-foot setback will be provided between the garage and the property line for a guest parking space on the driveway of lots with less than 50 feet of street frontage.
 - c. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 North Figueroa Street, Suite 400, Station 3.

FIRE DEPARTMENT

9. That prior to the recordation of the Final Map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
 - b. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
 - c. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
 - d. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
 - e. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of

travel. Exception: Dwelling unit travel distance shall be computed to front door of unit.

- f. This project is located in the very high fire hazard severity zone and shall comply with requirements set forth in the City of Los Angeles Municipal Code (LAMC) 57.25.01.
- g. Mitigating measures shall be considered. These measures shall include, but not be limited to the following:
- Boxed-in eaves.
 - Single pane, double thickness (minimum 1/8" thickness) or insulated windows.
 - Non-wood siding.
 - Exposed wooden members shall be two inches nominal thickness.
 - Noncombustible finishes.
- h. Access for Fire Department apparatus and personnel to and into all structures shall be required.

DEPARTMENT OF WATER AND POWER

10. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

BUREAU OF SANITATION

11. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

12. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the Los Angeles Municipal Code (LAMC) Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 120 S. San Pedro Street, Room 600, Los Angeles, CA 90012, (213) 485-7969.

DEPARTMENT OF RECREATION AND PARKS

13. That the Quimby fee be based on the A2 Zone.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

14. Prior to recordation of the Final Map, the subdivider shall incorporate the following measures for the protection and restoration of an existing oak tree (Q. Agrifolia):
- a. Remove entire branch from which limbs were previously removed. The branch should be removed where it connects at the main stem.
 - b. Remove all fill dirt to original grade to a distance of 5 feet outside of the tree drip line. Perform all work by hand.
 - c. Remove excess soil to expose the trunk collar.
 - d. No heavy equipment shall be moved within the tree protection zone (five feet outside the dripline of the furthest most extending branch)
 - e. Any pruning of the tree must be observed and supervised by the project arborist.
 - f. Any work taking place within the drip line of the tree must be observed by a certified arborist.

(MM)

NOTE: This condition may be cleared upon certification by the Certified Arborist to the Advisory Agency and the City's Chief Forester that all recommendations above have been properly completed.

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

15. Prior to the recordation of the Final Map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- a. Limit the proposed development to a maximum of six (6) lots.
 - b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit. Lots with less than 50 feet frontage shall have one guest parking provided on site.

- c. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has approved the following variations from the Los Angeles Municipal Code (LAMC) as it applies to this subdivision and the proposed development on the site.
- a. NO building permit shall be issued until the California State Department of Fish and Game (DFG) has determined that the Streambed Alteration Agreement for restoration of the Corbin Avenue Drain has been completed to their satisfaction.
 - b. A letter from the DFG to the Advisory Agency so certifying completion of the work shall be required prior to building permit sign off or clearance.
 - d. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone/decorative masonry wall or a wood/wrought fence or combination thereof shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
 - e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - f. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
16. That the subdivider shall record and execute a Covenant and Agreement to comply with "Q" Conditions per APCNV 2002-4692-ZC/Ordinance No. 175,171.

DEPARTMENT OF CITY PLANNING - ENVIRONMENTAL MITIGATION MEASURES

17. That prior to recordation of the Final Map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770. M) in a manner satisfactory to the Planning Department requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition Nos. 14, 18, 19, 20, 21 and 22 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, postconstruction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
18. Prior to the recordation of the Final Map, the subdivider will prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- MM-1 Grading shall be kept to a minimum.
- MM-2 Natural features, such as prominent knolls or ridge lines shall be preserved.
- MM-3 Project shall comply with the City's Hillside Development Guidelines.
- MM-4 The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.
- MM-5 Compliance with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss which requires the preparation of a geotechnical report. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration.
- MM-6 Building design considerations may include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.
- MM-7 Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- MM-8 Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- MM-9 Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- MM-10 Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.

- MM-11 Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- MM-12 Promote natural vegetation by using parking lot islands and other landscaped areas.
- MM-13 Cut and fill slopes in designated hillside areas shall be planted and irrigated to prevent erosion, reduce run-off velocities and to provide long-term stabilization of soil. Plant materials include: grass, shrubs, vines, ground covers, and trees.
- MM-14 Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing rock outlet protection. Rock outlet protection is a physical device composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe outlet. Inspect, repair, and maintain the outlet protection after each significant rain.
- MM-15 Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- MM-16 All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as "NO DUMPING - DRAINS TO OCEAN") and/or graphical icons to discourage illegal dumping.
- MM-17 Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- MM-18 Legibility of stencils and signs must be maintained.
- MM-19 Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevent contact with runoff spillage to the stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- MM-20 The storage area must be paved and sufficiently impervious to contain leaks and spills.
- MM-21 The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.

MM-22 The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

MM-23 The project shall be allowed to proceed through the City of Los Angeles Tract Map approval process subject to the Army Corps of Engineers' full satisfaction related to the on-going Enforcement Case No. 200401669-KW.

19. **Construction Mitigation Conditions - Prior to the issuance of any permits, or the recordation of the Final Map**, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

CM-1 That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**

- Locate the sign in a conspicuous place on the subject site or structure (if developed) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be free-standing.
- Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.
- If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres or portion thereof. Each sign must be posted in a prominent location.

CM-2 All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

CM-3 The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.

CM-4 All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

- CM-5 All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- CM-6 All clearing, grading, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- CM-7 General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- CM-8 The project shall comply with the City of Los Angeles Noise Ordinance Nos. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- CM-9 Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- CM-10 Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-11 The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-12 The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
- CM-13 Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.**
- CM-14 Incorporate appropriate erosion control and drainage devices to the satisfaction of the Building and Safety Department shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned. These will shield and bind the soil.
- CM-15 Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.

- CM-16 All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete; wood, and vegetation. Non recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- CM-17 Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- CM-18 Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
- CM-19 Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- CM-20 Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- CM-21 Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop clothes to catch drips and spills.
20. Prior to recordation of the Final Map, the subdivider shall complete a fully executed Streambed Alteration Agreement with the California State Department of Fish and Game. A copy of the agreement signed by all relevant parties, including the DFG, shall be sufficient to clear this condition (MM).
21. Prior to recordation of the Final Map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- a. NO building permit shall be issued until the California State Department of Fish and Game has determined that the Streambed Alteration Agreement for restoration of the Corbin Avenue Drain has been completed to their satisfaction. A letter from the DFG to the Advisory Agency so certifying completion of the work shall be required prior to building permit sign off or clearance.
 - b. This covenant may be terminated once the restoration work is completed.
- (MM)
22. Prior to recordation of the Final Map, the subdivider shall prepare and execute a separate Covenant and Agreement (Planning Department General Form CP-6770)

in a manner satisfactory to the Planning Department, binding the subdivider, all future property owners and all successors in interest to the following:

- a. Lot Nos. 1-6 are located adjacent to riparian and wetland areas within the jurisdiction of the California State Department of Fish and Game, the Army Corps of Engineers and the Regional Water Quality Control Board. The discharge of sedimentation and waste into the wetlands/riparian habitat is prohibited. Any alteration of restored riparian habitat and streambed requires approval by these Agencies.
- b. A copy of the fully executed Streambed Alteration Agreement with the California State Department of Fish and Game shall be recorded with this covenant.

(MM)

DEPARTMENT OF CITY PLANNING - STANDARD SINGLE-FAMILY CONDITIONS

SF-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:

1. Prior to recordation of the Final Map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
2. All other conditions applying to Model Dwellings under Section 12.22-A, 10 and 11 and Section 17.05-O of the Los Angeles Municipal Code (LAMC) shall be fully complied with satisfactory to the Department of Building and Safety.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.

- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
 - (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
 - (e) That drainage matters be taken care of satisfactory to the City Engineer.
 - (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
 - (g) That any required slope easements be dedicated by the final map.
 - (h) That each lot in the tract comply with the width and area requirements of the Zoning Ordinance.
 - (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
 - (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.

- (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
- (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
- (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division (now Urban Forestry) of the Bureau of Street Maintenance. All street tree planting's shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Street Tree Division ((213) 485-5675) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

- a. Submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map, drainage facilities may be required satisfactory to the City Engineer.
- b. Improve the private street adjoining the subdivision by the construction of the following:
 - (1) A rolled concrete curb and concrete gutter.
 - (2) Suitable surfacing to join the existing pavement and to complete a 28-foot roadway. The existing curve should be designed according to the Street Design Manual and additional roadway width may be necessary.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvements all satisfactory to the City Engineer.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this number of units.

Any removal of the existing street trees shall require Board of Public Works approval.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code (LAMC).

The final map must be recorded within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

No building permit will be issued until the subdivider has secured a certification from the Housing Authority that the development complies with the requirements for low-and moderate-income housing, per Section 12.39-A of the LAMC.

The subdivider shall consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of

Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

FINDINGS OF FACT (CEQA)

The Environmental Staff Advisory Committee issued Mitigated Negative Declaration ENV 2002-4693-MND on October 30, 2002. The Committee found that potential negative impact could occur from the projects's implementation due to:

- existing ambient air pollution levels.
- potential loss of significant trees.
- noise from the site.
- potential seismic activity.

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV 2003-4693-MND reflects the independent judgment of the lead agency (which added additional mitigation measures) and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of **Condition Nos. 14, 18, 19, 20, 21 and 22** of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

The Initial Study prepared for the project identified no potential adverse impacts on fish or wildlife resources as far as earth, air, water, plant life, animal life, and risk of upset are concerned. However, subsequent to preparation of the Initial Study new evidence was submitted. In light of new evidence, the project does not qualify for the De Minimis Exemption for Fish and Game fees (AB 3158).

In accordance with Section 21081.6 of the Public Resources Code (AB3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in **Condition No. 17**.

However, at the public hearing and through subsequent correspondence to the Advisory Agency, clear and convincing evidence was presented that the subject property had been issued a grading permit and that the grading activity adversely impacted a Blue Line Stream under the jurisdiction of the California State Department of Fish and Game (DFG), the Army Corps of Engineers and the Regional Water Quality Control Board. The Advisory Agency received subsequent letters from the DFG and adjoining property owner related to the required restoration of the habitat. Subsequently, Mitigation Measures were added: **Condition Nos. 15 (oak tree restoration), 20, 21 and 22 (habitat restoration and notice to future buyers)**.

The Advisory Agency hereby finds that additional mitigation measures have been required in order to assure appropriate and adequate mitigation of potential environmental impacts of the proposed use of this subdivision.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Tentative Tract No. 50791 the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.
- (b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted Chatsworth-Porter Ranch Plan designates the subject property for Minimum Residential land use with the corresponding zones of OS, A1, A2 and RE40. The property contains approximately 12.59 net acres (547,878 net square feet after required dedication) and is presently zoned (T)(Q)A2-1. The proposed development of 6 single-family lots is allowable under the current adopted zone and the land use designation.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

- (c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.
- (d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

The site is one of the unimproved properties in the vicinity. The development of this tract is an infill of an otherwise single-family residential neighborhood.

The site is sloping but is not located in a high erosion hazard area. The site is located in a slope stability study area and fault-rupture study zone, however, all impacts will be mitigated to a less than significant level.

At the public hearing, objections were raised by the adjoining property owner (Porter Ranch Development Co.) over site grading and potential interference with a

streambed. A January 25, 2006 letter from PR Development Co., stated also that continued processing could occur provided that restoration work was completed by July 1, 2006. The California Department of Fish and Game issued a December 9, 2005, letter not objecting to continued processing of the tentative tract, but requested that no residential construction take place until the subdivider obtained a fully executed Streambed Alteration agreement. Therefore, with respect to the tentative tract map, the Advisory Agency has approved it with additional conditions as required by the Department of Fish and Game.

The Department of Building and Safety, Grading Division, has conditionally approved the tract map pursuant to its June 16, 2004 memo, which reads : 1) All recommendations of the report prepared by GeoSoils Consultants, Inc. dated February 22, 2000 signed by David M. Sherman (CEG1036) and by William A. Ciridon (GE 217) which are in addition to or more restrictive than the conditions contained herein shall also be incorporated into the plans for the project; and 2) All conditions contained in the Department Letter dated November 21, 1991, March 10, 2000 Log # 30174 and November 14, 2002 (log # 38251) shall remain applicable to the proposed development and shall be complied with.

The soils and geology reports for the proposed subdivision were found to be adequate by the Grading Division of the Department of Building and Safety.

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

The Initial Study prepared for the project identified no potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, and risk of upset are concerned. Subsequent to the public hearing, however, the subdivider was required to work with the California State Department of Fish and Game, to establish a method for proper restoration of the Corbin Avenue Drain.

On December 9, 2005, the California State Department of Fish and Game issued a letter indicating that the Agency had been working with the subdivider in the development of the proposed tentative tract; and further, that a conceptual mitigation plan had been approved. Finally, the Department requested that no building permits be issued until the subdivider obtains a fully executed Streambed Alteration Agreement for restoration activities to the Corbin Avenue Drain. This requirement has been made a condition of the tentative tract map.

The Agency further stated that the City of Los Angeles can continue with the processing of this tentative map. A copy of the DFG letter is in the tract file.

In light of the above, the project does not qualify for the De Minimis Exemption for Fish and Game fees (AB 3158).

- (f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which is currently being upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) 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.

No such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed tract.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

- 1) In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.
- 2) Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.
- 3) The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.
- 4) The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.
- 5) In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of

windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Tract No. 50791.

S. Gail Goldberg, AICP
Advisory Agency



MICHAEL S.Y. YOUNG
Deputy Advisory Agency

MSYY:GC:JV:mkc

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza
201 North Figueroa Street
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050


Forms are also available on-line at <http://cityplanning.lacity.org>

If you have any questions, please call Subdivision staff at (213) 978-1362.

n:tract_letters (06-09-04)

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 ROOM 395, CITY HALL
 LOS ANGELES, CALIFORNIA 90012
 CALIFORNIA ENVIRONMENTAL QUALITY ACT
 PROPOSED MITIGATED NEGATIVE DECLARATION

(Article V - City CEQA Guidelines)

LEAD CITY AGENCY	COUNCIL DISTRICT	
LOS ANGELES CITY PLANNING DEPARTMENT	12	
PROJECT TITLE	CASE NO.	
ENV-2002-4693-MND	TT 50791, APCNV-2002-4692-ZC	
PROJECT LOCATION		
10700 Oakdale Avenue; Chatsworth-Porter Ranch		
PROJECT DESCRIPTION		
Zone Change from A1-1 and (T)A2-1 to A2-1 incident to a subdivision to create 6 lots for single family homes.		
NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY		
Shaik Saheb 22525 La Quilla Drive Chatsworth, CA 91311		
FINDING:		
The City Planning Department of the City of Los Angeles has proposed that a mitigated negative declaration be adopted for this project because the mitigation measures(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance.		
(CONTINUED ON PAGE 2)		
SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.		
Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt this mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.		
THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.		
NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
Marc Woerschling	CITY PLANNER	(213)978-1396
ADDRESS	SIGNATURE (Official) Emily Gabel-Luddy, Supervisor Environmental Unit	DATE
200 N. Spring Street, Room 763 Los Angeles, CA 90012		10/02/02

10/30/02

EXHIBIT 6

I b1. Aesthetics (Hillside Site Design)

Environmental impacts, such as alteration of existing or natural terrain may result from project implementation. However, these impacts will be mitigated to a level of insignificance by the following measures:

- Grading shall be kept to a minimum.
- Natural features, such as prominent knolls or ridge lines shall be preserved.
- Project shall comply with the City's Hillside Development Guidelines.

IV f. Tree Removal (Non-Oaks)

Environmental impacts from project implementation may result due to the loss of significant trees on the site. However, the potential impacts will be mitigated to a level of insignificance by the following measures:

- Prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the Department of City Planning and the Street Tree Division of the Bureau of Street Services. All trees in the public right-of-way shall provided per the current Street Tree Division standards.
- The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Street Tree Division of the Bureau of Street Services and the Advisory Agency.

Note: Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Street Tree Division at: 213-485-5675.

VI a ii. Seismic

Environmental impacts may result to the safety of future occupants due to the project's location in an area of potential seismic activity. However, this potential impact will be mitigated to a level of insignificance by the following measure:

- The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.

VI b. Erosion/Grading/Short-Term Construction Impacts

Environmental impacts may result from the visual alteration of natural landforms on the site due to grading. However, this impact will be mitigated to a level of insignificance by designing the grading plan to conform the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division.

Short-term air quality, grading and noise impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a level of insignificance by the following measures:

Air Quality

- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- All clearing, grading, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

Noise

- The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Construction and demolition activities shall be scheduled so as to avoid operating

- several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

Grading

Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within "hillside" areas. The application of BMPs includes but is not limited to the following mitigation measures:

- Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.
- Incorporate appropriate erosion control and drainage devices to the satisfaction of the Building and Safety Department shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned. These will shield and bind the soil.
- Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.

General Construction

Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.

- All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete; wood, and vegetation. Non recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.

- Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
- Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop clothes to catch drips and spills.

VI c 1. Liquefaction

Environmental impacts may result due to the proposed project's location in an area with liquefaction potential. However, these potential impacts will be mitigated to a level of insignificance by the following measures:

- Compliance with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss which requires the preparation of a geotechnical report. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration.
- Building design considerations may include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

VIII c1. Single Family/Multi Family Hillside Dwelling

Environmental impacts may result from erosion of sloped hillsides carrying sediments into the stormwater drainage channels. However, the potential impacts will be mitigated to a level of insignificance by incorporating stormwater pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following: (A copy of the SUSMP can be downloaded at: <http://www.swrcb.ca.gov/rwqcb4/>).

- Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
- Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- Promote natural vegetation by using parking lot islands and other landscaped areas.
- Preserve riparian areas and wetlands.
- Cut and fill slopes in designated hillside areas shall be planted and irrigated to prevent erosion, reduce run-off velocities and to provide long-term stabilization of soil. Plant materials include: grass, shrubs, vines, ground covers, and trees.
- Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing rock outlet protection. Rock outlet protection is a physical device composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe outlet. Inspect, repair, and maintain the outlet protection after each significant rain.
- Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as "NO DUMPING - DRAINS TO OCEAN") and/or graphical icons to discourage illegal dumping.
- Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- Legibility of stencils and signs must be maintained.
- Materials with the potential to contaminate stormwater must be: (1) placed in an

(CONTINUED ON NEXT PAGE)

enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevent contact with runoff spillage to the stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.

- The storage area must be paved and sufficiently impervious to contain leaks and spills.
- The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and/or per manufacturer's instructions.

XVII d. End

The conditions outlined in this proposed mitigated negative declaration which are not already required by law shall be required as condition(s) of approval be the decision-making body except as noted on the face page of this document.

Therefore, it is concluded that no significant impacts are apparent which might result from this project's implementation.

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY AND CHECKLIST

(Article IV - City CEQA Guidelines)

LEAD CITY AGENCY Department of City Planning	COUNCIL DISTRICT 12	DATE 9-27-02
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RESPONSIBLE AGENCIES

PROJECT TITLE/NO. Single family home subdivision	CASE NO. EAF 2002-4693
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PREVIOUS ACTIONS CASE NO.	<input type="checkbox"/> DOES have significant changes from previous actions. <input type="checkbox"/> DOES NOT have significant changes from previous actions.
----------------------------------	--

PROJECT DESCRIPTION: A zone change from A1-1 & (T)A2-1 to A2-1 incident to a subdivision to create six lots for single family homes.

ENVIRONMENTAL SETTING: The subject property is an irregular shaped 12.6 acre parcel fronting on the east side of Oakdale Avenue north of Northridge Road, both of which are private streets. The subject site is vacant. The surrounding properties are vacant or developed with estate single family homes and are zoned A1-1, A2-1, (T)A2-1 or (T)RA-1-H.

PROJECT LOCATION

10700 Oakdale Avenue; Chatsworth, Cal. 91311

PLANNING DISTRICT Chatsworth-Porter Ranch	STATUS: <input type="checkbox"/> PRELIMINARY <input type="checkbox"/> PROPOSED 9-4-93 <input checked="" type="checkbox"/> ADOPTED date
---	--

EXISTING ZONING A1-1 & (T)A2-1	MAX. DENSITY ZONING 1 unit per acre	<input checked="" type="checkbox"/> DOES CONFORM TO PLAN <input type="checkbox"/> DOES NOT CONFORM TO PLAN <input type="checkbox"/> NO DISTRICT PLAN
PLANNED LAND USE & ZONE Minimum Residential - A1, A2, RE40	MAX. DENSITY PLAN .5 to 1 unit per acre	
SURROUNDING LAND USES See Environmental Setting above	PROJECT DENSITY .5 units per acre	

DETERMINATION (To be completed by Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Marc A. Beresling

SIGNATURE

City Planner

TITLE

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analysis," cross referenced).
- 5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.

- b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated
 - 7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
 - 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.
 - 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | |

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

BACKGROUND

PROPONENT NAME Shaik Saheb	PHONE NUMBER 818 993-1503
PROPONENT ADDRESS 22525 La Quilla Dr. Chatsworth, Cal. 91311	
AGENCY REQUIRING CHECKLIST Department of City Planning	DATE SUBMITTED 8-19-02
PROPOSAL NAME (if Applicable)	

ENVIRONMENTAL IMPACTS

(Explanations of all potentially and less than significant impacts are required to be attached on separate sheets)

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a city-designated scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
II. AGRICULTURAL RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Conflict the existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
III. AIR QUALITY. The significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations. Would the project result in:				
a. Conflict with or obstruct implementation of the SCAQMD or Congestion Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment (ozone, carbon monoxide, & PM 10) under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	-
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

IV. BIOLOGICAL RESOURCES. Would the project:

a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh vernal pool, coastal, etc.) Through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

V. CULTURAL RESOURCES: Would the project:

a. Cause a substantial adverse change in significance of a historical resource as defined in State CEQA §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Cause a substantial adverse change in significance of an archaeological resource pursuant to State CEQA §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

VI. GEOLOGY AND SOILS. Would the project:

a. Exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving :

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
ii. Strong seismic ground shaking?	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potential result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

VII. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

VIII. HYDROLOGY AND WATER QUALITY. Would the proposal result in:

a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned land uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Place housing within a 100-year flood plain as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
h. Place within a 100-year flood plain structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

IX. LAND USE AND PLANNING. Would the project:

a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Conflict with applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

X. MINERAL RESOURCES. Would the project:

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

XI. NOISE. Would the project:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exposure of persons to or generation of noise in level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Exposure of people to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

XII. POPULATION AND HOUSING. Would the project:

a. Induce substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

XIII. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. Other governmental services (including roads)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

XIV. RECREATION.

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

XV. TRANSPORTATION/CIRCULATION. Would the project:

a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to ratio capacity on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

XVI. UTILITIES. Would the project:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. Have sufficient water supplies available to serve the project from existing entitlements and resource, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Does the project have environmental effects which cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

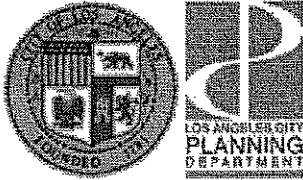


DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

VI.a.ii - The project will be subject to substantial ground shaking during a major earthquake, as with the 1971 Sylmar and 1994 Northridge earthquakes.

VI.a.iii - The project site is located in an area which may be subject to liquefaction during a major earthquake.

PREPARED BY	TITLE	TELEPHONE #	DATE
Marc Woerschling	City Planner	(213) 978-1396	9-27-02



City of Los Angeles Department of City Planning

4/22/2010

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

10800 N OAKDALE AVE
10700 N OAKDALE AVE

ZIP CODES

91311

RECENT ACTIVITY

Current Hillside Area(Zoning).If ZI-2407 also listed,this area will remain as part of the New Proposed Hillside Area(Zoning)

CASE NUMBERS

APCNV-2002-4692-ZC
CPC-1991-347-ZC
ORD-175171
ORD-168265
PS-805
TT-50791
ENV-2002-4693-MND
CND-82-73-SUB
MND-91-361-TT

Address/Legal Information

PIN Number	207B113 17
Lot/Parcel Area (Calculated)	444,340.1 (sq ft)
Thomas Brothers Grid	PAGE 500 - GRID E3
Assessor Parcel No. (APN)	2708010002
Tract	EX MISSION DE SAN FERNANDO
Map Reference	D C C 1526 C F 896 RF 238
Block	None
Lot	PT SEC 9 T2N R16W
Arb (Lot Cut Reference)	10
Map Sheet	207B113 207B117

Jurisdictional Information

Community Plan Area	Chatsworth - Porter Ranch
Area Planning Commission	North Valley
Neighborhood Council	Chatsworth
Council District	CD 12 - Greig Smith
Census Tract #	1131.00
LADBS District Office	Van Nuys

Planning and Zoning Information

Special Notes	None
Zoning	(T)(Q)A2-1
Zoning Information (ZI)	ZI-2407 Hillside Area (Zoning), Eff. 5/3/10
General Plan Land Use	Minimum Residential
Plan Footnote - Site Req.	See Plan Footnotes
Additional Plan Footnotes	Chatsworth
Hillside Area (Zoning Code)	Yes
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

EXHIBIT 7

Assessor Information

Assessor Parcel No. (APN)	2708010002
Ownership (Assessor)	SAHEB, SHAIK M CO TR 22525 LA QUILLA DR CHATSWORTH CA 91311
Ownership (City Clerk)	SAHEB, SHAIK M. ET AL 12116 BRADFORD PL GRANADA HILLS CA 91344 SAHEB, SHAIK M. ET AL (TRS) SAHEB FAM TR, DTD 12-18-91 10200 VANALDEN AVE NORTHRIDGE CA 91326
APN Area (Co. Public Works)*	12.590 (ac)
Use Code	010V - Residential Vacant Land
Assessed Land Val.	\$1,315,429
Assessed Improvement Val.	\$0
Last Owner Change	04/03/92
Last Sale Amount	\$9
Tax Rate Area	16
Deed Ref No. (City Clerk)	948168 828902 584241 328902 1723169-70 1536123 108226
Building 1	No data for building 1
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Other Land Urban and Built-up Land
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Fire District No. 2	No
Flood Zone	A14 D=N/A E=1060 PI
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	YES
Hillside Grading	Yes
Oil Wells	None
Alquist-Priolo Fault Zone	No
Distance to Nearest Fault	4.15706 (km)
Landslide	Yes
Liquefaction	No

Economic Development Areas

Business Improvement District	None
Federal Empowerment Zone	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
Targeted Neighborhood Initiative	None

Public Safety

Police Information

Bureau	Valley
Division / Station	Devonshire
Reporting District	1724
Fire Information	
District / Fire Station	107
Batallion	15
Division	3
Red Flag Restricted Parking	No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number: APGNV-2002-4692-ZC
Required Action(s): ZC-ZONE CHANGE
Project Descriptions(s): ZONE CHANGE A1-1, (T)A2-1 TO A2-1 ON EXPIRED APPROVED ZONE CHANGE.

Case Number: CPC-1991-347-ZC
Required Action(s): ZC-ZONE CHANGE
Project Descriptions(s): Data Not Available

Case Number: TT-50791
Required Action(s): Data Not Available
Project Descriptions(s):

Case Number: ENV-2002-4693-MND
Required Action(s): MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s): Data Not Available

Case Number: GND-82-73-SUB
Required Action(s): SUB-SUBDIVISIONS
Project Descriptions(s): Data Not Available

DATA NOT AVAILABLE

ORD-175171
ORD-168265
PS-805
MND-91-361-TT



Date Flown: 7-25-04