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CITY OF LOS ANGELES  
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ERIC GARCETTI  
MAYOR

September 23, 2015

Imad Aboul-Hosn (A)(O)  
9705 La Canada Way  
Shadow Hills, CA 91040

Parcel Map No.: AA-2007-4471-PMLA  
Address: 9705 La Canada Way  
Community Plan: Sunland - Tujunga - Lake View  
Terrace - Shadow Hills - East La Tuna Canyon  
Zone : RE40-I-K  
D. M. : 213B177  
C. D. : 7  
CEQA : ENV-2007-5559-MND  
Legal Description: FR 83, Hansen Heights  
**EXTENSION OF TIME**

On May 7, 2009, the Advisory Agency conditionally approved AA-2007-4471-PMLA for three single-family residential lots, located at 9705 La Canada Way in the Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon Community Plan. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and Section 17.07 or 17.56-A of the Los Angeles Municipal Code, the Deputy Advisory Agency hereby grants an eight-year extension for the recording of the final map.

LAMC Sections 17.07-A,1 and 1756-A,1 grant three years for initial approval and LAMC Sections 17.07-A,2 and 1756-A,2 grant six years by application.

Pursuant to AB 116, all maps are automatically granted an additional two years as long as those maps were approved after January 1, 2000 and has not expired on or before July 11, 2013.

Due to legal action challenging the approval of the parcel map, the applicant experienced a time delay in being able to take advantage of the entitlement. The concerned parties involved with the case *Van Muyden v. City of Los Angeles* (Los Angeles Superior Court Case No. BS 123846) agreed to settlement terms in an agreement dated July 21, 2011 (Exhibit A). As part of the terms, the property owner shall provide final plans to petitioners and petitioners may provide comments. The settlement date of July 11, 2011 is the effective date for AA-2007-4471-PMLA.

Therefore, the new expiration date for the subject map is **July 20, 2022** and no further extension of time to record a final map can be granted.

MICHAEL J. LOGRANDE  
Director of Planning

DAVID S. WEINTRAUB  
Associate Zoning Administrator  
MJL:DSW:HLA:ng  
cc: Councilmember Felipe Fuentes  
Seventh Council District

DEPARTMENT OF  
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200 N. SPRING STREET, ROOM 525  
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AND  
6262 VAN NUYS BLVD., SUITE 351  
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Decision Date: May 7, 2009

Appeal Period Ends: May 21, 2009

Imad Aboul-Hosn (A)(O)  
9705 La Canada Way  
Sunland, CA 91040

RE: Parcel Map No.: AA-2007-4471-PMLA  
Address: 9705 La Canada Way  
Community Plan: Sunland-Tujunga-Lake View  
Terrace-Shadow Hills-East La Tuna Canyon  
Zone: RE40-1-K  
Council District: 2  
CEQA No.: ENV-2007-4472-MND

In accordance with the provisions of Section 17.03 and 17.50 of the Los Angeles Municipal Code ("LAMC"), the Advisory Agency approved Parcel Map No. AA-2007-4471-PMLA composed of three single-family residential lots, located at 9705 La Canada Way, as shown on the **revised** map dated November 19, 2008, in the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan. The residential density is based on the RE40-1-K Zone (Residential Estate Zone, Section 12.07.01 of the LAMC). (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 for legal interpretation of the Zoning Code as it applies to this particular property). For an appointment with the Subdivision Counter 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**

Bureau of Engineering recommends that the Parcel Map be approved subject to the following conditions:

1. That a 10-foot wide strip of land be dedicated along La Canada Way adjoining the subdivision to complete a 30-foot wide half right-of-way dedication all satisfactory to the City Engineer.
2. That a 10-foot wide strip of land be dedicated along Mary Bell Avenue adjoining the subdivision to complete a 30-foot wide half right-of-way dedication all satisfactory to the City Engineer.
3. That a 30-foot wide private street easement be provided, from La Canada Way substantially as shown on the preliminary map including a turning area at the terminus property easement on an alignment satisfactory to the City Engineer.
4. That a sanitary sewer easement be dedicated full-width of the proposed private streets to the extent of the applicant ownership.
5. That the private street easement be part of the adjoining parcels to the satisfaction of the City Engineer.
6. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary easements for ingress, egress and public facilities over the private street areas upon the sale of the respective lots and they will maintain the private streets free and clear of obstructions and in a safe condition for vehicular use at all times.
7. That a Covenant and Agreement be recorded stating that private street will be posted in a manner prescribed in Section 18.07 of the Los Angeles Municipal Code "Private Street Regulations".
8. That suitable evidence be submitted for the parcel map having ingress and egress over the entire existing private street from the northerly boundary to the intersection with La Canada Way or that a revised map be submitted for private or public access to all parcels satisfactory to the City Engineer.
9. That the entire length and width of the private street from the northerly boundary to the intersection with La Canada Way be delineated on the final map satisfactory to the City Engineer.
10. That all the proposed parcel map boundary lines be properly established in accordance with Section 17.07 D of the Los Angeles Municipal Code prior to the recordation of the final Map satisfactory to the City Engineer.

**DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION**

11. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

**DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION**

12. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division will issue a clearance letter stating that no Building or Zoning Code violations exist on the subject site once the following items have been satisfied:
  - a. Obtain permits for the demolition or removal of all existing structures on proposed Parcel C. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide a copy of the “finaled” permits to show completion of the work.
  - b. Obtain a grading permit for the removal of the swimming pool and backfill of pool area on proposed Parcel B. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide a copy of the “finaled” grading permit to show completion of the work.
  - c. Provide a copy of affidavit AFF-07-2031387 and AFF-07-2031388-GD. Show compliance with all the conditions/requirements of the above affidavit(s) as applicable. Termination of above affidavit(s) may be required after map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
  - d. Provide a copy of approval letter for Private Street PS-449.
  - e. Show all street dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. “Area” requirements shall be re-checked as per net lot area after street dedication.
  - f. The width of an access-strip portion of a lot shall not be less than 20 feet at any point

Notes:

Due to the irregular configuration of proposed Parcel B and C (excluding the proposed Private Street,) the Department recommends that the front and rear lot line locations be designated by the Advisory Agency.

Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact John Pourhassan at (213) 482-6880 to schedule an appointment.

## DEPARTMENT OF TRANSPORTATION

13. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
- a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line.
  - b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk (not applicable when driveways serve not more than two dwelling units and where the driveway access is to a street other than a major or secondary highway), LAMC 12.21 A
  - 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 N. Figueroa Street Suite 400, Station 3.

Please contact this section at (213) 482-7024 for any questions regarding the above.

## FIRE DEPARTMENT

14. 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 Parcel Map Action.
  - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
  - c. 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.
  - d. A "Top Change" will be required on the closest fire hydrant to upgrade from a single 2 ½" to a double 4" x 2 ½".
  - e. Private streets and entry gates will be built to City standards to the satisfaction of the City Engineer and the Fire Department.

- f. At least two different ingress/egress roads for each area, which will accommodate major fire apparatus and provide for major evacuation during emergency situations, shall be required.
- g. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- h. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- i. Adequate public and private fire hydrants shall be required.
- j. Private streets shall be recorded as Private Streets, **AND** Fire Lane. All private street plans shall show the words "Private Street and Fire Lane" within the private street easement.
- k. All landscaping shall use fire-resistant plants and materials. A list of such plants is available from the Fire Department.
- l. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- m. In order to mitigate the inadequacy of fire protection in travel distance, sprinkler systems shall be required throughout any structure to be built, in accordance with the Los Angeles Municipal Code, Section 57.09.07.

For additional information, please contact Michael Theule of the Construction Services Unit at (213) 482-6509.

#### **DEPARTMENT OF WATER AND POWER**

- 15. 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 STREET LIGHTING**

- 16. Street light improvements shall be made to the satisfaction of the Bureau of Street Lighting and/or the following street lighting improvements shall be required. (This condition shall be deemed cleared at the time the City Engineer clears Condition S-3. (c).)

## **BUREAU OF SANITATION**

17. 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**

18. 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 LAMC Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 North Main Street, 12<sup>th</sup> Floor, Los Angeles, CA 90012, (213) 922-8363.

## **DEPARTMENT OF RECREATION AND PARKS**

19. That the Quimby fee be based on the RE40-1 Zone.

## **URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING**

20. Prior to the issuance of a grading permit, the applicant shall submit a tree report and landscape plan prepared by an oak tree expert as designated by LAMC Ordinance No. 153,478, for approval by the City Planning Department and the Urban Forestry Division of the Bureau of Street Services.

A minimum of two oak trees (a minimum of 48 inch box in size) shall be planted for each one that is removed. The canopy of the oak trees planted shall be in proportion to the canopies of the oak trees removed per Ordinance No. 153,478, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the Advisory Agency. **Note:** All oak tree removals must be approved by the Board of Public Works on sites more than one acre in size. Contact: Urban Forestry Division at: 213 485-5675.

The removal of any mature trees shall occur outside of the breeding season, which lasts from February 15 to August 15, in order to avoid any potential from destroying active bird nests. If the seasonal constraint is not practicable, a monitoring biologist shall be retained to survey all trees on the property for active nests prior to any tree removals. If active nests are found, a setback of 300 feet around the tree shall be established, with no construction occurring inside the setback, until the biologist determines that the young have fledged or the nest has failed.

**DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS**

21. 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 3 single-family dwelling units.
  - b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit.
  - c. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
  - d. 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.
  - e. Prior to the clearance of any Parcel map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

**Note to City Zoning Engineer and Plan Check.** The Advisory Agency the has designated the front lot line for Parcel B as being the southerly lot line and the front lot line for Parcel C is designated as the westerly lot line.

22. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

**DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES**

23. That the applicant will record a Covenant and Agreement identifying a registered civil engineer, architect or licensed land surveyor who will be obligated to provide certification, prior to the issuance of Certificate of Occupancy, that the foregoing mitigation items required by Condition Nos. 22 and 23 have been complied with. This Covenant will run with the land. Should the applicant choose to change the previously designated professional or should the land be sold, such covenant may be terminated only after a new Covenant and Agreement is recorded



guaranteeing that such a professional (to be identified) is available to certify the continuing implementation of the above-mentioned mitigation items.

MM-1 Prior to the issuance of a grading permit or building permit, the applicant shall submit a tree report and landscape plan prepared by a Municipal Code-designated tree expert as designated by LAMC Ordinance No. 153,478, for approval by the decision maker and the Urban Forestry Division of the Bureau of Street Services.

A minimum of two trees (a minimum of 48 inch box in size if available) shall be planted for each one that is removed. The canopy of the oak trees planted shall be in proportion to the canopies of the oak trees removed per Ordinance No. 153,478, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the decision maker.

Note: All protected tree removals shall be approved by the Board of Public Works. Contact: Urban Forestry Division at: 213-485-5675.

Note: All oak tree removals shall be approved by the Board of Public Works. Contact: Street Tree Division at: 213-485-5675.

MM-2 Prior to the issuance of a grading permit or building 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 decision maker and the Urban Forestry Division of the Bureau of Street Services. All trees in the public right-of-way shall be provided per the current Urban Forestry 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 Urban Forestry Division of the Bureau of Street Services and the decision maker.

The genus or genera of the tree(s) shall provide a minimum crown of 30'- 50'. Please refer to City of Los Angeles Landscape Ordinance (Ord. No.170,978), Guidelines K - Vehicular Use Areas.

Note: Any removal of trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: 213-485-5675.

MM-3 The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three

years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new oak tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's oak tree bond may be exonerated.

The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the oak trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.

MM-4 Prior to the recordation of the Final Parcel Map, the project shall demonstrate compliance with the Standard Urban Stormwater Mitigation Plan (SUSMP) and/or the Site Specific Mitigation Plan to mitigate stormwater pollution as required by Ordinance No.'s 172,176 and 173,494. The appropriate design and application of Best Management Practice (BMP) device(s) and facilities to satisfy the stormwater mitigation plans, shall be determined by the Watershed Protection Division of the Bureau of Sanitation, Department of Public Works. The applicant or representative of the project shall contact the Watershed Protection Division at (213) 482-7066 as early as possible to identify the appropriate site of the BMP. More Information may be obtained at [www.lastormwater.org](http://www.lastormwater.org).

MM-5 The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.

24. **Construction Conditions** - Prior to the issuance of a grading or building permit, 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 Parcel map number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**

- a. Locate the sign in a conspicuous place on the subject site or structure (if developed) so that the public can easily read it. The sign must be sturdily attached to a wooden post if it will be freestanding.
- b. 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.
- c. 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 conParcelor shall keep the construction area sufficiently dampened to control dust caused by construction 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, 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 conParcelors 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 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.
- 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 conParcelor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

- CM-12. The project sponsor shall 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.

#### **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 LAMC shall be fully complied with satisfactory to the Department of Building and Safety.
- SF-2. Prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan shall prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

#### **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 Parcel 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 Parcel 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 Parcel complies 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 Parcel be dedicated for public use by the Parcel, 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 Transportation with respect to street name, warning, regulatory and guide signs.
  - (c) All grading done on private property outside the Parcel 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 Parcel as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the Parcel 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 of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or conParcelor 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:
  - 1. Improve the private street being provided and adjoining the subdivision by the construction of the following:
    - a. Suitable surfacing to provide a minimum 20-foot roadway.
    - b. Any necessary removal and reconstruction of existing improvements.
    - c. The necessary transitions to join the existing improvements all satisfactory to the City Engineer.
    - d. Suitable improvements of the turning area at the terminus of the private street satisfactory to the City Engineer.
  - 2. Construct the necessary onsite mainline sewers and house connections within suitable easement to serve Parcels "B" and "C"

and evaluate the efficiency of the existing house connection all satisfactory to the City Engineer.

Any questions regarding this report should be directed to Mr. Ken Alson of the Land Development Group, located at 201 North Figueroa Street, Suite 200, or by calling (213) 977-8951.

#### NOTES:

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

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this Parcel map through Bureau of Street Services Urban Forestry Division.

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 17.05N of the LAMC.

The final map must record 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 Parcel 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 should 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 Department of City Planning issued Mitigated Negative Declaration No. ENV-2007-4472-MND on February 20, 2008. The Department found that potential negative impacts could occur from the project's implementation due to:

- Biological Resources (tree removal);
- Geology and Soils (construction);
- Hydrology and Water Quality (stormwater);
- Transportation/Circulation (ingress/egress).



The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV 2007-4472-MND ("MND") reflects the independent judgment of the lead agency 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 levels through the implementation of Condition **No.'s 23 and 24** of the Parcel Map's approval in addition to the Standard and Specific Conditions of Approval listed in the Parcel Map Determination. The project is also subject to existing City Ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate potential environmental impacts on all projects.

Further, the MND was revised in response to written and verbal comments made by residents prior to and at the public hearing held on March 4, 2008. Although some comments contend that a "fair argument" has been established requiring the preparation of an EIR for all impact categories on the Initial Study, the Lead Agency found no substantial evidence to support the conclusion that the project would cause substantial physical impacts on the environment; baseline conditions would remain relatively unchanged. Biological and Archaeological assessments were performed to clarify and amplify the original conclusions of the MND. Additionally, the project is consistent with the underlying land use designation and zoning, and the project is consistent with land uses in the area (single-family and equine keeping). The project involves a single-family residential land use consistent with the current and historical use of the property. The project is an infill development located in a substantially developed area and on residential property that has been disturbed by past improvements and horse keeping activities.

The project would involve the development of two additional single-family homes and the retention of an existing single residence (three residential lots on a 139,179 square foot parcel); each proposed lot exceeds the minimum lot size of 40,000 square feet required by the RE40-1-K Zone. The project does not involve any deviations from the Zoning Code or any other deviations from the requirements of the Los Angeles Municipal Code or the California Building Code. The project is subject to air quality controls during the construction phase and such air quality controls are listed under the conditions of approval for this determination and are also required as a matter of law for all projects carried out in the City of Los Angeles.

The project is not located on a Wildlife Corridor path and the biological assessment concludes that the property does not contain significant wildlife habitat and the project site and abutting properties do not provide an environment conducive to significant migratory wildlife movement. Wildlife observed in the area are highly adaptive species which have maintained a significant presence in the area despite significant historical long-term development of the area and the introduction of non-native plants and animal species, domestic dogs and cats, and horses. The project site is surrounded by properties improved with walls, fences, non-native vegetation, domestic and non-native animal species as well as improved streets and infrastructure. There are several hundred homes located throughout the neighborhood which are contiguous to one another and provide significant obstacles for migratory wildlife movement.

Pursuant to Section 15073.5 of the CEQA Guidelines, the revised MND was not recirculated because no new avoidable significant effect has been identified and no new mitigation measures have been added to reduce a new avoidable significant environment effect; all mitigation measures originally identified, including consideration of standard conditions of approval and permit requirements, are adequate. No substantial evidence as defined by Section 15064 of the CEQA Guidelines has been presented to the Lead Agency demonstrating significant physical environmental effects to the baseline conditions of the area would occur. Further, pursuant to Section 15073.5(c) recirculation is not required because:

- (1) The mitigation measures identified in the original MND are adequate because no new substantial impact has been identified;
- (2) Project revisions were made which provide better access for Fire Department access and improved lot configuration design, and such revisions were made at the request of the Lead Agency and were not directly tied to any environmental effect. There are no new avoidable environmental effects that were identified;
- (3) No new Mitigation Measures have been added.
- (4) The revised information (explanations and assessments) added to the Initial Study Checklist merely clarify and amplify the original evaluation and conclusions of the original MND.

In accordance with Section 21081.6 of the Public Resources Code (AB-3180), 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. 23.

The custodian of the documents or other material which constitute the record of proceedings upon which the Advisory Agency's decision is based are located with the City of Los Angeles, Planning Department, 200 North Spring Street, Room 750, Los Angeles, CA 90012.

#### **FINDINGS OF FACT (SUBDIVISION MAP ACT)**

In connection with the approval of Parcel Map No. AA-2007-4471-PMLA, 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.**

The Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan (as derived from the Land Use Element of the General Plan) designates the subject project site for Very Low I Residential land uses. The Very Low I Residential Land Use Designation limits development to single-family residential estate housing subject to the RE40-1-K Zone (Section 12.07.01 of the

Los Angeles Municipal Code) and single-family residential suburban housing subject to the RA-1-K Zone (Section 12.07 of the Los Angeles Municipal Code). Further, the project site and surrounding area is subject to the "K" Supplemental Use District which permits Equine Keeping subject to minimum lot size requirements.

The project site is subject to the RE40-1-K Zone. Pursuant to Section 12.07.01-C.4 of the Los Angeles Municipal Code, the project site is required to have minimum lot areas of 40,000 square feet per lot. The site contains 139,179 square feet of land and is proposed to be subdivided into three, single-family residential estate lots (Lots "A", "B" and "C"). The Parcel Map clearly identifies each parcel's lot area: Lot A would contain 55,144 square feet of land; Lot B would contain 43,546 square feet of land; and Lot C would contain 40,490 square feet of land.

As noted in the first paragraph of this finding, the Parcel Map is subject to the Very Low I Residential Land Use Designation and RE40-1-K Zone. Pursuant to the provisions of the RE40-1-K Zone, the Parcel Map identifies the type of land uses associated with the three-lot subdivision. Parcel A would involve the retention of an existing single-family residence and detached garage; Parcel B would involve the development of a new single-family residence and garage; and Parcel C would involve the development of a new single-family residence and garage. All three parcels would include horse keeping facilities consistent with the "K" designation for equine keeping. Each parcel would contain lot areas exceeding the minimum requirement of 20,000 square feet per lot in a K District as required by Footnote No. 22 of the Community Plan and as required by Section 12.07.01-A.3(b) of the Los Angeles Municipal Code.

Furthermore, the Community Plan establishes objectives and policies for residential development within the Plan area. Objective 1-1 of the Community Plan states: "To provide for the preservation of existing and the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010." The Parcel Map is consistent with Objective 1-1 as the project involves the retention of an existing single-family home and the development of two additional single-family homes consistent with the land uses and character of the local neighborhood.

Policy 1-1.2 of the Community Plan states: "Protect existing single-family residential neighborhoods from encroachment by higher density residential and other incompatible uses." The subject site is Zoned RE40-1-K, which is a more restrictive zone than many of the abutting properties Zoned RA-1-K. The project is limited to a density which is lower than permitted on adjacent properties located in the RA-1-K Zone; the RA-1-K Zone allows minimum lot sizes of 17,500 square feet per lot compared to the minimum lot size requirement of the RE40-1-K Zone (40,000 square feet per lot). The project would be consistent with Policy 1-1.2 because the project involves a lower residential density compared to adjacent land uses subject to a higher density zone.

The project site is located within the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan area. The purpose of the Specific Plan is to provide the protection, enhancement, and preservation of unique natural and cultural resources in the Specific Plan area. The Plan establishes four general areas of regulation which include: 1) Prominent Ridgeline Protection, 2) Biological Resource Protection, 3) Scenic Highway Corridors Viewshed Protection, and 4) Equine Keeping District Standards, Equestrian Trails, and Domestic Livestock measures.

The project does not propose to deviate from any requirements of the Specific Plan and complies with the Specific Plan as follows: 1) the Parcel Map involves the subdivision of three single-family lots in a single-family residential zone consistent with surrounding properties, and would not obstruct any view of a scenic resource from any Scenic Highway, and would not involve the development or alteration of a Prominent Ridgeline as defined by the Specific Plan; 2) the project would not involve the disturbance of any substantial biological resources or habitat areas (See Biological Assessment attached to Mitigated Negative Declaration No. ENV-2007-4472-MND); 3) the project would not diminish, alter or obstruct any view from any Scenic Highway as the project is required to comply with all development requirements of the Planning and Zoning Code, the Community Plan, and the Specific Plan; and 4) The project would be in compliance with the Equine Keeping measures of the Specific Plan by providing minimum lot areas of 40,000 square feet each (Specific Plan requires 20,000 square foot lots in the Very Low I Residential Land Use Designation) and would provide equine keeping equipped lots consistent with the Equine District Protection Standards as defined under Section 7 of the Specific Plan.

Therefore, in light of the abovementioned, the proposed map will be substantially consistent with the applicable General and Specific Plans applying to the project site and is consistent with the provisions of Section 17.50 of the Los Angeles Municipal Code.

- (b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

Pursuant to Section 66418 of the Subdivision Map Act, "Design" means: (1) street alignments, grades and widths; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and firebreaks; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) such other specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan.

Additionally, the zoning applying to the subject site provides for requirements pertaining to the design and location of any building to be constructed on a legal lot within the jurisdiction of the City of Los Angeles. Any applicable design requirements mandated by law via the California Building Code and the Los

Angeles Municipal Code are enforced by the Department of Building and Safety through an administrative permit process (e.g., "Plan Check"). Any project that intends to involve a design inconsistent with the Los Angeles Municipal Code would require an appropriate entitlement and would be subject to the appropriate discretionary action of the Planning Department: this project does not propose any deviations from the Los Angeles Municipal Code, the Community Plan or the Specific Plan.

Furthermore, Section 17.05(c) of the Los Angeles Municipal Code enumerates design standards for Subdivisions and requires that each Preliminary Parcel Map be designed in compliance with the zoning applying to the subject property. The proposed subdivision demonstrates through its design, compliance with Section 17.05(C) of the Los Angeles Municipal Code as follows:

The adopted Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan designates the subject property for Very Low I Residential land uses with the corresponding RE40-1 Zone. The property contains approximately 139,179 square feet of land after required dedication and would contain 3 single-family residential lots consistent with the density restrictions of the RE40-1 Zone. In addition to the density, the type of land use proposed corresponds to the Very Low I Residential Land Use Designation (single-family estate residences) and is therefore consistent with the provisions of the Community Plan. The Parcel Map clearly shows the location of all driveways, Fire Department access and location of all structures.

Lastly, the proposed subdivision would be subject to numerous conditions involving the design and improvement of the site as identified under the Parcel Maps "Conditions of Approval." Performance of certain conditions must be demonstrated prior to the recordation of the Final Parcel Map while others are demonstrated prior to a specific permit or Certificate of Occupancy. Therefore, as conditioned, the design and improvement of the proposed subdivision 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.

The subject site is not located in a hazardous zone and does not contain any known hazards. The site is not located in a slope stability study area, high erosion hazard area, or fault-rupture study zone (Alquist-Priolo Fault Zone). The site is an in-fill lot in a substantially developed suburban, semi-rural area. The site contains 139,179 square feet of land and would contain a proposed land use consistent with local plans and policies and other land uses in the vicinity.

The lots created by this subdivision would comply with area requirements of the RE40-1 Zone as enumerated in Section 12.07.01-C,4 of the LAMC. The minimum lot area requirement of said zone is 40,000 square feet per single-family residence. The proposed lot areas of Parcels "A," "B", and "C" are 55,144, 43,546, and 40,490 square feet each. Based on the lot areas of the three

proposed parcels, each parcel contains sufficient area to accommodate the type of development proposed.

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). The Department of Building and Safety, Grading Division, will require that the project satisfy the requirements of the City's Grading Regulations as enumerated in Section 91.3000 of the Los Angeles Municipal Code (Division 70 of the Building Code).

Further, the Department of Building and Safety has reviewed and approved a soils report for the project. Therefore, in light of the above and all other facts referenced in this determination including the Parcel Map, the environmental clearance, the applicable Community and Specific Plans, and Conditions of Approval, material evidence supports that the project site is physically suitable for the proposed type of development.

(d) **THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.**

The proposed project conforms to the density requirements of Section 12.07.01-C,4 of the Los Angeles Municipal Code (RE40-1-K Zone). The minimum lot area required under the RE40-1-K Zone is 40,000 square feet; the existing lot contains approximately 139,179 square feet of land to be subdivided into three parcels. Each parcel would contain the following lot areas: Parcel "A" – 55,144 square feet; Parcel "B" – 43,546 square feet; and Parcel "C" – 40,490 square feet. The density proposed is consistent with the lot area requirements of the zoning applying to the subject site.

Furthermore, the site is physically suitable for the proposed density because there are no physical hazards or hazardous conditions observed on the subject site. Land uses in the same zone and vicinity have the same or similar physical characteristics as the subject property and contain the same type housing and equine-related accessory structures and uses. The environmental assessment conducted for this project identified the project site as being suitable for the type of use and density, consistent with land uses found in the area. Therefore, the project site is physically suitable for the proposed density of development.

(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 Mitigated Negative Declaration prepared for the project (Case No. ENV-2007-4472-MND) identified no potential adverse impacts on fish or wildlife resources as far as earth, air, water, plant life, animal life, or risk of upset to these resources is concerned. Furthermore, the project site, as well as the surrounding area is presently developed with structures and similar land uses which do not provide for significant natural habitat for fish or wildlife. Wildlife

observed in the area are highly adaptive species which have maintained a presence in the area despite significant urban development that has occurred over the last 60 years.

With regards to those impact categories identified in the environmental documentation as having a potential impact without mitigation, the Mitigated Negative Declaration has identified Mitigation Measures to mitigate potentially significant impacts to less than or no impact levels. Said measures are required and are incorporated into the project's conditions of approval. Mitigation Monitoring and other procedures and processes have been identified ensuring the implementation of all required mitigation measures. Therefore, in light of the whole record, the proposed project would not cause substantial impacts on the environment.

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

The proposed subdivision and subsequent improvements will be subject to numerous provisions of the Los Angeles Municipal Code (e.g., the Fire Code, Planning and Zoning Code, Health and Safety Code) and the California Building Code. Other health and safety related requirements as mandated by law would apply where applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety, flood hazard management).

The project would not be placed over a hazardous materials site, flood hazard area, or be located on unsuitable soil conditions. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances. The type of use proposed (residential land use) is consistent with surrounding land uses and would therefore result in a development cohesive with adjacent and nearby properties.

The Department of Transportation requires the submittal of a parking and driveway plan to ensure safe egress and ingress of the project site and to ensure conformance with transportation safety design policies. The Bureau of Engineering has reported that the proposed subdivision will be connected to the public sewer system and therefore would not violate the California Water Code; the Bureau of Engineering has recommended approval of the proposed subdivision contingent upon the implementation of their conditions and requirements. Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

(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.**

There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access. The project site contains legally recorded lots identified by the Assessor Parcel Record and Assessor

Parcel Map: Map No. 2549-010-015. The site is surrounded by private properties that adjoin improved public streets designed and improved to the specific requirements of the Los Angeles Municipal Code for providing public access throughout the area. The project site does not adjoin or provide access to a public resource, natural habitat, Public Park or any officially recognized public recreation area. Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

- (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)

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.

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 parcel map was filed.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

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 preliminary and final maps for Parcel Map No.AA-2007-4471-PMLA.

THE FOLLOWING NOTES ARE FOR INFORMATIONAL PURPOSES AND ARE NOT CONDITIONS OF APPROVAL OF THIS PARCEL MAP:

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 LAMC Section 17.05-N.



As part of the construction of your project, you may wish to make arrangements, with the Telecommunications Bureau regarding the cable television franchise holder for this area at 213 922-8363.

The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the North Valley Area Planning Commission within 15 calendar days of the decision date. If you wish to appeal, a Master Appeal Form No. CP-7769, must be submitted, accepted as complete, and appeal fees paid by 5:00 PM on May 21, 2009 \* at one of the City Planning Department Public Counters, located at:

Figueroa Plaza  
201 N. Figueroa Street, 4<sup>th</sup> 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

\*Please note the cashiers at the public counters close at 3:30 PM.

**Appeal forms are available on-line at [www.lacity.org/pln](http://www.lacity.org/pln).**

Pursuant to Ordinance No. 176,321, effective January 15, 2005, Parcel Map determinations are only appealable to the Area Planning Commission. There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency.

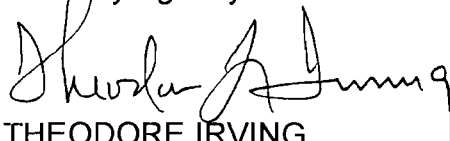
If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California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

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

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of the date of approval, unless an extension of time has been requested in person before 5:00 p.m. May 7, 2012.

No requests for time extensions or appeals received by mail shall be accepted.

S. Gail Goldberg, AICP  
Advisory Agency

  
THEODORE IRVING  
Deputy Advisory Agency

TI:NH:(jh/jq)

cc: Bureau of Engineering - 4  
Community Planning Bureau  
Planning Office & 1 Map  
D.M.  
Bureau of Street Lighting  
Street Tree Division & 1 Map

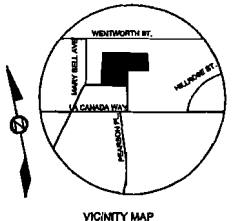
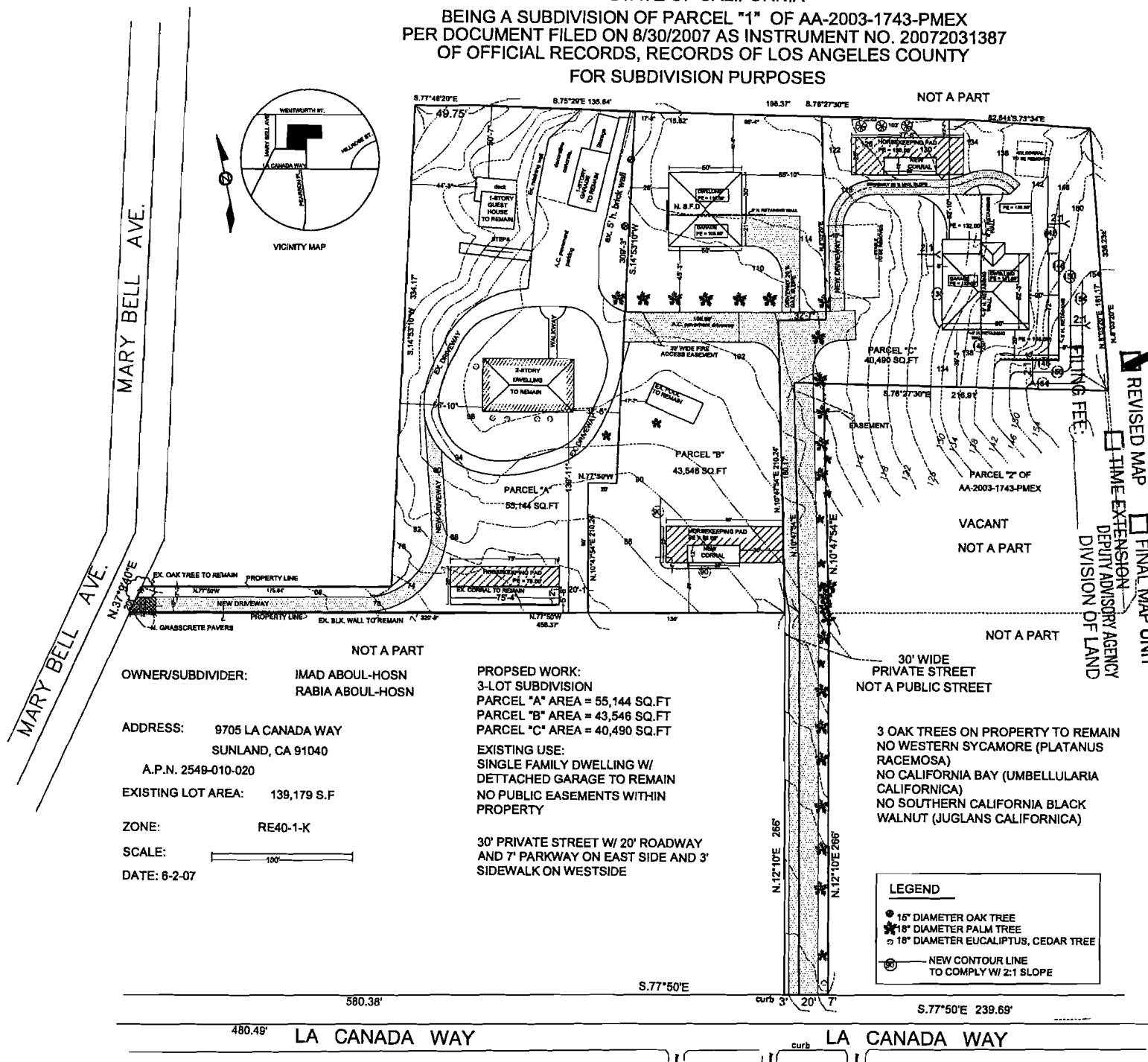
Dept. of Building & Safety, Zoning & 2 Maps  
Department of Building & Safety, Grading  
Department of Fire  
Department of Recreation & Parks & 1 Map  
Department of Transportation, CPC Section  
Room 600, 221 N. Figueroa Street

PRELIMINARY PARCEL MAP  
IN THE CITY OF LOS ANGELES  
STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCEL "1" OF AA-2003-1743-PMEX  
PER DOCUMENT FILED ON 8/30/2007 AS INSTRUMENT NO. 20072031387  
OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY

FOR SUBDIVISION PURPOSES

AA-2007-4461



OWNER/SUBDIVIDER: IMAD ABUL-HOSN  
RABIA ABUL-HOSN

ADDRESS: 9705 LA CANADA WAY  
SUNLAND, CA 91040

A.P.N. 2549-010-020

EXISTING LOT AREA: 139,179 S.F.

ZONE: RE40-1-K

SCALE:

DATE: 6-2-07

PROPOSED WORK:  
3-LOT SUBDIVISION  
PARCEL "A" AREA = 55,144 SQ.FT  
PARCEL "B" AREA = 43,546 SQ.FT  
PARCEL "C" AREA = 40,490 SQ.FT

EXISTING USE:  
SINGLE FAMILY DWELLING W/  
DETACHED GARAGE TO REMAIN  
NO PUBLIC EASEMENTS WITHIN  
PROPERTY

30' PRIVATE STREET W/ 20' ROADWAY  
AND 7' PARKWAY ON EAST SIDE AND 3'  
SIDEWALK ON WESTSIDE

**LEGEND**

- 16" DIAMETER OAK TREE
- ★ 18" DIAMETER PALM TREE
- ⊕ 18" DIAMETER EUCALIPTUS, CEDAR TREE
- ⊖ NEW CONTOUR LINE TO COMPLY W/ 2:1 SLOPE

NOV 16 2008

LOS ANGELES DEPT. of CITY PLANNING  
SUBMITTED FOR FILING  
 TENTATIVE MAP

REVISED MAP  
 TIME EXTENSION  
 FINAL MAP UNIT  
DEPUTY ADVISORY AGENCY  
DIVISION OF LAND

NOT A PART

VACANT  
NOT A PART

NOT A PART

30' WIDE  
PRIVATE STREET  
NOT A PUBLIC STREET

3 OAK TREES ON PROPERTY TO REMAIN  
NO WESTERN SYCAMORE (PLATANUS  
RACEMOSA)  
NO CALIFORNIA BAY (UMBELLULARIA  
CALIFORNICA)  
NO SOUTHERN CALIFORNIA BLACK  
WALNUT (JUGLANS CALIFORNICA)

480.49' LA CANADA WAY

LA CANADA WAY

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**

<b>LEAD CITY AGENCY</b> City of Los Angeles	<b>COUNCIL DISTRICT</b> 2
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<b>PROJECT TITLE</b> ENV-2007-4472-MND	<b>CASE NO.</b> AA-2007-4471
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**PROJECT LOCATION**  
9705-9703 W LA CANADA WAY

**PROJECT DESCRIPTION**  
Pursuant to the Subdivision Map Act and Sections 17.50, 17.05(c) and 12.07.1 of the Los Angeles Municipal Code (LAMC), the proposed project involves the subdivision of a 139,179 square foot parcel into three single-family residential lots in the RE40-1-K Zone. Parcel A would contain a lot area of 55,144 square feet; Parcel B would contain a lot area of 43,546 square feet; and Parcel C would contain a lot area of 40,490 square feet consistent with the RE40 Zone's minimum lot area requirement of 40,000 square feet per lot. The subdivision would result in a net increase of two residential units (two single-family residences): Parcel A would contain an existing single-family residence and retain the existing corral; Parcel B would contain a new single-family residence, an existing pool and new corral (replacing existing corral/equine facilities); and Parcel C would contain a new single-family dwelling and a new corral (replacing existing corral/equine facilities). The project does not involve any requests to deviate from Code requirements.

**NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY**  
Imad Aboul-Hosn  
9705 La Canada Way  
Sunland, CA 91040

**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 measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance

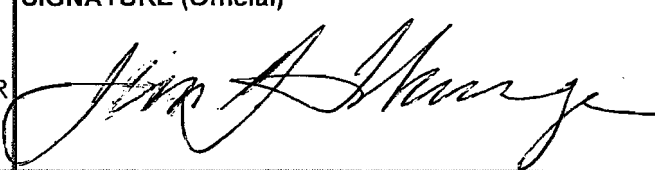
(CONTINUED ON PAGE 2)

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 the 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
NICHOLAS HENDRICKS	City Planning Associate	(818) 374-5046

ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		02/20/2008

**IV e. Tree Removal (Locally Protected Species)**

- Environmental impacts may result due to the loss of protected trees on the site. However, these potential impacts will be mitigated to less than insignificant by the following measures:
- Prior to the issuance of a grading permit or building permit, the applicant shall submit a tree report and landscape plan prepared by a Municipal Code-designated tree expert as designated by LAMC Ordinance No. 153,478, for approval by the decision maker and the Urban Forestry Division of the Bureau of Street Services.
- A minimum of two trees (a minimum of 48 inch box in size if available) shall be planted for each one that is removed. The canopy of the oak trees planted shall be in proportion to the canopies of the oak trees removed per Ordinance No. 153,478, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the decision maker.

**IV g. Bonding (Protected Tree Survival)**

- The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new oak tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's oak tree bond may be exonerated.
- The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the oak trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.

**VI b2. Erosion/Grading/Short-Term Construction Impacts**

- Short-term air quality 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 construction 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, 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.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
- **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 shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.
- Gravel approaches shall be used where truck traffic is frequent to reduce soil compaction and the tracking of sediment into streets shall be limited.
- All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.

**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/>).
- **PRIOR TO THE RECORDATION OF THE FINAL PARCEL MAP OR GRADING PERMIT, THE PROJECT SHALL DEMONSTRATE COMPLIANCE WITH THE STANDARD URBAN STORMWATER MITIGATION PLAN (SUSMP) AND/OR THE SITE SPECIFIC MITIGATION PLAN TO MITIGATE STORMWATER POLLUTION AS REQUIRED BY ORDINANCE NO.'S 172,176 AND 173,494. THE APPROPRIATE DESIGN AND APPLICATION OF BEST MANAGEMENT PRACTICE (BMP) DEVICE(S) AND FACILITIES TO SATISFY THE STORMWATER MITIGATION PLANS, SHALL BE DETERMINED BY THE WATERSHED PROTECTION DIVISION OF THE BUREAU OF SANITATION, DEPARTMENT OF PUBLIC WORKS. THE APPLICANT OR REPRESENTATIVE OF THE PROJECT SHALL CONTACT THE WATERSHED PROTECTION DIVISION AT (213) 482-7066 AS EARLY AS POSSIBLE AND TO IDENTIFY THE APPROPRIATE SITE OF THE BMP. MORE INFORMATION MAY BE OBTAINED AT WWW.LASTORMWATER.ORG.**

**XV d. Safety Hazards**

- Environmental impacts may result from project implementation due to hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses. However, the potential impacts can be mitigated to a level of insignificance by the following measure:
- The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.
- Prior to plan check submittal to LADBS, submit a site and/or driveway plan, scaled at least 1 inch = 40 feet, to: **LADOT Valley Development Review Section, 6262 Van Nuys Boulevard, #320, Van Nuys, 91401.**

**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 by 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**  
(CEQA Guidelines Section 15063)

<b>LEAD CITY AGENCY:</b> City of Los Angeles	<b>COUNCIL DISTRICT:</b> CD 2 - WENDY GREUEL	<b>DATE:</b> 01/15/2008
<b>RESPONSIBLE AGENCIES:</b> Department of City Planning		
<b>ENVIRONMENTAL CASE:</b> ENV-2007-4472-MND	<b>RELATED CASES:</b> AA-2007-4471	
<b>PREVIOUS ACTIONS CASE NO.:</b>	<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
<b>PROJECT DESCRIPTION:</b> PARCEL MAP TO SUBDIVIDE 139,179 SF LOT INTO 3 LOTS		
<b>ENV PROJECT DESCRIPTION:</b> Pursuant to the Subdivision Map Act and Sections 17.50, 17.05(c) and 12.07.1 of the Los Angeles Municipal Code (LAMC), the proposed project involves the subdivision of a 139,179 square foot parcel into three single-family residential lots in the RE40-1-K Zone. Parcel A would contain a lot area of 55,144 square feet; Parcel B would contain a lot area of 43,546 square feet; and Parcel C would contain a lot area of 40,490 square feet consistent with the RE40 Zone's minimum lot area requirement of 40,000 square feet per lot. The subdivision would result in a net increase of two residential units (two single-family residences): Parcel A would contain an existing single-family residence and retain the existing corral; Parcel B would contain a new single-family residence, an existing pool and new corral (replacing existing corral/equine facilities); and Parcel C would contain a new single-family dwelling and a new corral (replacing existing corral/equine facilities). The project does not involve any requests to deviate from Code requirements.		
<b>ENVIRONMENTAL SETTINGS:</b> The project site is located within the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan Area of the San Fernando Valley, just south of the Big Tujunga Wash and Wentworth Street, and west of the 210 Freeway. The project site and local area is dominated by single-family residences with horse keeping facilities and infrastructure (utilities, streets, etc.) on various degrees of sloping terrain. Surrounding properties are zoned RE40-1-K, RA-1-K and A2-1-K.		
<b>PROJECT LOCATION:</b> 9705-9703 W LA CANADA WAY		
<b>COMMUNITY PLAN AREA:</b> SUNLAND - TUJUNGA - LAKE VIEW TERRACE - SHADOW HILLS - EAST LA TUNA CANYON <b>STATUS:</b>  <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	<b>AREA PLANNING COMMISSION:</b> NORTH VALLEY	<b>CERTIFIED NEIGHBORHOOD COUNCIL:</b> FOOTHILL TRAILS DISTRICT
<b>EXISTING ZONING:</b> RE40-1-K	<b>MAX. DENSITY/INTENSITY ALLOWED BY ZONING:</b> RE40-1-K	<b>LA River Adjacent:</b> NO
<b>GENERAL PLAN LAND USE:</b> VERY LOW I RESIDENTIAL	<b>MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:</b> Very Low I Residential	
	<b>PROPOSED PROJECT DENSITY:</b> RE40-1-K	

**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.

City Planning Associate

(818) 374-5046

Signature

Title

Phone

**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 type="checkbox"/> AESTHETICS <input type="checkbox"/> AGRICULTURAL RESOURCES <input type="checkbox"/> AIR QUALITY <input checked="" type="checkbox"/> BIOLOGICAL RESOURCES <input type="checkbox"/> CULTURAL RESOURCES <input checked="" type="checkbox"/> GEOLOGY AND SOILS	<input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS <input checked="" type="checkbox"/> HYDROLOGY AND WATER QUALITY <input type="checkbox"/> LAND USE AND PLANNING <input type="checkbox"/> MINERAL RESOURCES <input type="checkbox"/> NOISE <input type="checkbox"/> POPULATION AND HOUSING	<input type="checkbox"/> PUBLIC SERVICES <input type="checkbox"/> RECREATION <input checked="" type="checkbox"/> TRANSPORTATION/CIRCULATION <input type="checkbox"/> UTILITIES <input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
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## INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

### *Background*

**PROPONENT NAME:**

Imad Aboul-Hosn

**PHONE NUMBER:**

(818) 378-5540

**APPLICANT ADDRESS:**

9705 La Cananda Way  
Sunland, CA 91040

**AGENCY REQUIRING CHECKLIST:**

Department of City Planning

**DATE SUBMITTED:**

09/19/2007

**PROPOSAL NAME (if Applicable):**

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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<b>I. AESTHETICS</b>				
a.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON A SCENIC VISTA?			✓
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?			✓
c.	SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER OR QUALITY OF THE SITE AND ITS SURROUNDINGS?		✓	
d.	CREATE A NEW SOURCE OF SUBSTANTIAL LIGHT OR GLARE WHICH WOULD ADVERSELY AFFECT DAY OR NIGHTTIME VIEWS IN THE AREA?			✓
<b>II. AGRICULTURAL RESOURCES</b>				
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?			✓
b.	CONFLICT THE EXISTING ZONING FOR AGRICULTURAL USE, OR A WILLIAMSON ACT CONTRACT?			✓
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?			✓
<b>III. AIR QUALITY</b>				
a.	CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE SCAQMD OR CONGESTION MANAGEMENT PLAN?			✓
b.	VIOLATE ANY AIR QUALITY STANDARD OR CONTRIBUTE SUBSTANTIALLY TO AN EXISTING OR PROJECTED AIR QUALITY VIOLATION?			✓
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?		✓	
d.	EXPOSE SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS?			✓
e.	CREATE OBJECTIONABLE ODORS AFFECTING A SUBSTANTIAL NUMBER OF PEOPLE?			✓
<b>IV. BIOLOGICAL RESOURCES</b>				
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 ?			✓
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 ?			✓
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?			✓
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?			✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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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)?		✓		
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?				✓

**V. CULTURAL RESOURCES**

a.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN STATE CEQA 15064.5?				✓
b.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO STATE CEQA 15064.5?			✓	
c.	DIRECTLY OR INDIRECTLY DESTROY A UNIQUE PALEONTOLOGICAL RESOURCE OR SITE OR UNIQUE GEOLOGIC FEATURE?			✓	
d.	DISTURB ANY HUMAN REMAINS, INCLUDING THOSE INTERRED OUTSIDE OF FORMAL CEMETERIES?				✓

**VI. GEOLOGY AND SOILS**

a.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : 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.				✓
b.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : STRONG SEISMIC GROUND SHAKING?			✓	
c.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : SEISMIC-RELATED GROUND FAILURE, INCLUDING LIQUEFACTION?				✓
d.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : LANDSLIDES?			✓	
e.	RESULT IN SUBSTANTIAL SOIL EROSION OR THE LOSS OF TOPSOIL?		✓		
f.	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?				✓
g.	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?				✓
h.	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?				✓

**VII. HAZARDS AND HAZARDOUS MATERIALS**

a.	CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH THE ROUTINE TRANSPORT, USE, OR DISPOSAL OF HAZARDOUS MATERIALS?				✓
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?				✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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c.	EMIT HAZARDOUS EMISSIONS OR HANDLE HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS, SUBSTANCES, OR WASTE WITHIN ONE-QUARTER MILE OF AN EXISTING OR PROPOSED SCHOOL?				✓
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?				✓
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?				✓
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?				✓
g.	IMPAIR IMPLEMENTATION OF OR PHYSICALLY INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN?				✓
h.	EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INJURY OR DEATH INVOLVING WLDLAND FIRES, INCLUDING WHERE WILDLANDS ARE ADJACENT TO URBANIZED AREAS OR WHERE RESIDENCES ARE INTERMIXED WITH WILDLANDS?		✓		

#### VIII. HYDROLOGY AND WATER QUALITY

a.	VIOLATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS?				✓
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)?				✓
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?				✓
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 AN MANNER WHICH WOULD RESULT IN FLOODING ON- OR OFF SITE?				✓
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?				✓
f.	OTHERWISE SUBSTANTIALLY DEGRADE WATER QUALITY?		✓		
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?				✓
h.	PLACE WITHIN A 100-YEAR FLOOD PLAIN STRUCTURES WHICH WOULD IMPEDE OR REDIRECT FLOOD FLOWS?				✓
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?				✓
j.	INUNDATION BY SEICHE, TSUNAMI, OR MUDFLOW?				✓

#### IX. LAND USE AND PLANNING

a.	PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY?				✓
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Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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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?				✓
c.	CONFLICT WITH ANY APPLICABLE HABITAT CONSERVATION PLAN OR NATURAL COMMUNITY CONSERVATION PLAN?				✓
<b>X. MINERAL RESOURCES</b>					
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?				✓
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?				✓
<b>XI. NOISE</b>					
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?				✓
b.	EXPOSURE OF PEOPLE TO OR GENERATION OF EXCESSIVE GROUNDBORNE VIBRATION OR GROUNDBORNE NOISE LEVELS?			✓	
c.	A SUBSTANTIAL PERMANENT INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?				✓
d.	A SUBSTANTIAL TEMPORARY OR PERIODIC INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?				✓
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?				✓
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?				✓
<b>XII. POPULATION AND HOUSING</b>					
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)?				✓
b.	DISPLACE SUBSTANTIAL NUMBERS OF EXISTING HOUSING NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?				✓
c.	DISPLACE SUBSTANTIAL NUMBERS OF PEOPLE NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?				✓
<b>XIII. PUBLIC SERVICES</b>					
a.	FIRE PROTECTION?				✓
b.	POLICE PROTECTION?				✓
c.	SCHOOLS?				✓
d.	PARKS?				✓
e.	OTHER GOVERNMENTAL SERVICES (INCLUDING ROADS)?				✓
<b>XIV. RECREATION</b>					

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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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?				✓
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?				✓

**XV. TRANSPORTATION/CIRCULATION**

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)?				✓
b.	EXCEED, EITHER INDIVIDUALLY OR CUMULATIVELY, A LEVEL OF SERVICE STANDARD ESTABLISHED BY THE COUNTY CONGESTION MANAGEMENT AGENCY FOR DESIGNATED ROADS OR HIGHWAYS?			✓	
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?				✓
d.	SUBSTANTIALLY INCREASE HAZARDS TO A DESIGN FEATURE (E.G., SHARP CURVES OR DANGEROUS INTERSECTIONS) OR INCOMPATIBLE USES (E.G., FARM EQUIPMENT)?		✓		
e.	RESULT IN INADEQUATE EMERGENCY ACCESS?				✓
f.	RESULT IN INADEQUATE PARKING CAPACITY?				✓
g.	CONFLICT WITH ADOPTED POLICIES, PLANS, OR PROGRAMS SUPPORTING ALTERNATIVE TRANSPORTATION (E.G., BUS TURNOUTS, BICYCLE RACKS)?				✓

**XVI. UTILITIES**

a.	EXCEED WASTEWATER TREATMENT REQUIREMENTS OF THE APPLICABLE REGIONAL WATER QUALITY CONTROL BOARD?				✓
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?				✓
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?				✓
d.	HAVE SUFFICIENT WATER SUPPLIES AVAILABLE TO SERVE THE PROJECT FROM EXISTING ENTITLEMENTS AND RESOURCE, OR ARE NEW OR EXPANDED ENTITLEMENTS NEEDED?				✓
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 PROJECTS PROJECTED DEMAND IN ADDITION TO THE PROVIDERS				✓
f.	BE SERVED BY A LANDFILL WITH SUFFICIENT PERMITTED CAPACITY TO ACCOMMODATE THE PROJECTS SOLID WASTE DISPOSAL NEEDS?				✓
g.	COMPLY WITH FEDERAL, STATE, AND LOCAL STATUTES AND REGULATIONS RELATED TO SOLID WASTE?				✓

**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				✓
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Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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MAJOR PERIODS OF CALIFORNIA HISTORY OR PREHISTORY?				
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).			✓
c.	DOES THE PROJECT HAVE ENVIRONMENTAL EFFECTS WHICH CAUSE SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS, EITHER DIRECTLY OR INDIRECTLY?			✓



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

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as ENV-2007-4472-MND and the associated case(s), AA-2007-4471 . Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) **will not:**

- Substantially degrade environmental quality.
- Substantially reduce fish or wildlife habitat.
- Cause a fish or wildlife habitat to drop below self sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce number, or restrict range of a rare, threatened, or endangered species.
- Eliminate important examples of major periods of California history or prehistory.
- Achieve short-term goals to the disadvantage of long-term goals.
- Result in environmental effects that are individually limited but cumulatively considerable.
- Result in environmental effects that will cause substantial adverse effects on human beings.

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) [cityplanning.lacity.org/](http://cityplanning.lacity.org/) or EIR Unit, City Hall, 200 N Spring Street, Room 763.

Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/>

Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or

City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
NICHOLAS HENDRICKS	City Planning Associate	(818) 374-5046	05/04/2009

Impact?	Explanation	Mitigation Measures
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APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS		
a.	NO IMPACT	<p>The subject property is located within the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan Area and the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan. The Specific Plan identifies prominent ridgelines in the area which are considered to be of visual significance and are therefore protected via specific development guidelines and requirements (See San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan Map No. 2 "Prominent Ridgelines" under General Plan; Community Plan link – <a href="http://planning.lacity.org/">http://planning.lacity.org/</a>). However, the project is not located on or within 500 feet of any prominent ridgeline and the project would conform to the development standards (such as height, size, setback and density requirements) of Section 12.07.01 of the Los Angeles Municipal Code ("RE" Residential Estate Zone) and is required to comply with the development standards of the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan . Furthermore, the property has been substantially disturbed by development of equine facilities, a two-story single-family residence, a swimming pool and various ornamental, non-native trees and plants. The property is not designated as a public scenic resource and La Canada Way and Mary Bell Avenue are not designated scenic roads or highways. The subject property can be seen from the 210 Freeway located within 2 miles of the project site. However, the project site contains land uses consistent with other developments observed from the 210 Freeway along the same bluff. The project would not alter the north facing slope of the project site and the removal of two trees would not be significant because the two proposed trees are not conspicuous relative to the other 51 trees viewed from various vantage points; baseline conditions would remain relatively unchanged. Therefore, the development of the property would not produce significant impacts on any public scenic resource and would not obstruct</p>

Impact?	Explanation	Mitigation Measures
b.	<p>NO IMPACT</p> <p>any</p> <p>The project would involve minor grading activities for the construction of two single-family residences on private property located adjacent to local streets which are not designated as Scenic Roadways or Highways. None of the construction activities would involve any significant impact to officially recognized scenic resources within the San Gabriel/Verdugo Mountains Specific Plan Area (Prominent Ridgelines). Views of the site from roads or highways are mostly impeded or obstructed by adjoining private properties due to many trees, horse stables and other accessory structures and single-family residences. Views by persons of the project site from the 210 Freeway are in the form of general panoramic views of the entire developed area located south of Wentworth Street at speeds in excess of 65 miles per hour. Further, the development of the project site would not be visible from the 210 Freeway. Also see previous explanation "a." None of the trees, shrubs, or other vegetation and plants on the project site have been identified as being culturally, historically, or otherwise visually significant on any adopted official record of the City of Los Angeles or in any published surveys. Additionally, most of the plants and trees on the project site are only visible or noticeably visible from adjoining or abutting private properties, which are not public vantage points or public scenic vistas. A total of 51 trees are located on the project site and only two non-native trees would be removed (Palm and Ficus Trees). All three Live Oak Trees (<i>Quercus agrifolia</i>) will remain, except one which may be impacted (See mitigation measure listed under the Biological Resources Section). There are no Western Sycamore (<i>Platanus racemosa</i>), California Bay (<i>Umbellularia californica</i>), or California Walnut (<i>Juglans californica</i>) located on the project site. The majority of trees on the project site are Washington Palms, which are non-native, ornamental trees. Therefore, no significant im</p>	

Impact?	Explanation	Mitigation Measures
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c.	LESS THAN SIGNIFICANT IMPACT	<p>The project proposes to create lot lines establishing three separate lots which will be contiguous to one another. The establishment of such lot lines would not cause substantial physical changes to the subject property. The total area of the site when combining the three proposed parcels would be the same as the listed total area of 139,179 square feet of land which is the total existing parcel area. The overall slope and physical condition of the site would be relatively unchanged by the proposed project. The project site would be landscaped and the project would retain 48 of the 51 trees on the site (trees to be removed will be replaced on the project site at a ratio of 1:1 thereby resulting in a total amount of 51 trees). The construction of two additional residences would be consistent with surrounding properties and all grading activities would be balanced on site (less than 500 cubic yards). The views of the site would be similar to the physical characteristics and views of neighboring properties. Therefore, the project would not degrade the existing visual character or quality of the site and its surroundings because the project is an infill development within an area substantially developed with similar single-family residences. The project does not involve any deviations from the Code.</p>	
d.	NO IMPACT	<p>The project would result in the addition of two single-family residences. Single-family residences do not typically produce significant light or glare effects and the proposed single-family residences would be built in conformance with the applicable zoning regulations and the Building Code.</p>	

**II. AGRICULTURAL RESOURCES**

a.	NO IMPACT	<p>The project would not involve the conversion of farmland to non-agricultural uses. The project site is zoned (RE40-1 Zone) for residential estate single-family development with equine keeping. The project proposes to construct two single-family residences with equine keeping consistent with said zone.</p>	
b.	NO IMPACT	<p>The subject site is subject to the RE40-1 Zone. The RE40-1 Zone is not an agricultural zone. The subject site has historically been used for equine keeping; the proposed project would provide equine keeping facilities consistent with</p>	

Impact?	Explanation	Mitigation Measures	
c.	NO IMPACT	current and historical use of the property. As indicated in previous responses, the project site is not used for agricultural land uses. Therefore, no impact would occur as a result of the proposed subdivision.	
<b>III. AIR QUALITY</b>			
a.	NO IMPACT	The project does not propose to conflict with or obstruct the implementation of the SCAQMD or Congestion Management Plan. The project would be required to comply with all applicable air quality standards and mitigation measures for construction related activities. The project's scope is minor (the development of two single-family residences) and the anticipated effects to air quality would be insignificant and temporary (i.e., construction activities). Construction activities are subject to construction measures as listed in the Conditions of Approval of the Parcel Map determination.	
b.	NO IMPACT	The project is consistent with the underlying land use designation and the RE40-1 Zone. The project would result in the construction of two single-family residences. The project is required to comply with construction mitigation measures. The project does not propose to deviate from any applicable air quality regulations or policies.	
c.	LESS THAN SIGNIFICANT IMPACT	The project would have minimal cumulative effects to air quality relative to criteria pollutants. The project involves a single-family residential land use for the subdivision of three single-family lots and the construction of two single-family residences (an existing single-family residence will remain on one of the three proposed lots). Construction activities would be subject to numerous construction measures that are designed to diminish air pollutants during the construction phase (i.e., AQMD Rule 403).	
d.	NO IMPACT	The project site is located within a well established and developed single-family neighborhood. The creation of three single-family lots in a residential zone is consistent with the land uses allowed by the zoning and community plan. Baseline conditions would remain relatively unchanged by the project.	

Impact?	Explanation	Mitigation Measures
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e.	NO IMPACT	The project involves the creation of three single-family lots with equestrian uses. The neighborhood is comprised of single-family residences with equestrian uses. The type of project, relative to the environmental setting, is not known to cause objectionable odors and would generate odors similar to adjacent equine keeping lots.	
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**IV. BIOLOGICAL RESOURCES**

a.	NO IMPACT	The project site was evaluated by a professional biologist. The biologist found that the site is of low habitat value for wildlife considered to be candidate, sensitive, or special status species. Further, the biologist found that the removal of the two of the 51 trees on the site would not be substantial because the area and the project site offer many opportunities (the remaining 48 trees and various other trees in the area) for nesting birds. However, if any of the two proposed trees to be removed are found to have raptorial birds nesting in them, the project would be required to comply with the mitigation measures as indicated in the biologist report and as required in this action (See Biological Assessment prepared by Steven G. Nelson, Consulting Biologist, November 10, 2008).	
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b.	NO IMPACT	The biological assessment concludes that no native plant assemblages occur anywhere on the property and that where native plant species are found, these species are only associated in localized areas where they do not form a distinct community. Further, no riparian habitat exists on the property and therefore, impacts to riparian habitat would not occur (See Biological Assessment prepared by Steven G. Nelson, Consulting Biologist, November 10, 2008).	
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c.	NO IMPACT	The project site is not located in a wetland area.	
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d.	NO IMPACT	The biological assessment concludes that impacts to wildlife movement would not occur as a result of the project. The project site is located in an area substantially developed with roads, residences and other obstacles that interfere with wildlife movement. Further, the project site contains very low habitat value and therefore would not attract migratory wildlife species (See Biological	
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Impact?	Explanation	Mitigation Measures
	Assessment prepared by Steven G. Nelson, Consulting Biologist, November 10, 2008).	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	There are a total of 51 trees on the project site. Two non-native trees are proposed to be removed and one oak tree may be impacted. However, any trees to be removed will be replaced. Therefore, the impact of tree removals would be mitigated by tree replacement mitigation measures.
	f.	NO IMPACT
		The project site is not subject to any habitat conservation plan or natural community conservation plan.

**V. CULTURAL RESOURCES**

a.	NO IMPACT	A Phase I Archaeological Study was performed on the subject property. The study concludes that the project site does not contain any historic resources of record and is not listed on any Local, State or Federal Registers (See Phase I Archaeological Study, dated May 2008).	
b.	LESS THAN SIGNIFICANT IMPACT	A Phase I Archaeological Study was performed on the subject property. The study concludes that the project site does not contain any prehistoric or historic archaeological resources (See Phase I Archaeological Study, dated May 2008). However, Measures are incorporated into Conditions of Approval should any archaeological resources be discovered.	
c.	LESS THAN SIGNIFICANT IMPACT	A Phase I Archaeological Study was performed on the subject property. The study concludes that the project site does not contain any prehistoric or historic archaeological resources (See Phase I Archaeological Study, dated May 2008). However, Measures are incorporated into the Conditions of Approval should any paleontological resources be discovered.	
d.	NO IMPACT	A Phase I Archaeological Study was performed on the subject property. The study concludes that the project site does not contain any prehistoric or historic archaeological resources (See Phase I Archaeological Study, dated May 2008). However, Measures are incorporated into the Conditions of Approval should any human remains be discovered.	

**VI. GEOLOGY AND SOILS**

Impact?	Explanation	Mitigation Measures	
a.	NO IMPACT	All areas within the State of California are subject to potentially catastrophic seismic events. However, the project site is not within an Alquist-Priolo Fault Zone. All new construction must conform to the seismic requirements of the California Building Code (2007), as adopted by the City of Los Angeles on January 1, 2008. Therefore, no significant impact would occur as a result of the proposed project.	
b.	LESS THAN SIGNIFICANT IMPACT	All areas within the State of California are subject to potentially catastrophic seismic events. The development of the site would not exacerbate the existing seismic potential for the area. All new construction must conform to the new seismic requirements of the California Building Code (2007), as adopted by the City of Los Angeles on January 1, 2008. Therefore, no significant impact would occur as a result of the proposed project.	
c.	NO IMPACT	The project site was evaluated by an engineering geologist and the geologist's report was submitted to the Department of Building and Safety for review and approval. The soils report was approved by the City's Engineering Geologist on November 26, 2008. The report includes various conditions that must be performed during the development of the property. These Conditions of Approval are incorporated by reference and are attached to this document (See Geology & Soil Report Approval Letter dated November 26, 2008). All new construction must conform to the new seismic requirements of the California Building Code (2007), as adopted by the City of Los Angeles on January 1, 2008. Therefore, no significant impacts would occur as a result of the proposed project.	
d.	LESS THAN SIGNIFICANT IMPACT	The development of the project site is subject to the requirements of the Soils Report and Building Code. Any geological hazards that may be encountered would be mitigated by the Conditions contained in the approved Soils Report and Building Code requirements (See Geology & Soil Report Approval Letter dated November 26, 2008).	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Soil erosion could occur on the project site during construction activities. However, construction related activities are regulated by the City's Building Code and permit requirements. Mitigation and	VI b2



Impact?	Explanation	Mitigation Measures
	<p>Construction Measures are required as a Condition of Approval and as a matter of law (i.e., a single-family residence can be built on a legally established lot without any discretionary action of the city. Permit requirements call for erosion control and all grading/construction activities are inspected by the City during the site development phase). Lastly, the project would involve grading of less than 500 cubic yards of earth materials to be balanced on site (no exportation) and appropriate drainage controls will be required and subject to Building and Safety inspection. In consideration that appropriate controls are required as a matter of law, and in consideration of the scope of the project, significant impacts relative to soil erosion would not occur.</p>	
f.	<p>NO IMPACT</p> <p>The project site does not contain unstable geological units or soil conditions. The development of the site is subject to the Conditions of Approval listed in the Geology &amp; Soil Report Approval Letter dated November 26, 2008. The project must comply with all conditions as a matter of law.</p>	
g.	<p>NO IMPACT</p> <p>The project site does not contain expansive soil conditions.</p>	
h.	<p>NO IMPACT</p> <p>The project would not involve the use of septic tanks or other alternative waste water disposal systems. The project would be required to connect with the City's sewage and stormwater drainage facilities.</p>	
<b>VII. HAZARDS AND HAZARDOUS MATERIALS</b>		
a.	<p>NO IMPACT</p> <p>The project would not involve the routine transporting, handling, use or disposal of hazardous materials as the development involves the subdivision of land for single-family residential purposes.</p>	
b.	<p>NO IMPACT</p> <p>The project would involve the development of two single-family residences associated with the subdivision of the site into three separate horse keeping residential lots. The project would not involve the use or storage of hazardous substances.</p>	
c.	<p>NO IMPACT</p> <p>Please see previous responses.</p>	

Impact?	Explanation	Mitigation Measures
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d.	NO IMPACT	The project site is located within a well developed single-family residential neighborhood. The project site and adjacent residences are not located on a hazardous materials site.	
e.	NO IMPACT	The project site is not located within an airport land use plan area.	
f.	NO IMPACT	The project is not located near any private airports.	
g.	NO IMPACT	The project site is not subject to any emergency evacuation plan.	
h.	LESS THAN SIGNIFICANT IMPACT	The project site is located within an area prone to fire hazards. The development of the site is subject to the Fire Code (i.e., brush clearance, sprinklers) and review requirements of the Los Angeles Fire Department. The Fire Department has issued a report with conditions for the site's development. Those conditions will be incorporated into the project's Conditions of Approval.	

#### VIII. HYDROLOGY AND WATER QUALITY

a.	NO IMPACT	The project is subject to water quality control standards and would be required to connect to the City's sanitary sewer facilities.	
b.	NO IMPACT	The project would not involve the use of wells and therefore would not draw groundwater from any local aquifers.	
c.	NO IMPACT	The project would not involve the alteration of any streams, creeks, rivers or any other watercourse.	
d.	NO IMPACT	The project would not involve the alteration of any streams, creeks, rivers or any other watercourse.	
e.	NO IMPACT	The project would be required to direct all stormwater runoff to existing stormwater drainage facilities.	
f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>The project is required to comply with the Standard Urban Stormwater Mitigation Plan (SUSMP) and/or the Site Specific Mitigation Plan to mitigate stormwater pollution as required by Ordinance No.'s 172,176 and 173,494.</b>	VIII c1
g.	NO IMPACT	The project site is not subject to flood hazards.	
h.	NO IMPACT	The project site is not subject to flood hazards.	
i.	NO IMPACT	The project site is not subject to flood hazards.	

Impact?	Explanation	Mitigation Measures
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j.	NO IMPACT	The project site is located on top of a bluff and is therefore not located in an area that would be impacted by the failure of a dam or a levee.	
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**IX. LAND USE AND PLANNING**

a.	NO IMPACT	The proposed subdivision would occur on private property for three residential lots, consistent with surrounding properties. The subject property is not used by the community as an access route and does not contain any community resources and is not encumbered by easements for the purpose of providing public access. Therefore, the proposed subdivision and construction of two single-family residences would not physically divide an established community.	
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b.	NO IMPACT	The proposed subdivision is consistent with Section 17.50 (Parcel Maps) of the Los Angeles Municipal Code and the Subdivision Map Act. The development of the property for two single-family residences (existing residence to remain on "Parcel A") would be consistent with Section 12.07.1 ("RE" Residential Estate Zone) as the project would create three lots having areas over 40,000 square feet each and contain a land use and density consistent with the RE40-1-K Zone, the Slope Density Formula of Section 17.05 (c), and the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan. Relative to physical changes affecting the environment, the property has historically been used for horse keeping and has been disturbed by the construction of a residential structure, swimming pool and horse keeping facilities. The proposed use would be the same as is observed currently. Therefore, the project would not have a substantial impact on the environment relative to Land Use Policies.	
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c.	NO IMPACT	The project site is not subject to any Habitat or Natural Community Conservation Plan.	
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**X. MINERAL RESOURCES**

a.	NO IMPACT	The project site has historically been used as horse keeping property with single-family residential uses. The property is not subject to a Mineral Resources Zone and is subject to the RE40-1-K Zone (residential zone). No mineral deposits or resources are located	
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Impact?	Explanation	Mitigation Measures
	on the subject property.	
b. NO IMPACT	The Community Plan designates the site for single-family and horse keeping land uses. The project site is not subject to any mineral resource policies of any City plans or regulations.	
<b>XI. NOISE</b>		
a. NO IMPACT	The project involves the development of two single-family residences and the retention of an existing single-family residence to be located on three-lots (Parcels A, B and C). The project is consistent with the RE40-1-K Zone, the Community Plan and with the residential land uses surrounding the subject property (RA and RE Zones). Noise levels associated with the proposed use would be consistent with baseline conditions and therefore would not produce noise levels beyond those generated from neighboring properties.	
b. LESS THAN SIGNIFICANT IMPACT	Residential land uses are not known to cause substantial vibration noises. No substantial vibration noises were observed from the existing single-family residences adjoining the property. The project will be subject to construction measures to minimize noise impacts during construction activities.	
c. NO IMPACT	The project would involve the development of two single-family residences consistent with land uses found throughout the neighborhood. Residential land uses are not known to cause substantial ambient noise levels.	
d. NO IMPACT	The project would involve the development of two single-family residences consistent with land uses found throughout the neighborhood. However, construction noise may produce temporary elevated ambient noise. The project will be subject to construction measures to mitigate construction related noise (See Geology and Soils Section for list of Construction Mitigation Measures).	
e. NO IMPACT	The project is not located near any public airport.	
f. NO IMPACT	The project is not located near any private airport.	
<b>XII. POPULATION AND HOUSING</b>		

Impact?	Explanation	Mitigation Measures
a. NO IMPACT	The project would involve a net increase of two-single family residences in the RE40 Zone. The net increase of two residences is not substantial and is anticipated in the Community Plan as indicated by the applicable zoning and the underlying General Plan Land Use Designation (Very Low I Residential Designation).	
b. NO IMPACT	The project would involve a net increase of two-single family residences in the RE40 Zone. Therefore, the project would not displace or result in the demolition of any housing.	
c. NO IMPACT	The project would involve a net increase of two-single family residences in the RE40 Zone. Therefore, the project would not displace any people.	
<b>XIII. PUBLIC SERVICES</b>		
a. NO IMPACT	The project would not cause impacts to fire services. The development of two single-family residences in an area already served by the Fire Department would not increase response time; the number of units does not affect response time. Further, the project is subject to Fire Department review and is subject to Code requirements for projects located in hillside areas (i.e., brush clearance, sprinkler systems, etc.). Vehicular access to the site is consistent with Fire Department requirements for emergency access. The area is served by improved roads and streets, fire hydrants, and water supply infrastructure. Lastly, the project's internal driveway design has been revised to include a hammerhead turn-a-round to improve mobility for emergency vehicles on the project site.	
b. NO IMPACT	The project would not cause impacts to police services. The development of two single-family residences in an area already served by the Police Department would not increase response time; the number of units does not affect response time.	
c. NO IMPACT	The project would result in a net increase of two single-family residences and therefore would not cause substantial impacts to schools. Further, the project would be required to pay school fees as part of the required fees paid during the permitting process.	

Impact?	Explanation	Mitigation Measures	
d.	NO IMPACT	The project would result in a net increase of two single-family residences and therefore would not cause substantial impacts to parks. Further, the project would be required to pay Quimby fees for park and recreation facilities.	
e.	NO IMPACT	The project would not cause impacts to roads or other governmental services as a result of the development of two single-family residences.	
<b>XIV. RECREATION</b>			
a.	NO IMPACT	The project would have minimal effects to neighborhood parks or other recreational facilities because the project would only result in an increase of two single-family residences. Further, the project is required to pay Quimby Fees, which are collected prior to the recordation of the Final Parcel Map. Quimby Fees are collected for the maintenance and improvement of local parks and recreational facilities.	
b.	NO IMPACT	Please see previous explanation.	
<b>XV. TRANSPORTATION/CIRCULATION</b>			
a.	NO IMPACT	The project would have minimal effects to traffic as the project involves a net increase of two single-family residences consistent with anticipated density of the Community Plan. The number of additional vehicular trips during peak hour traffic periods would not be substantial. The development threshold for potential significant impacts to traffic congestion is 40 or more single-family dwelling units (40 peak hour trips). Currently, the property contains one single-family residence. The trip generation factor for single-family Trip Generation is 1.01 per dwelling unit. Therefore, the project with the additional two residences added to the trip generation factor would result in a net increase of two trips to peak hour traffic, or a total of three total peak hour trips ( $2 \times 1.01 = 2$ ; $3 \times 1.01 = 3$ ).	
b.	LESS THAN SIGNIFICANT IMPACT	The project involves a net increase of two single-family residences. The number of additional vehicular trips relative cumulative effects to traffic would not be substantial. The threshold for potential significant impacts to traffic is 40 or more single-family residences. Also see previous explanation "a."	
c.	NO IMPACT	The project would not affect air traffic patterns as the project does not involve a use or development near any airport.	

Impact?	Explanation	Mitigation Measures	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project provides adequate access for vehicles consistent with code requirements. Primary access for the new single-family residences would be taken from La Canada Way (current access) and secondary access would be taken from Mary Bell Avenue for the existing single-family residence.	XV d
e.	NO IMPACT	The development would be served by a 30-foot wide private street/driveway (current access) and a 20-foot wide driveway off of Mary Bell Avenue. A hammerhead for Fire Truck turn-a-around on the project site would be part of the access for the three parcels.	
f.	NO IMPACT	The project would provide code required parking for single-family residences (two covered parking spaces per dwelling unit).	
g.	NO IMPACT	The project is not subject to any adopted alternative transportation policies.	
<b>XVI. UTILITIES</b>			
a.	NO IMPACT	The project is required to connect with existing wastewater facilities.	
b.	NO IMPACT	The project would not create substantial impacts on demand for water or wastewater facilities. No new facilities would be required to accommodate an additional two single-family residences.	
c.	NO IMPACT	The project would not require the construction of new storm water drainage facilities.	
d.	NO IMPACT	The project would not involve a use or density that would require a water supply study. The project falls below the threshold requirements of the Water Code (500 dwelling units).	
e.	NO IMPACT	The Hyperion wastewater treatment facility was upgraded to accommodate future wastewater treatment demands. The project's two single-family residences would not impact the capacity of the Hyperion treatment plant.	
f.	NO IMPACT	The project would not generate solid waste in excess of existing landfill capacity. Further, the City mandates that recyclable materials are placed in separate city-provided containers, thereby reducing the amount of solid waste going to landfills.	
g.	NO IMPACT	The project would be served by the City's solid waste collection services; containers for recyclable material are provided by the City.	

Impact?	Explanation	Mitigation Measures
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**XVII. MANDATORY FINDINGS OF SIGNIFICANCE**

a.	NO IMPACT	<p>The proposed project would not potentially 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 of 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 because: the subject site and surrounding area is a built-out urban environment containing single-family residences, infrastructure (including streets, pavement, structures, street lighting, vehicular traffic, gas and electrical lines and other utilities), and other artificial physical elements (i.e., fences, walls, equine keeping facilities, sheds and man made debris) that do not provide for a natural environment or habitat to sustain significant native plants and animal species. Plant and animal species observed on the site and in the area are highly adaptive native and non-native species that have sustained an existence despite massive development of the area over the last 60 years. A biological assessment was performed and establishes that the project would not cause significant impacts on the environment. The project would be subject to numerous mitigation measures pertaining construction activities (air quality, noise, geology, hydrology, etc.), biological resources for tree removals (including provisions for protecting any possible bird nests), cultural/historic resources, and other mitigation measures required of the environmental clearance. Further, the development of two single-family residences would not change the character of, or alter the physical environment substantially from current baseline conditions.</p>	
b.	NO IMPACT	<p>The project would involve the development of two single-family residences within a substantially developed residential neighborhood. Baseline conditions would remain relatively unchanged. The development would be subject to mitigation measures and Code requirements, which are intended to reduce cumulative effects on the environment for individual projects.</p>	

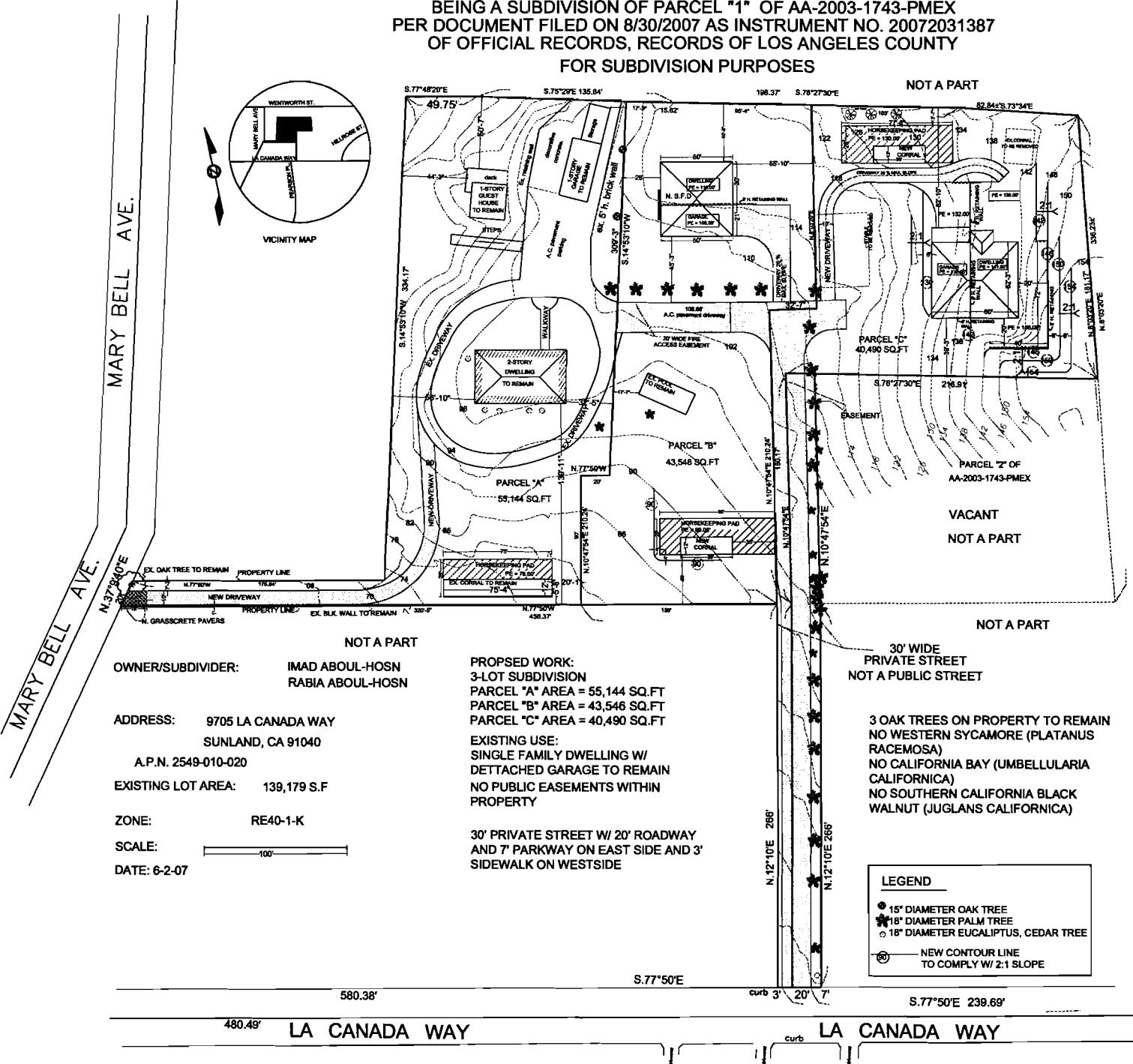
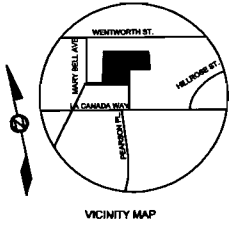


Impact?	Explanation	Mitigation Measures	
c.	NO IMPACT	The project would involve the development of two single-family residences within a substantially developed residential neighborhood. Baseline conditions would remain relatively unchanged and the project would involve a use that is consistent with surrounding properties. The development would be subject to mitigation measures and Code requirements (Fire Code, Health Code, Zoning Code, Subdivision Map Act, etc.) which include provisions intended to reduce effects on the environment and promote the public welfare.	

AA-2007-4471

PRELIMINARY PARCEL MAP  
IN THE CITY OF LOS ANGELES  
STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCEL "1" OF AA-2003-1743-PMEX  
PER DOCUMENT FILED ON 8/30/2007 AS INSTRUMENT NO. 20072031387  
OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY  
FOR SUBDIVISION PURPOSES



OWNER/SUBDIVIDER: IMAD ABOUL-HOSN  
RABIA ABOUL-HOSN

ADDRESS: 9705 LA CANADA WAY  
SUNLAND, CA 91040  
A.P.N. 2549-010-020

EXISTING LOT AREA: 139,179 S.F.

ZONE: RE40-1-K

SCALE: 1" = 100'

DATE: 6-2-07

PROPOSED WORK:  
3-LOT SUBDIVISION  
PARCEL "A" AREA = 55,144 SQ.FT  
PARCEL "B" AREA = 43,546 SQ.FT  
PARCEL "C" AREA = 40,490 SQ.FT

EXISTING USE:  
SINGLE FAMILY DWELLING W/  
DETACHED GARAGE TO REMAIN  
NO PUBLIC EASEMENTS WITHIN  
PROPERTY

30' PRIVATE STREET W/ 20' ROADWAY  
AND 7' PARKWAY ON EAST SIDE AND 3'  
SIDEWALK ON WESTSIDE

30' WIDE  
PRIVATE STREET  
NOT A PUBLIC STREET

3 OAK TREES ON PROPERTY TO REMAIN  
NO WESTERN SYCAMORE (PLATANUS  
RACEMOSA)  
NO CALIFORNIA BAY (UMBELLULARIA  
CALIFORNICA)  
NO SOUTHERN CALIFORNIA BLACK  
WALNUT (JUGLANS CALIFORNICA)

LEGEND	
	15' DIAMETER OAK TREE
	18' DIAMETER PALM TREE
	18' DIAMETER EUCALIPTUS, CEDAR TREE
	NEW CONTOUR LINE TO COMPLY W/ 2:1 SLOPE

480.49' LA CANADA WAY

580.38' 5.77°50'E

curb 3' 20' 7'

7.77°50'E 239.69'