

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

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**CITY OF LOS ANGELES
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EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

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September 19, 2019

SUPPLEMENT TO THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
ENV-2016-3175-MND / CASE FILE NO. CPC-2016-3174-ZC AND VTT-74478-2A

The City has prepared this supplement to the proposed Initial Study / Mitigated Negative Declaration (ENV-2016-3175-MND) ("IS/MND") for the Proposed Project located at 10811 – 10921 North Old Santa Susana Pass Road, Chatsworth, CA. For a complete project description of the Proposed Project, please see the IS/MND. The IS/MND was circulated on January 17, 2019, with the comment period ending on February 6, 2019. None of the information set forth in this supplement, and thereby added to the IS/MND by reference, constitutes a "substantial revision."

A substantial revision of the MND generally means: (1) A new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance, or (2) The lead agency determines that the proposed mitigation measures or project revisions will not reduce potential effects to less than significance and new measures or revisions must be required. (CEQA Guidelines, § 15073.5.) As demonstrated by the analysis below, this supplement to the IS/MND does not result in any additional significant impacts, does not substantially increase the severity of previously anticipated significant impacts, and does not otherwise require recirculation of the MND.

City staff has determined that the information contained in this memo only clarifies, amplifies, or makes insignificant modifications to the MND as proposed. CEQA Guidelines, Section 15073.5(c)(4) states that recirculation of the MND is not required when "[n]ew information is added to the negative declaration which merely clarifies, amplifies, or makes insignificant modifications to the negative declaration." Therefore, no recirculation of the IS/MND is required.

UPDATES TO TECHNICAL REPORTS AND PROJECT DESCRIPTION

On September 9, 2019, the Applicant submitted a revised Tree Report Addendum to the file, dated August 26, 2019 (which superseded the Tree Report dated November 6, 2018), in which the Registered Consulting Arborist indicates that various additional trees will be retained, that four additional trees are not viable and are candidates for removal (Trees #7, #8, #21, #61), and that two trees (Trees #62 and #63) have been already removed, and as such, cannot be retained.

City staff have reviewed the Tree Report Addendum which was submitted into the record, and while these materials may affect conditions which were applied to the case, the report does not provide information which would change the conclusions contained in the IS/MND.

On September 10, 2019, the Applicant submitted a letter indicating that the project will require 5,200 cubic yards of earth to be imported not exported. The MND has typographical errors on pages 3-163 and 3-167 which indicate that 5,200 cubic yards of earth will be exported, whereas Page 2-9 correctly states that the project will require 5,200 cubic yards of import. This typographical error does not change the conclusions which were contained in the IS/MND, as impacts of import and export are similar (due to air quality impacts associated with hauling) and the Air Quality analysis correctly analyzes the impact of 5,200 cubic yards of earth imported.

CITY'S ENVIRONMENTAL ANALYSIS

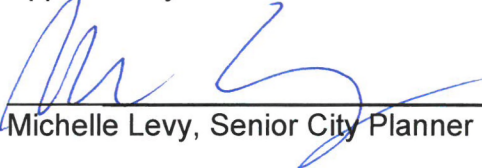
The IS/MND found that there are less than significant impacts, or no impacts, in the following categories: Agriculture and Forest Resources, Air Quality, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation and Traffic, and Utilities and Service Systems. Impacts were found to be less than significant in those abovementioned categories due to existing regulations that would mitigate potential impacts or were found to have no impacts due to the existing conditions, location, or zoning of the site. The original analysis found that there would be potentially significant impacts, thereby requiring mitigation, in the following categories: Aesthetics, Biological Resources, Cultural Resources, Noise, and Tribal Cultural Resources.

The changes in the Tree Report Addendum, consisting of the removal of six (6) additional trees and the voluntary preservation of three (3) trees, will not alter the impacts relating to Biological Resources, as the change in tree removal will not have a substantial adverse effect on special status species, effect any riparian habitats, effect federally protected wetlands, interfere with the movement of wildlife, conflict with local policies or ordinances, or conflict with habitat conservation plans. Additionally, correction of the typographical error will not have a substantial adverse effect, as the Air Quality analysis correctly analyzed the project.

Based on the Tree Report Addendum dated August 26, 2019, and as set forth in the IS/MND, City staff have determined that all potential impacts from the Proposed Project can be reduced to less than significant with mitigation incorporated.

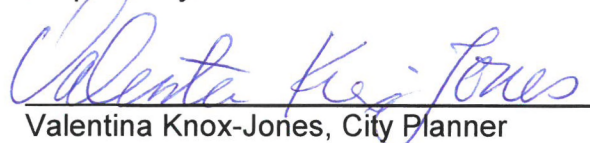
VINCENT P. BERTONI, AICP
Director of Planning

Approved by:



Michelle Levy, Senior City Planner

Prepared by:



Valentina Knox-Jones, City Planner