

**CITY OF LOS ANGELES**  
**INTER-DEPARTMENTAL CORRESPONDENCE**

Date: September 23, 2003

To: Department of City Planning  
 Room 763 City Hall  
 Attn: Maya E. Zaitzevsky, Project Coordinator

From: Fire Department

Subject: **DRAFT MASTER ENVIRONMENTAL IMPACT REPORT (DMEIR)  
 MIXED USE DEVELOPMENT -- 19601 NORDHOFF ST.**

**RECEIVED**  
 CITY OF LOS ANGELES  
 SEP 25 2003  
 ENVIRONMENTAL  
 UNIT

**PROJECT LOCATION**

19601 Nordhoff Street

**PROJECT DESCRIPTION**

The project site consists of a square parcel approximately 35.5-acres in size, bounded by Prairie Street on the north, Corbin Avenue to the west, Nordhoff Street to the south, and Shirley Avenue to the east. At the direction of Planning Department staff, a rectangular "Add Area" approximately 15 acres in size bounded by the southern property line of commercial properties that front Plummer Street on the north, Corbin Avenue to the west, Prairie Street to the south, and Shirley Avenue to the east has been included as part of the analysis of a General Plan Amendment and Zone Change proposed for the site. The "Add Area" is not under the control of the applicant. It is currently developed and consists of 15 separate parcels of land, each under separate ownership.

The project site is located within the Chatsworth-Porter Ranch Community Plan Area. The proposed project includes a General Plan Amendment from Light Industrial to Community Commercial and a Zone Change from [T] [Q]M1-1, MR2-1 and P-1 to C2-1.

Because a specific development proposal is not being made as part of this report, Planning Department Staff has directed that a Draft Master Environmental Impact (DMEIR) Report be prepared for this project. Four worst-case development scenarios for the project area (35.5 acres) and four potential development scenarios for the "Add Area" (15 acres) are presented.

**Project Area**

Scenario 1: Retail  
 340,000 square feet Retail  
 389 Senior Housing units  
 35 Assisted Living units

Maya E. Zaitzevsky  
September 23, 2003  
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Scenario 2: Office  
930,000 square feet Office  
389 Senior Housing units  
35 Assisted Living units

Scenario 3: Retail/Residential  
250,000 square feet Retail  
300 Condominium units  
389 Senior Housing units  
35 Assisted Living units

Scenario 4: Office/Residential  
690,000 square feet Office  
300 Condominium units  
389 Senior Housing units  
35 Assisted Living units

"Add Area"

Scenario 1: Retail  
200,000 square feet Retail

Scenario 2: Office  
586,000 square feet Office

Scenario 3: Retail/Residential  
150,000 square feet Retail  
100 Condominium units

Scenario 4: Office/Residential  
435,000 square feet Office  
100 Condominium units

These proposals were analyzed separately creating a total of eight potential development scenarios. For purposes of this reply to the DMEIR, because the development proposed includes commercial elements and may, depending on the scenario selected, in fact be predominately commercial, both the project area and the "Add Area" will be regarded as commercial developments.

The following comments are furnished in response to your request for this Department to review the proposed development:

**A. Fire Flow**

The adequacy of fire protection for a given area is based on required fire-flow, response distance from existing fire stations, and this Department's judgment for needs in the area. In general, the required fire-flow is closely related to land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard.

Fire-flow requirements vary from 2,000 gallons per minute (G.P.M.) in low Density Residential areas to 12,000 G.P.M. in high-density commercial or industrial areas. A minimum residual water pressure of 20 pounds per square inch (P.S.I.) is to remain in the water system, with the required gallons per minute flowing. The required fire-flow for this project has been set at 6,000 – 9,000 G.P.M. from 4 to 6 fire hydrants flowing simultaneously.

**B. Response Distance, Apparatus, and Personnel**

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development:

Fire Station No. 104  
8349 Winnetka Avenue  
Canoga Park, CA 91306  
Single Engine Company  
Paramedic Rescue Ambulance  
Staff - 6  
Miles - 1.5

Fire Station No. 103  
18143 Parthenia Street  
Northridge, CA 91324  
Single Engine Company  
Staff - 4  
Miles - 2.0

Fire Station No. 107  
20225 Devonshire Street  
Chatsworth, CA 91311  
Single Engine Company  
Paramedic Rescue Ambulance  
Staff - 6  
Miles - 2.2

The above distances were computed to 19601 Nordhoff Street

Based on these criteria (response distance from existing fire stations), fire protection would be considered inadequate.

**C. Firefighting Access**

During demolition, the Fire Department access will remain clear and unobstructed.

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.

The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.

Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

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.

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.

Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

All structures shall be sprinklered.

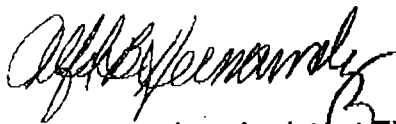
Submit plot plans for Fire Department approval of access and fire hydrants.

### CONCLUSION

The proposed project shall comply with all applicable State and local codes and ordinances, and the guidelines found in the Fire Protection and Fire Prevention Plan, as well as the Safety Plan, both of which are elements of the General Plan of the City of Los Angeles C.P.C. 19708.

For additional information, please contact Inspector Griffin of the Construction Services Unit at (213) 482-6506.

**WILLIAM R. BAMATTRE**  
Fire Chief



Alfred B. Hernandez, Assistant Fire Marshal  
Bureau of Fire Prevention and Public Safety

ABH:RG:gm  
c:mixed use devlpmt

# LOS ANGELES POLICE DEPARTMENT

**WILLIAM J. BRATTON**  
Chief of Police



**JAMES K. HAHN**  
Mayor

P.O. Box 30158  
Los Angeles, Calif. 90030  
Telephone: (818) 756-8281  
TDD: (818) 756-9033

Ref.#: 7.1

September 30, 2003

Ms. Maya E. Zaitzevsky  
Project Coordinator  
Department of City Planning  
200 North Spring Street, Room 763  
Los Angeles, CA 90012

RE: EIR Case No.: ENV-2003-1230-EIR  
Project Name: Corbin and Nordhoff  
Reference Number: SCH#2002051125  
Location: 19601 Nordhoff Street

Dear Ms. Zaitzevsky:

After reviewing the Draft Master Environmental Impact Report regarding the proposed development at Corbin Avenue and Nordhoff Street, Devonshire Area proposes the following crime deterrent actions:

- During the development stage of the project, Devonshire Area of the Los Angeles Police Department (LAPD) will provide extra patrol for the location when possible.
- The on-site project manager will maintain regular liaison with the Devonshire Area Senior Lead Officer for the location during development.
- Upon completion and staffing, the on-site management will establish a liaison with the Senior Lead Officer.
- The on-site management and residents of the development will establish an Apartment/Condo Watch group for crime prevention.
- Quarterly Apartment Watch meetings will be conducted by the Senior Lead Officer at the site initially addressing emergency services available, communications with the LAPD, organizations and functions of the LAPD, senior crimes and identity theft.

For further information, please contact Senior Lead Officer Don Graham at (818) 363-1726, or

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[www.lapdonline.com](http://www.lapdonline.com)

Ms. Maya E. Zaitzevsky, Project Coordinator

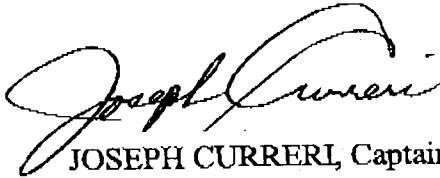
Page 2

7.1

via his voicemail at (818) 756-9011, extension 1755.

Very truly yours,

WILLIAM J. BRATTON  
Chief of Police

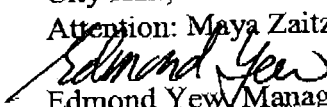


JOSEPH CURRERI, Captain  
Area Commanding Officer  
Devonshire Community Police Station

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

Date: October 10, 2003

To: Emily Gabel, Deputy Advisory Agency  
Department of City Planning  
Environmental Review Section  
City Hall, Suite 763  
Attention: Maya Zaitzevsky

From:   
Edmond Yew, Manager  
Land Development Group  
201 N. Figueroa Street, Suite 200

Subject: **Comments on a Draft Master Environmental Impact Report (DMEIR)**  
**For the "Corbin and Nordhoff", ENV 2002-1230**

The staff of the Bureau of Engineering has reviewed your referral dated September 11, 2003, in regard to the aforementioned DMEIR. The Bureau of Engineering has no comments at this time in addition to our previous comments dated January 14, 2003 .

Should you have any questions in this regard, please call Ray Saidi at (213) 977-7097.

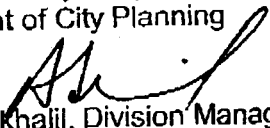
grs



**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: November 7, 2003

TO: Maya Zaitzevsky, Project Coordinator  
Department of City Planning

FROM:   
Adel Hagekhalil, Division Manager  
Wastewater Engineering Services Division  
Bureau of Sanitation

**Corbin And Nordhoff – Draft Master Environmental Impact Report**

This is in response to your September 11, 2003 request for comment on the draft master environmental impact report of the proposed project. The following are comments from the Bureau of Sanitation, Wastewater Engineering Services Division, on the proposed project and a preliminary evaluation of potential impacts on the wastewater services related to proposed site.

Review of the projected wastewater flows, the corresponding flow generation factors, wye-maps showing existing sewer lines to the proposed site, and sewer lines capacities indicate the following:

The Projected Wastewater Discharges (Scenario 4: Office/Residential) for the Proposed Project:

Type Description (land use)	Generation Rate per Type Description (GPD/UNIT)	Amount of Unit per Use	Sewage Generation (GPD)
Office	200 /1000 sf	690,000 sf	138,000
Condominiums	150 / du	300 du	45,000
Senior Housing Units	150 / du	389 du	58,350
Assisted living units	85 / du	35 beds	2,975
		<b>Total</b>	<b>244,325</b>

The local sewers in the project area include:

- Eight-inch diameter sewer in Praire Street,
- Eight-inch diameter sewer in Melvin Avenue,
- Ten-inch diameter sewer in Shirley Avenue,
- 12-inch diameter sewer in Corbin Avenue, and
- 18-inch diameter sewer in Nordhoff Street.

Ultimately, this sewage flow will be conveyed to the Tillman Water Reclamation Plant (TWRP) in the San Fernando Valley for treatment. Any flow not treated at TWRP will be conveyed downstream for treatment of the City's Hyperion Treatment Plan in Playa Del Rey.

Although a significant impact is not expected on the local sewer lines and the treatment facilities, the necessary permit application and process will still be required when this development gets underway which is processed through the Bureau of Engineering. This office may then conduct a sewer availability study to thoroughly evaluate the additional flow impact to the system concurrent with the Bureau of Engineering permit process and plan check of the proposal. This may necessitate re-gauging of the flow and calculating the capacities of the sewer line of the area, at that time. It would only be then, that a definite answer to your question of adequate sewer capacity could be answered.

If you have any questions, please call Belal Tamimi of my staff at (323) 342-6254.

EIR-Corbin and Nordhoff Memo (TN.Folder)

23920 Valencia Blvd.  
Suite 300  
Santa Clarita  
California 91355-2196  
Website: www.santa-clarita.com

Phone  
(661) 259-2489  
Fax  
(661) 259-8125



City of  
Santa Clarita

September 25, 2003

**RECEIVED**  
CITY OF LOS ANGELES

SEP 30 2003

ENVIRONMENTAL  
UNIT

Maya E. Zaitzevsky  
Project Coordinator  
City of Los Angeles Planning Department  
200 North Spring Street, Room 763  
Los Angeles, California 90012

Subject: ENV-2002-12-1230-EIR (Corbin and Nordhoff) SCH # 2002051125

Dear Ms. Zaitzevsky:

Thank you for the opportunity to review and provide comments on ENV-2002-1230-EIR, proposed by Corbin and Nordhoff located at 19601 Nordhoff Street. As stated on the application form, the current proposal includes a Zone Change and Plan Amendment over 43.5-acres in the Chatworth-Porter Ranch Community Planning Area.

At this time, the City of Santa Clarita does not wish to make any comments on the Draft Master Environmental Impact Report prepared for the proposed project.

Again, thank you for the opportunity to comment on ENV-2002-1230-EIR. If you have any questions, please contact Fred Follstad, AICP, Senior Planner, at (661) 255-4330.

Sincerely,

Vincent P. Bertoni, AICP  
Planning Manager

VPB:FLF  
S:\PBS\current\County Monitoring\City of LA Northridge EIR Response.doc

Enclosure: Vicinity Map

cc: Mayor Smyth and Members of the City Council  
Chair Berger and Members of the Planning Commission  
Chair Hauser and Members of the Parks, Recreation and Community  
Services Commission  
Kenneth R. Pulskamp, City Manager  
Jeffrey J. Lambert, AICP, Director of Planning and Building Services  
Michael Murphy, Intergovernmental Affairs Officer  
Fred Follstad, AICP, Senior Planner



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Riverside County: Marion Ashley, Riverside County • Ron Loveridge, Riverside • Jeff Miller, Corona • Greg Pettis, Cathedral City • Ron Roberts, Temecula • Charles White, Moreno Valley

San Bernardino County: Paul Biane, San Bernardino County • Bill Alexander, Rancho Cucamonga • Edward Burgnon, Town of Apple Valley • Lawrence Dale, Barstow • Lee Ann Garcia, Grand Terrace • Susan Longville, San Bernardino • Gary O'Neil, Ontario • Deborah Robertson, Rialto

Ventura County: Judy Mikels, Ventura County • Glen Becerra, Simi Valley • Carl Morehouse, San Buenaventura • Toni Young, Fort Huene

Riverside County Transportation Commission: Robin Lowe, Hemet

Ventura County Transportation Commission: Bill Davis, Simi Valley

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October 23, 2003

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ENVIRONMENTAL UNIT

Ms. Maya E. Zaitzevsky  
Project Coordinator  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 763  
Los Angeles, CA 90012

RE: Comments on the Draft Environmental Impact Report for the Corbin and Nordhoff Project – SCAG No. 1 20030532

Dear Ms. Zaitzevsky:

Thank you for submitting the Draft Environmental Impact Report for the Corbin and Nordhoff Project to SCAG for review and comment. As areawide clearinghouse for regionally significant projects, SCAG reviews the consistency of local plans, projects, and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

It is recognized that the proposed Project considers four potential development scenarios, ranging from 340,000 sq. ft. of retail space to 930,000 sq. ft. of office space on 35.5 acres in the Chatsworth-Porter Ranch Community Planning Area in the City of Los Angeles. The proposed Project will also consider the development of up to 300 condominium units. In addition, each development scenario will also consider the development of 389 senior housing units, and 35 assisted living units. The proposed Project is located at 19601 Nordhoff Street, in the City of Los Angeles.

SCAG staff has evaluated the Draft Environmental Impact Report for the Corbin and Nordhoff Project for consistency with the Regional Comprehensive Plan and Guide and Regional Transportation Plan. The Draft EIR includes a discussion on the proposed Projects' consistency with SCAG policies and applicable regional plans, which were outlined in our June 11, 2002 letter on the Notice of Preparation (NOP) for this Draft EIR.

The Draft EIR, in Section IV-G, Land Use, cited SCAG policies and addressed the manner in which the proposed Project is consistent with applicable core policies and supportive of applicable ancillary policies. The Draft EIR incorporated a side-by-side comparison of SCAG policies with a discussion of the consistency or support of the applicable policies with the proposed Project. This approach to discussing consistency or support of SCAG policies is commendable and we appreciate your efforts. Based on the information provided in the Draft EIR, we have no further comments. A description of the proposed Project was published in the September 1-15, 2003 Intergovernmental Review Clearinghouse Report for public review and comment.

If you have any questions, please contact me at (213) 236-1867. Thank you.

Sincerely,

JEREMY M. SMITH, AICP  
Senior Regional Planner  
Intergovernmental Review



# Department of Toxic Substances Control

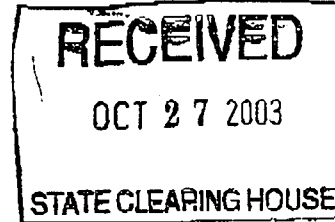


Winston H. Hickox  
Agency Secretary  
California Environmental  
Protection Agency

Edwin F. Lowry, Director  
1011 N. Grandview Avenue  
Glendale, California 91201

Gray Davis  
Governor

October 23, 2003



Clear  
10-27-03  
e

Ms. Maya E. Zaitzevsky  
Los Angeles Department of City Planning  
200 North Spring Street, Room 763  
Los Angeles, California 90012

## NOTICE OF COMPLETION OF DRAFT ENVIRONMENTAL IMPACT REPORT FOR CORBIN AND NORDHOFF, ENV 2002-1230-EIR, SCH NO. 2002051125

Dear Ms. Zaitzevsky:

The Department of Toxic Substances Control (DTSC) has received your Notice of Completion of draft Environmental Impact Report (EIR) for the project mentioned above.

Based on the review of the document, DTSC comments are as follows:

1. The draft EIR states that Phase I Environmental Assessments were prepared by American Environmental Specialist, Inc. (AES) on the Project Site. The EIR should include the government regulatory agency providing the oversight for the Phase I Environmental Assessments.
2. If during construction of the project, soil contamination is suspected, construction in the area should stop, and appropriate health and safety procedures should be implemented. If it is determined that contaminated soils exists, the EIR should identify how any required investigation and/or remediation will be conducted, and which government agency will provide regulatory oversight.

DTSC provides guidance for Preliminary Endangerment Assessment preparation and cleanup oversight through the Voluntary Cleanup Program (VCP). For additional information on the VCP please visit DTSC's web-site at [www.dtsc.ca.gov](http://www.dtsc.ca.gov).

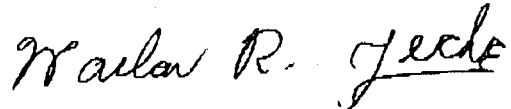
*The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our Web-site at [www.dtsc.ca.gov](http://www.dtsc.ca.gov).*

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Ms. Maya E. Zaitzevsky  
October 23, 2003  
Page 2

If you would like to meet and discuss this matter further, please contact  
Mr. Alberto Valmidiano, Project Manager, at (818) 551-2870 or me, at (818) 551-2877.

Sincerely,



Harlan R. Jeché  
~~Unit Chief~~

Southern California Cleanup Operations Branch – Glendale Office

Enclosure

cc: Governor's Office of Planning and Research  
State Clearinghouse  
P.O. Box 3044  
Sacramento, California 95812-3044

Mr. Guenther W. Moskat, Chief  
Planning and Environmental Analysis Section  
CEQA Tracking Center  
Department of Toxic Substances Control  
P.O. Box 806  
Sacramento, California 95812-0806



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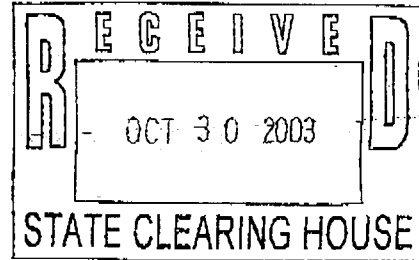
**DEPARTMENT OF TRANSPORTATION**  
DISTRICT 7, REGIONAL PLANNING  
GR/CEQA BRANCH  
20 SO. SPRING ST.  
LOS ANGELES, CA 90012  
PHONE: (213) 897-4429  
FAX: (213) 897-1337

IGR/CEQA No. 030942AL, Draft Master EIR  
Corbin & Nordhoff  
Vic. LA-118 / PM R4.64  
SCH # 2002051125

October 24, 2003

Ms. Maya E. Zaizevsky  
Los Angeles Department of City Planning  
200 North Spring Street, Room 763  
Los Angeles, CA 90012

Clear  
10-27-03  
late



Dear Ms. Zaizevsky:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project.

A cumulative traffic impact study should include the State Route 118, all freeway ramps in the vicinity, and Tampa Ave. interchange with queue length analysis along with the proposed development and other related projects including the mitigation measures for the future 20-year traffic conditions.

To assist us in our efforts to evaluate the impacts of this project on State transportation facilities, a revised traffic study should be prepared. We wish to refer the project's traffic consultant to our traffic study guideline Website:

<http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf>

and we list here some elements of what we generally are expecting in the traffic study:

1. Presentations of assumptions and methods used to develop trip generation, trip distribution, choice of travel mode, and assignments of trips to State Route 118.
2. Consistency of project travel modeling with other regional and local modeling forecasts and with travel data. The IGR/CEQA office may use indices to check results. Differences or inconsistencies must be thoroughly explained.

*"Caltrans improves mobility across California."*

3. Analysis of ADT, AM and PM peak-hour volumes for both the existing and future conditions in the affected area. This should include freeways, interchanges, and intersections, and all HOV facilities. Interchange Level of Service should be specified (HCM2000 method requested). Utilization of transit lines and vehicles, and of all facilities, should be realistically estimated. Future conditions would include build-out of all projects (see next item) and any plan-horizon years.

4. Inclusion of all appropriate traffic volumes. Analysis should include traffic from the project, cumulative traffic generated from all specific approved developments in the area, and traffic growth other than from the project and developments. That is, include: existing + project + other projects + other growth.

5. Discussion of mitigation measures appropriate to alleviate anticipated traffic impacts. These mitigation discussions should include, but not be limited to, the following:

- Description of Transportation Infrastructure Improvements
- Financial Costs, Funding Sources and Financing
- Sequence and Scheduling Considerations
- Implementation Responsibilities, Controls, and Monitoring

Any mitigation involving transit, HOV, or TDM must be rigorously justified and its effects conservatively estimated. Improvements involving dedication of land or physical construction may be favorably considered.

6. Specification of developer's percent share of the cost, as well as a plan of realistic mitigation measures under the control of the developer. The following ratio should be estimated: additional traffic volume due to project implementation is divided by the total increase in the traffic volume (see Appendix "B" of the Guidelines). That ratio would be the project equitable share responsibility.

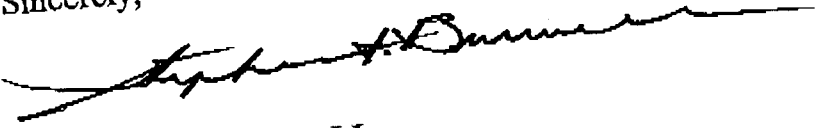
We note for purposes of determining project share of costs, the number of trips from the project on each traveling segment or element is estimated in the context of forecasted traffic volumes which include build-out of all approved and not yet approved projects, and other sources of growth. Analytical methods such as select-link travel forecast modeling might be used.

The Department as commenting agency under CEQA has jurisdiction superceding that of MTA in identifying the freeway analysis needed for this project. Caltrans is responsible for obtaining measures that will off-set project vehicle trip generation that worsens Caltrans facilities and hence, it does not adhere to the CMP guide of 150 or more vehicle trips added before freeway analysis is needed. MTA's Congestion Management Program in acknowledging the Department's role, stipulates that Caltrans must be consulted to identify specific locations to be analyzed on the State Highway System. Therefore, State Route(s) mentioned in Item #1 and its facilities need to be analyzed per the Department's Traffic Impact Study Guidelines.

We look forward to reviewing the traffic study. We expect to receive a copy from the State Clearinghouse when the DEIR is completed. However, to expedite the review process, and clarify any misunderstandings, you may send a copy in advance to the undersigned.

If you have any questions, please feel free to contact me at (213) 897-4429 or Alan Lin the project coordinator at (213) 897-8391 and refer to IGR/CEQA No. 030942AL.

Sincerely,



STEPHEN J. BUSWELL  
IGR/CEQA Branch Chief

Steve Buswell/AL

cc: Scott Morgan, State Clearinghouse





Gray Davis  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse



Tal Finney  
Interim Director

October 28, 2003

Maya Zaitzevsky  
Los Angeles Department of City Planning  
200 North Spring Street, Room 763  
Los Angeles, CA 90012

Subject: Corbin and Nordhoff  
SCH#: 2002051125

Dear Maya Zaitzevsky:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on October 27, 2003, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Terry Roberts  
Director, State Clearinghouse

Enclosures

cc: Resources Agency



**State Clearinghouse Data Base**

**SCH#** 2002051125  
**Project Title** Corbin and Nordhoff  
**Lead Agency** Los Angeles, City of

**Type** EIR Draft EIR  
**Description** The proposed project at the project site includes a Zone Change and Plan Amendment over 35.5 acres in the Chatsworth - Porter Ranch Community Planning Area.

**Lead Agency Contact**

**Name** Maya Zaltzevsky  
**Agency** Los Angeles Department of City Planning  
**Phone** 213-978-1355 **Fax**  
**email**  
**Address** 200 North Spring Street, Room 763  
**City** Los Angeles **State** CA **Zip** 90012

**Project Location**

**County** Los Angeles  
**City** Los Angeles, City of  
**Region**  
**Cross Streets** Corbin & Dearsborn

Parcel No.	Township	Range	Section	Base
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**Proximity to:**

**Highways**  
**Airports**  
**Railways**  
**Waterways**  
**Schools** CSU, Northridge, Clahan ES., Noble MS, Cleveland HS  
**Land Use** Industrial / [T][Q] M1-1, MR2-1 and P-1 / Light Manufacturing

**Project Issues** Aesthetic/Visual; Air Quality; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Water Quality; Growth Inducing; Landuse; Cumulative Effects

**Reviewing Agencies** Resources Agency; Department of Fish and Game, Region 5; Department of Parks and Recreation; Department of Water Resources; Integrated Waste Management Board; Regional Water Quality Control Board, Region 4; Department of Toxic Substances Control; California Highway Patrol; Caltrans, District 7; Caltrans, Division of Transportation Planning; Department of Housing and Community Development; Native American Heritage Commission; State Lands Commission

**Date Received** 09/11/2003 **Start of Review** 09/11/2003 **End of Review** 10/27/2003

Note: Blanks in data fields result from insufficient information provided by lead agency.

ARNOLD A. COLMAN  
19411 SHENANGO DR.  
TARZANA, CA 91356  
Phone: 818-344-0848 Fax: 818-881-1362

RECEIVED  
CITY OF LOS ANGELES

OCT 21 2003

ENVIRONMENTAL  
UNIT

October 16, 2003

Los Angeles City Planning Department  
Maya E. Zaitzevsky  
200 North Spring Street, Room 763  
Los Angeles, CA 90012

Ref: Letter dated Sept. 11, 2003 noting  
Impact Report ENV-2002-1230-EIR

Attr: Maya E. Zaitzevsky:

My own property north of Prairie St. which the City of Los Angeles has proposed as an "Add Area" to be included in the Zone Change and Plan Amendment analysis in the Master Environmental Impact Report noted above.

Your letter (copy attached) states that it is the City's proposed intention to demolish all the buildings north of Prairie St. within 500 feet bound by Corbin to the west and Shirley to the east. Is it the City's intention to condemn all this property in the "Add Area" to accomplish this? Will there be a hearing specifically to address this proposed action in the "Add Area"? Also, what is the reason the City Planning Department is creating the "Add Area"? I was under the impression the proposed project was limited to the 35 plus acres of the Litton property.

I and other property owners and businesses that I have contacted are very concerned over the proposed demolition or zone change of our property.

Please respond to the questions raised.

Very truly yours,

  
Arnold A. Colman

**JEFFER, MANGELS, BUTLER & MARMARO LLP**

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REF FILE NO

October 27, 2003

60920-0002

**Via Facsimile & U.S. Mail**

Maya E. Zaitzevsky  
Los Angeles City Planning Department  
200 North Spring Street, Room 763  
Los Angeles, CA 90012

Re: ENV-2002-1230-EIR

Dear Ms. Zaitzevsky:

This office represents Lainer Investments, owners of industrially zoned and used property within the "Add Area" included in the Draft Master Environmental Impact Report ("DMEIR"). The purpose of this letter is to voice particular objections to the inclusion of the "Add Area" north of Prairie Street between Corbin and Shirley along with pointing out deficiencies in the DMEIR with respect to this added property.

The initial area of the application for a General Plan Amendment and Zone Change ("Project Area") includes industrial property currently located in the MR2-1 Zone. The Project Description describes several development scenarios for the Project Area including various arrangements of office, retail and senior housing. At the City Planning staff's own initiative, the Add Area was included. No particular planning justification for including the Add Area is clearly articulated. The application for the Project Area simply presents an "opportunity" to further reduce industrially-zoned property within the Chatsworth - Porter Ranch Community Planning Area.

In the Summary section of the DMEIR, an attempt is made to rationalize further reducing industrially-zoned property in the area:

"The General Plan Amendment is requested because it will encourage consistency between the existing land use designation and the existing use of the property. Further, with coordination of land use designations and use for commercial purposes, the General Plan Amendment could encourage the conservation of other industrial lands in the Community Plan that are actually used for industrial purposes currently."

DMEIR at p. 25.

Maya E. Zaitzevsky

October 27, 2003

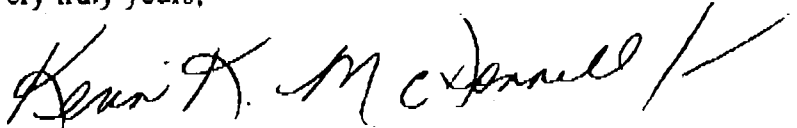
Page 2

Not only is the statement inaccurate factually (the Add Area is currently used for industrial purposes), the rationalization that eliminating vital industrial lands can, in some way, inspire conserving industrial lands in other areas of the Community Plan is, at best conjecture.

Further, to the extent actual redevelopment of the Add Area to uses conforming with the proposed new planning designation have not been studied (how could they be since no projects are pending?) the DMEIR is inadequate under the California Environmental Quality Act ("CEQA"). Further, placing an unreasonable burden on the owners of property within the Add Area to "undergo a procedure similar to a conditional use . . ." in the event the existing light industrial uses are to be discontinued, is not only unreasonable for the Add Area property owners, it unlawfully defers the review of future projects to some unknown date in the future by some undefined process. See proposed "Q" condition No. 37 at pp. 33 and 235 DMEIR.

Please enter these comments into the record and forward your responses to this office along with the schedule of pending public hearings.

Very truly yours,



KEVIN K. McDONNELL for  
Jeffer, Mangels, Butler & Marmaro LLP

KKM:kkm