


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

Date: January 14, 2003

To: Mr. Con Howe, Director  
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  
Bureau of Engineering

**RECEIVED**  
CITY OF LOS ANGELES  
JAN 16 2003  
ENVIRONMENTAL  
UNIT

Subject: Comments on a Draft Master Environmental Impact Report (DMEIR) for The "Corbin and Nordhoff", ENV 2002-1230-EIR

The staff of the Bureau of Engineering has reviewed your referral dated December 3, 2003, for the aforementioned DMEIR. Please address the following comments in the Final Master Environmental Impact Report (FMEIR):

Streets, Soil and Geology

In order to comply with the Subdivision Map Act requirements as well as the Bureau of Engineering Standards, the street dedications and street improvements are necessary prerequisites to the orderly development of the surrounding areas along the properties involved and the neighborhood. Therefore, the public streets along the properties and adjoining the property lines of the project site should be dedicated as follows:

- a. Corbin Avenue designated as a Secondary Highway along the project site - A 2-foot wide strip of land should be dedicated, northerly of Prairie Street to complete a 45-foot wide half street dedication.
- b. Nordhoff Street designated as a Major Highway - Class II - A 2-foot wide strip of land should be dedicated to complete a 52-foot wide half street dedication, including 20-foot radius property line returns at the intersections with Corbin and Shirley Avenues.
- c. Shirley Avenue designated as Collector Street - A 2-foot wide strip of land should be dedicated, northerly of Prairie Street to complete a 32-foot wide half street dedication.
- d. Prairie Street designated as Collector Street - A 2-foot wide strip of land should be dedicated on the northerly side of street to complete a 64-foot wide total street dedication, including 15-foot radius property line returns at the intersections with Shirley, and Melvin Avenues, and a 20-foot radius property line return at the intersection with Corbin Avenue.

The above-mentioned public streets should also be improved to the satisfaction of the City Engineer. Improvements may include construction of additional sidewalk area;

roadway widening; repairing or replacing existing curb, gutter and roadway pavement; and installation of street trees as well as street lighting. The project impacts on adjacent highways and local streets together with project mitigation measures within the vicinity of the project site should also be addressed in the FMEIR.

If roadway widenings are recommended as a mitigation measure, the widening should not reduce the width of the adjacent sidewalk below the standard width. Additional street dedication should be provided to accommodate the sidewalk area.

A geotechnical investigation on all physical operations and hazards both onsite and offsite, including seismic activity and contaminated soil or groundwater should be discussed in detail in FMEIR.

### Sanitary Sewers

Your department should request the responsible City agency (Sanitation) to review the existing and future sewer capacity, in particular, the last paragraph under Section S, page 1 of 9, IV. If offsite sewer construction is needed, then the effect of the new construction should also be discussed in the FMEIR.

Should you have any questions regarding the aforementioned comments, please contact Ray Saidi of the Land Development Group at (213) 977-7097.

grs

|                               |                      |      |         |            |   |
|-------------------------------|----------------------|------|---------|------------|---|
| Post-it <sup>s</sup> Fax Note | 7671                 | Date | 5/2/02  | # of pages | 2 |
| To                            | CARRIE RIORAN        |      | From    | Tom KILMER |   |
| Co./Dept.                     | PLANNING ASSOC. INC. |      | Co.     |            |   |
| Phone #                       |                      |      | Phone # |            |   |
| Fax #                         | (818) 487-6760       |      | Fax #   |            |   |



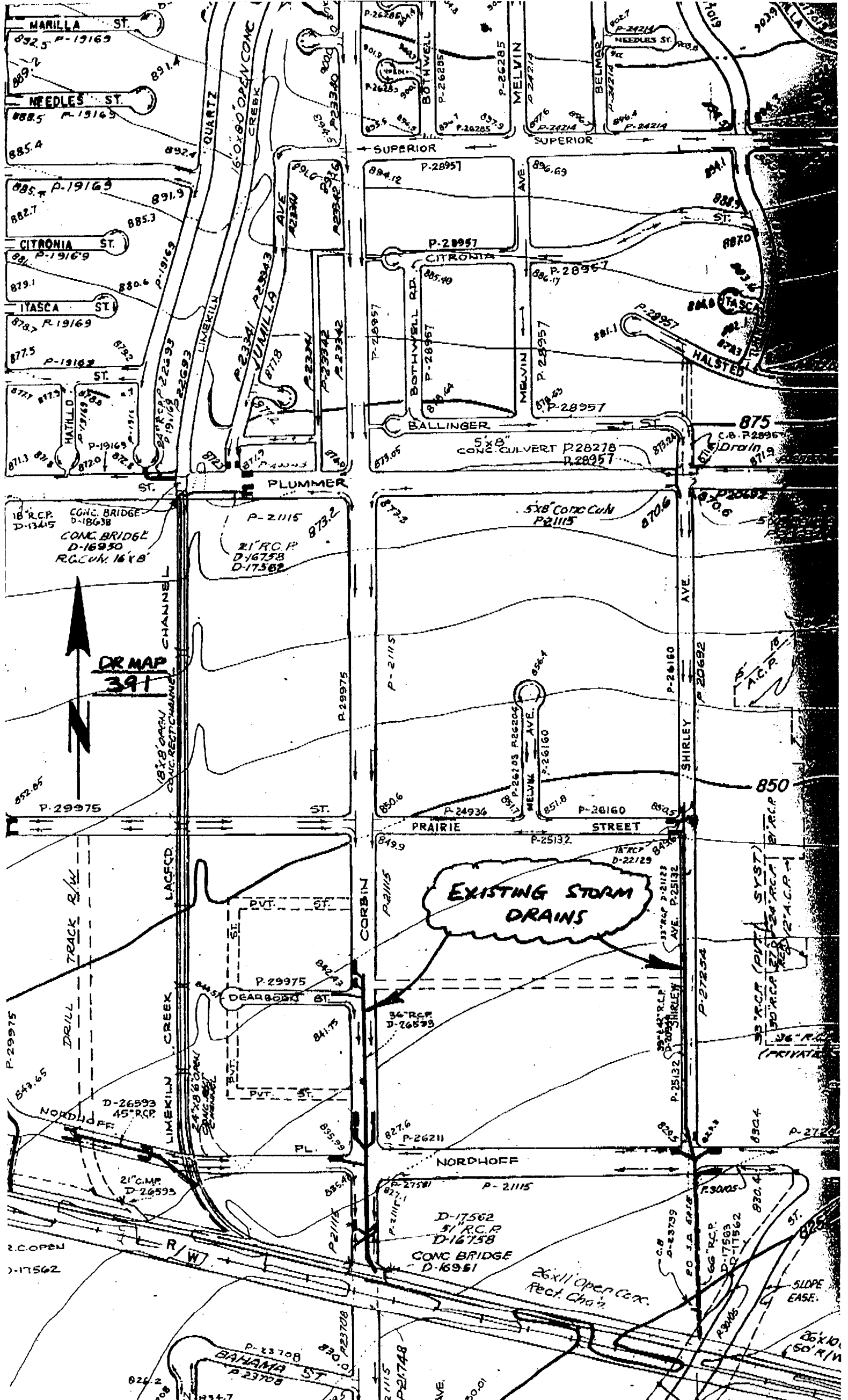
PHONE (818) 756-8431  
FAX (818) 786-9859

TOM P. KILMER, P.E.  
CIVIL ENGINEER

VALLEY DISTRICT  
BUREAU OF ENGINEERING  
DEPARTMENT OF PUBLIC WORKS

VAN NUYS CITY HALL  
14410 SYLVAN STREET  
VAN NUYS CALIFORNIA 91401

*CARRIE,*  
TRANSMITTED HEREWITH IS A COPY OF A PORTION  
OF CITY DRAINAGE MAP 391, SHOWING THE  
EXISTING STORM DRAINS IN THE VICINITY OF  
THE PROJECT SITE. IN ADDITION, OUR RECORDS  
INDICATE NO DRAINAGE COMPLAINTS ON NORDHOFF,  
CARBON, PRAIRIE OR SHIRLEY WITHIN THE PROJECT  
SITE LIMITS.  
*Tom*





June 26, 2003

Carrie Riordan, Planner  
PLANNING ASSOCIATES, INC.  
4040 Vineland Avenue  
Suite 108  
Studio City, CA 91604

**Southern California  
Gas Company**

9400 Oakdale Avenue  
Chatsworth, CA  
91313-2300

**Subject: EIR for the All Residential Alternative Housing at 19601 Nordhoff  
Street, Chatsworth area of City of Los Angeles, County of Los  
Angeles, CA. (SCG Atlas # LA 1408, LA 1409)**

*Mailing Address:*  
Box 2300  
Chatsworth, CA  
91313-2300

This letter is not to be interpreted as a contractual commitment to serve this proposed project, but only as an information service. Its intent is to notify you that Southern California Gas Company is the sole natural gas utility provider in this area and has adequate supplies for the foreseeable future. Demand projections by the Gas Company have allowed for additional demand, as well, the cumulative impact of future proposals in this area.

To answer the bulleted questions in your June 25th communication:

- (1) The existing facilities, a 3" main in Prairie St., a 2" main in Shirley Av., a 2" main in Melvin Av. and a 6" main in Corbin Av., are all medium pressure lines.
- (2) Existing gas facilities are in the dedicated streets.
- (3) The existing facilities have adequate capacity to service the additional gas load of this alternate proposal.
- (4) SCG is experiencing and expecting no service problems in this area. The Gas Company can supply the additional service load with no problems.
- (5) Yes, the existing facilities will be able to serve the proposed senior housing project.
- (6) Yes, main and service line extensions will be required to bring gas service to the Proposed All Residential Alternative.

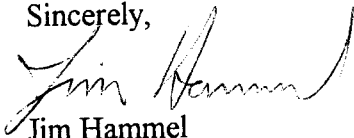
SCG requests adequate notification time to engineer, design, plan, bid, install and minimize delays in providing natural gas service as requested. Have the developer

contact Mr. Tim Knights, Project Manager, at **(818) 701-2530**. It may require up to 90 days to process the application for the installation of gas lines in a particular project.

Service would be in accordance with our policies and extension rules on file with the California Public Utilities Commission at the time contractual arrangements are made. The availability of natural gas service, as set forth in this letter, is based on present conditions of gas supply and regulatory policies. As a public utility, Southern California Gas Company is under the jurisdiction of the California Public Utilities Commission. We can also be affected by actions of federal regulatory agencies. Should these agencies take any action which affects gas supply or the condition under which service is available, gas service will be provided in accordance with the revised conditions.

For further information, call me at **818-701-3324**.

Sincerely,



Jim Hammel

Technical Services, Northern Region

(818) 701-3324

FAX: 818-701-3380

c: S. Lott, Mktg  
B. Huleis, Environmental Compliance  
D. Davis, Masterplan Engineering  
City Correspondence File

# The Gas Company



May 9, 2002

Carrie Riordan  
PLANNING ASSOCIATES, INC.  
4040 Vineland Avenue  
Suite 108  
Studio City, CA 91604-3350

**Southern California  
Gas Company**

9400 Oakdale Avenue  
Chatsworth, CA  
91313-2300

Mailing Address:  
Box 2300  
Chatsworth, CA  
91313-2300

**Subject: I.S.: Proposed Development Scenarios for 19601 Nordhoff Street,  
City of Los Angeles, CA  
(SCG Atlas LA 1408, LA 1409)**

This letter is not to be interpreted as a contractual commitment to serve this proposed project, but only as an information service. Its intent is to notify you that Southern California Gas Company is the sole natural *gas utility provider* in this area and has **adequate supplies** for the foreseeable future.

\* The Southern California Gas Company supplies natural gas to the area by existing Subterranean local distribution mains in all the adjoining dedicated streets- Nordhoff St., Corbin Ave., Prairie St., Melvin Ave. and Shirley Ave.

\* Demand projections by the Gas Company have allowed for additional load/demand of this project, as well as, the cumulative impact of future proposals in this area.

\* Yes, the existing facilities can serve the proposed project. Given the land use intensities proposed for these sites, The Gas Company would **not** require a major modification to the local distribution system. Service pipeline extensions, as required to provide service, per CPUC Rules 20, 21 would be adequate.

\* No service problems exist or are anticipated for this area.

\* Encourage the energy engineer/architect to **consult** the Utility (1-800-GAS-2000) for an **energy analysis** regarding efficiency/conservation measures and up-to-date technology, manufacturing equipment, financial incentives, etc.

a) To better serve our customers, the Gas Company has a one-call support center for our **future** commercial and industrial customers at 1-800-GAS-2000, Mon.-Fri., 7a.m.-Midnight, Sat. 8a.m.-5p.m. We provide customers with assistance and information on billing questions, equipment replacement incentives, business assistance services, air

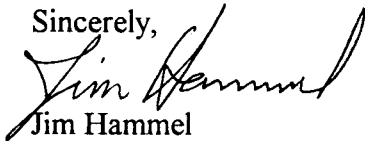
quality, new construction incentives and other energy & money saving programs & services. This **one stop** referral has trained program specialists with a quick response mechanism. 1-800-GAS-2000.

\* Construction impacts would be minimal. Gas pipeline installations are buried, often in joint-trenches with other dry utilities such as electric, power, telephone and cable TV. Easements would be required for main lines in private property.

Service would be in accordance with our policies and extension rules on file with the California Public Utilities Commission at the time contractual arrangements are made. The availability of natural gas service, as set forth in this letter, is based on present conditions of gas supply and regulatory policies. As a public utility, Southern California Gas Company is under the jurisdiction of the California Public Utilities Commission. We can also be affected by actions of federal regulatory agencies. Should these agencies take any action which affects gas supply or the condition under which service is available, gas service will be provided in accordance with the revised conditions.

The Gas Company welcomes the opportunity to service the Proposal. Please forward the EIR to this office for our review and response. For further information or for Will-Serve letters in the future, you may call me.

Sincerely,



Jim Hammel  
Technical Services, Northern Region  
(818) 701-3324  
FAX: 818-701-3380

c: B. Huleis, Environmental Compliance  
S. Ornelas, TSS, North Region  
City Correspondence File





JAMES K. HAHN  
Mayor

Commission  
KENNETH T. LOMBARD, *President*  
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DAVID H. WIGGS, *General Manager*  
FRANK SALAS, *Chief Operating Officer*

September 24, 2002

Planning Associates, Inc  
4040 Vineland Avenue, Suite 108  
Studio City, California 91604-3350  
Attention: Carrie Riordan

Subject: EIR for Corbin/Nordhoff Project

Dear Ms. Riordan:

This is in response to your request for additional information on the water facilities that would provide fire protection to the proposed development. The above-referenced development is bounded by Prairie Street on the north, Corbin Avenue on the west, Nordhoff Street on the south, and Shirley Avenue on the east. Water service will be provided from the Department of Water and Power's (Department's) 1134 service zone.

A hydraulic analysis was performed on the existing water distribution system, in the vicinity of the proposed development, to simulate additional demands at critical locations in the system. We assumed that additional demands would be required at the midpoint of each block on Prairie Street, Nordhoff Street and Shirley Avenue. These proposed demands were run in pairs to indicate fire services running simultaneously or public fire hydrant demands (meeting current fire code requirements for commercial areas of 6000 to 9000-gallons per minute). The hydraulic analysis indicated the following results,

- The existing water distribution system is capable of handling an additional 4000-gallons per minute (gpm) flow, at a minimum pressure of 25 pounds per square inch (psi), from Shirley Avenue, between Nordhoff and Plummer Streets, and from Nordhoff Street, between Corbin and Shirley Avenues. However, compliance with fire and building code requirements at the time of development may impact this available flow.
- or*
- The existing water distribution system is capable of handling an additional 2500-gpm flow, at a minimum pressure of 25 psi, from Prairie Avenue, between Corbin and Shirley Avenues and an additional 5000-gpm flow, at a minimum pressure of 25 psi, from Nordhoff Street, between Corbin and Shirley Avenues. However, compliance with fire and building code requirements at the time of development may impact this available flow.



Proposed demands for this development, in excess of the available flows specified above, will require upgrades to the existing water distribution system at the developer's expense. In addition, simultaneous flow, in different combinations from those specified above or at different locations, may also require upgrades to the existing water distribution system at the developer's expense.

Generally, public water facilities are installed in public or private streets meeting the following minimum requirements,

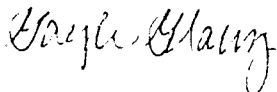
- The width of the roadway must comply with City Standard Plan S-470 for Hillside Collector Street.
- The roadway cross-section must comply with Bureau of Engineering requirements of 4-inches of asphalt concrete over 6-inches of crushed miscellaneous base. Refer to City Standard Plan S-610.
- The curb and gutter must comply with City Standard Plan S-410 for a Type C, Integral Curb and Gutter.
- Easements must be dedicated for all public water facilities within any private street. In addition, the Department must have access to public water facilities, for inspection and maintenance, 365 days per year.

Modifications to the water distribution system can take 3-12 months or more after completion of the financial arrangements. This timeframe will depend on factors such as the extent of the system upgrades, the completeness of plans submitted by the developer (such as street improvement or plot plans), the amount of work for other customers at the completion of the financial arrangements, and coordination of Department construction activities with the developer's contractor.

The cost of water distribution system modifications will depend on the type and extent of work required for the proposed development. Estimated costs for standard work can be viewed on the Department's website at <http://www.ladwp.com> (under *Water Services* then *Schedule of Charges for Water Facilities*). However, final plans must be reviewed by Water Distribution Engineering to determine accurate charges for impacts to water system facilities.

If you have any questions, please contact me at (213) 367-1244.

Sincerely,



Gayle Glauz  
Engineer of West Valley District  
Water Distribution Engineering

c: Fire Department, Construction Services Unit  
Attention: Terence O'Connell  
Charles Holloway

Julie Spacht  
Hugo Torres  
Gayle Glauz

**Carrie Riordan**

---

**From:** "Gackstetter, Thomas" <Thomas.Gackstetter@WATER.LADWP.com>  
**To:** "Carrie Riordan" <cr@pai-la.com>  
**Sent:** Wednesday, September 11, 2002 10:25 AM  
**Subject:** RE: water conservation measures inquiry

A multimedia outreach campaign is typically undertaken to raise water conservation awareness and promote existing programs. Past droughts have seen network weathercasters join in the effort and put out the word. Newspaper articles, billboards, public service announcements and the like are also used. Also utilized were "Drought Busters", who ensured that customers (both residential and commercial) were not wasting water. I cannot say whether or not this approach would be used again (DWP has downsized since then).

In times of drought, our experience has been that the public responds in a big way, both in terms of making both hardware changes and behavioral changes. The demand for water in Los Angeles was reduced 32% in the early 1990s due to overwhelming customer response.

Tom

THOMAS GACKSTETTER  
Water Conservation Manager  
Los Angeles Department of Water & Power  
voice: 213.367.0936 fax: 213.367.1055

[thomas.gackstetter@ladwp.com](mailto:thomas.gackstetter@ladwp.com)

-----Original Message-----

**From:** Carrie Riordan [<mailto:cr@pai-la.com>]  
**Sent:** Wednesday, September 11, 2002 9:27 AM  
**To:** Gackstetter, Thomas  
**Subject:** Re: water conservation measures inquiry

Hi! Thanks so much for your response! I appreciate your help.

One more question though...

If these measures are all mandated prior to a declared water shortage, are there any measures besides shortage year rate pricing that are implemented for water conservation during a shortage? i.e. what happens once a shortage is declared to conserve water?

Thanks!  
Carrie Riordan

----- Original Message -----

**From:** "Gackstetter, Thomas" <[Thomas.Gackstetter@WATER.LADWP.com](mailto:Thomas.Gackstetter@WATER.LADWP.com)>

To: <cr@pai-la.com>  
Sent: Tuesday, September 10, 2002 9:26 AM  
Subject: water conservation measures inquiry

Ms. Riordan:

Thank you for your recent inquiry.

Regarding mandated measures, Los Angeles has on the books prohibited uses of water that include using water on hard surfaces (e.g. sidewalks, driveways), watering lawns between the hours of 10 am and 5 pm (during the period April 1 - September 30), allowing excess water from sprinklers to flood gutters, having a non-recirculating fountain, serving water in restaurants (unless requested), and allowing leaks to go unattended.

LADWP has in place a tiered rate structure that encourages conservation. During declared water shortages, "shortage year " rates are imposed that ratchet up the cost of water depending upon the degree of shortage declared, encouraging increased water conservation.

The city of Los Angeles has adopted a "Retrofit on Resale" ordinance that requires the presence of low-flow showerheads and ultra-low-flush toilet prior to resale of residential property.

LADWP implements two toilet replacement programs (a rebate program and a toilet exchange program), as well as offering a rebate for high efficiency clothes washers.

Rebates are also available for a variety of measures installed in commercial facilities.

Studies have shown that ULF toilets that replace non-ULF toilets in single family residences save up to 7,800 gallons per year. The savings figure almost doubles for ULF toilets in a multifamily dwelling unit. Residential clothes washers save approximately 5,000 gallons per year, and also save energy (used to heat the water).

I hope you find this information useful.

THOMAS GACKSTETTER  
Water Conservation Manager  
Los Angeles Department of Water & Power  
voice: 213.367.0936 fax: 213.367.1055

[thomas.gackstetter@ladwp.com](mailto:thomas.gackstetter@ladwp.com)

-----Original Message-----

From: Carrie Riordan [<mailto:cr@pai-la.com>]

Sent: Wednesday, August 28, 2002 5:05 PM  
To: CCENTER  
Subject: water conservation measures

Hi!

I am looking for some information regarding water conservation measures presently in place in the City of Los Angeles. More specifically, I am looking for any mandated restrictions (ie 20% reduction, odd/even days, etc.) or mandated activities (ie replacing with low-flush toilets, washers, etc.). Additionally, I would like to know how much water these measures can save.

You can contact me at this email address or at 818.487.6752.

Thanks!

Carrie Riordan



JAMES K. HAHN  
Mayor

Commission  
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DOMINICK W. RUBALCAVA, *Vice President*  
ANNIE E. CHO  
MARY E. LESLIE  
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JOHN C. BURMAHLN, *Secretary*

DAVID H. WIGGS, *General Manager*  
FRANK SALAS, *Chief Operating Officer*

June 11, 2002

Ms. Carrie Riordan  
Planning Associates Inc.  
4040 Vineland Ave., Suite 108  
Studio City, CA 91604-3350

Dear Ms. Riordan:

**Information Request**  
**Corbin-Nordhoff Project Environmental Impact Report (EIR)**

The Los Angeles Department of Water and Power (LADWP) has reviewed the request for information in your letter dated April 30, 2002 for the subject project. The proposed project involves rezoning and land use designation change for the property located at 19601 Nordhoff Street, Los Angeles, CA 91324. The project site is located at the northeast corner of Nordhoff Street and Corbin Avenue, within the Chatsworth-Porter Ranch Community Planning Area of the City of Los Angeles. The project site is rectangular in shape, consisting of about 43.5 acres.

The site is generally surrounded by commercially developed properties. Currently, development on the site consists of a one- and two-story research and development office building of about 310,000 square feet. Additionally, a 4,000-square-foot storage building, a 4,450-square-foot machine shop, an 8,000-square-foot maintenance shop, chemical storage sheds, several parking areas, and landscaping are also located on-site.

The proposed project consists of a zone change from MR2 to C2, and a General Plan Amendment from Light and Limited Industrial to Community Commercial. Although a specific development scenario for the property is not known at this time, for assessment and planning purposes, four potential development scenarios have been identified to demonstrate the range of development options. Each scenario includes various development combinations options with an emphasis on a given land use: Retail (540,000 sq. ft.), Office Space (1,516,000 sq. ft.), Retail/Residential (400,000 retail/736 residential units), and Office/Residential (1,125,000 office/736 residential units).

Along with responses to your informational request related to electric and water service needs, we are providing additional information for consideration and incorporation into the design and development effort for the proposed project. Regarding water needs for the proposed project, this letter does not constitute a response to a water supply assessment due to recent state legislative activity (i.e., SB 901, SB 610, and SB 221)

Water and Power Conservation ... a way of life

111 North Hope Street, Los Angeles, California ☐ Mailing address: Box 51111, Los Angeles 90051-0100  
Telephone: (213) 367-4211 Cable address: DEWAPOLA FAX: (213) 367-3287

for development projects to determine the availability of long-term water supply. Before investing resources in preparation of a water supply assessment, we recommend that you contact LADWP (Mr. Alvin Bautista, [213] 367-0800) and provide specific project details as requested to help staff make a determination on whether or not the proposed project meets the criteria for compliance with this legislation.

Our understanding is that a water supply assessment by the water supply agency needs to be requested and completed prior to issuing a draft Negative Declaration or draft EIR. Hence if applicable, you are hereby requested to submit a formal request with corresponding information (e.g., development details such as type, square footage, etc., anticipated water demand by 2020, population increase, etc.) for conducting a water availability assessment for the subject project to this office to the undersigned in Room 1044. If available at the time the request for water availability assessment is submitted, please include a copy of the draft EIR under preparation.

The following are LADWP responses to your information request on power infrastructure needs for the subject project (questions rephrased for clarification are in bold followed by responses):

### Water Needs

The impacts to the existing water distribution system, resulting from this future development, cannot be assessed until variables, such as the public fire flow, private fire flow, domestic and irrigation demands and their respective connection points, are finalized. These variables are determined by the developer or private engineer, based on the Building and Fire Code requirements that are in place when the tract map is in the final process or a building permit is obtained. They may result in water facility upgrades and installations, such as distribution main replacement, public fire hydrants, service enlargements and/or adjustments, and easements.

Water services for any development within this area would be available from the Water Service Organization's (WSO) 1134 service zone. The WSO currently maintains the following water distribution mains in the area:

|   |  |
|---|--|
| Plummer Street (between Corbin and Shirley Avenues)   | 12-inch main, located approximately 24' south of the centerline                    |
| Corbin Avenue (between Plummer and Nordhoff Streets)  | 12-inch main, location varies from approximately 15' to 20' west of the centerline |
| Shirley Avenue (between Nordhoff and Prairie Streets) | 12-inch main, located approximately 16' west of the centerline                     |
| Shirley Avenue (between Prairie and Plummer Streets)  | 8-inch main, located approximately 14' east of the centerline                      |

|   |   |
|---|---|
| Nordhoff Street (between Corbin and Shirley Avenues)                    | 12-inch main, located approximately 28' south of the centerline |
| Melvin Avenue (from Prairie Street to dead end north of Prairie Street) | 8-inch main, located approximately 12' east of the centerline   |

As the project proceeds further in the design phase, we recommend the project applicant or designated Project Management Engineer to confer with a single point-of-contact at LADWP (Mr. Hugo Torres, [213] 367-1178) to make arrangements for water supply service needs.

### Power Needs

- 1. Can LADWP accommodate the proposed project's future demand for electricity from existing infrastructure in the project area?**

LADWP's distribution system will not be adversely impacted by the proposed project's future demand.

- 2. Can you describe the size/voltage of existing electrical distribution lines near the site (e.g., Shirley Avenue, Nordhoff Street, Corbin Avenue, and the Plaza Northridge)?**

There are 4800-volt primary and 34,500-volt subtransmission circuits near the site that may be used to provide electric service for the project.

- 3. Are there any existing electricity service problems/deficiencies in the project area?**

There are no electricity service problems/deficiencies in the project area.

- 4. Would there be a disruption in electrical service in the project area when "hooking-up" the new project? If so, do you know for how long the disruption would last?**

LADWP usually connects new customer load without interrupting existing customers. However, if such a disruption to interrupt customers were required, it would be for a very short duration.

- 5. Do you have any recommendations that might ensure that the proposed project would not result in any "significant" electricity impacts?**

LADWP has a number of programs and incentives for both water and power (see below) to allow the project to operate more efficiently and hence reduce operating expenses.



As the project proceeds further in the design phase, we recommend the project applicant or designated Project Management Engineer to confer with a single point-of-contact at LADWP (Mr. James M. Laschober, [213] 367-3469) for dealing with power services and infrastructure needs.

### **LADWP Programs to Assist Customer Water and Power Needs**

LADWP has a number of programs that are intended to serve existing and prospective customer water and power needs. Since the proposed project is in the design phase, it may be a good idea to review these programs to consider the feasibility of incorporating measures in the design, project development, and operations of the proposed facilities. The benefit of these programs is cost savings to the customer while at the same time being environmentally friendly. Existing and prospective customers of LADWP are encouraged to join us in this effort by taking part in our "Green Power for a Green LA" program. Call 800 GREEN LA (800-473-3652), or visit [www.GreenLA.com](http://www.GreenLA.com) as well as [www.LADWP.com](http://www.LADWP.com) to learn more about the various programs available.

**Green Power for a Green LA Program.** LADWP is committed to replacing electricity generated from fossil fuel-burning power plants with energy generated from renewable resources such as the sun, wind, water, biomass, and geothermal. Mr. John Giese is the Green Power Program Manager and can be reached at (213) 367-0434.

**Trees for a Green LA.** As part of its ongoing commitment to environmental initiatives that reduce energy use, improve air quality, and beautify local communities, LADWP is sponsoring the *Trees for a Green LA* program. One of the main goals of the program is to add an estimated 100,000 shade trees annually to the Los Angeles' urban environment starting in March 2002. The program is intended to provide trees to LADWP residential customers. Additional planned elements of the program include trees for 1) public spaces, 2) new construction/development, and 3) replacement under power lines. Ms. LeiLani Johnson is the Program Manager and can be reached at (213) 367-3023.

**Efficiency Solutions.** LADWP suggests consideration and incorporation of energy efficient design measures for building new commercial and/or remodeling existing facilities. Implementation of applicable measures would exceed Title 24 energy efficiency requirements. LADWP continues to offer a number of energy efficiency programs and cash incentives to reduce peak electrical demand and energy costs. Mr. Donald Cunningham is the Director of Energy Efficiency Solutions and can be reached at (213) 367-1057.

**Solar Energy.** In an effort to decrease dependency on traditional, polluting energy sources, LADWP is promoting solar power and other incentive programs to make this energy alternative more affordable. Mr. Thomas Honles is the Solar Energy Program Manager and can be reached at (213) 367-3151.

**Electric Transportation.** LADWP is promoting this program by providing our customers with information and assistance that greatly simplifies the process of buying electric vehicles and installing a charger(s). Mr. Scott Briasco is the Electric Transportation Program Manager and can be reached at (213) 367-0239.

**Water Conservation.** LADWP is always looking for ways to facilitate its customers to use water resources more efficiently and welcomes the opportunity to work with new developments to identify water conservation opportunities. Mr. Thomas Gackstetter is the Water Conservation Program Manager and can be reached at (213) 367-0936.

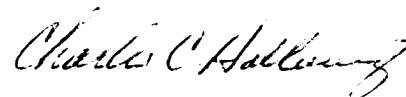
**Water and Energy Conservation**

Based on the proposed project, some of the enclosed energy and water conservation measures may apply and should be considered for inclusion in the proposed project. If there are any questions concerning the recommended conservation measures, please contact our Customer Outreach, or for more details on various water conservation methods available, contact the Water Conservation Office at (800) 544-4498.

Consideration of these conservation measures, including possible use of recycled materials and recycling area requirements for new developments (see Ordinance No. 171687), early on in the design of the proposed project would facilitate incorporation into project implementation based on economic, technical, environmental and marketing objectives.

We look forward to reviewing the environmental document for the proposed project. If there are any additional questions, please contact Mr. Val Amezcuita of my staff at (213) 367-0429.

Sincerely,



CHARLES C. HOLLOWAY  
Supervisor  
Environmental Assessment

Enclosures

c: Mr. James Laschober  
Mr. Hugo Torres  
Mr. John Giese  
Ms. LeiLani Johnson  
Mr. Don Cunningham

Mr. Thomas Honles  
Mr. Scott Briasco  
Mr. Thomas Gackstetter  
Mr. Val Amezcuita

**IMPACT OF THE PROPOSED PROJECT ON THE  
WATER SYSTEM AND METHODS OF CONSERVING WATER  
LOS ANGELES DEPARTMENT OF WATER AND POWER**

**IMPACT ON THE WATER SYSTEM**

If the estimated water requirements for the proposed project can be served by existing water mains in the adjacent street(s), water service will be provided routinely in accordance with the Los Angeles Department of Water and Power's (LADWP) Rules and Regulations. If the estimated water requirements are greater than the available capacity of the existing distribution facilities, special arrangements must be made with the LADWP to enlarge the supply line(s). Supply main enlargement will cause short-term impacts on the environment due to construction activities.

In terms of the City's overall water supply condition, the water requirement for any project that is consistent with the City's General Plan has been taken into account in the planned growth in water demand. Together with local groundwater sources, the City operates the Los Angeles-Owens River Aqueduct and purchases water from the Metropolitan Water District of Southern California. These three sources, along with recycled water, will supply the City's water needs for many years to come.

Statewide drought conditions in the mid-1970s and late 1980s dramatically illustrated the need for water conservation in periods of water shortage. However, water should be conserved in Southern California even in years of normal climate because efficient use of water allows increased water storage for use in dry years as well as making water available for beneficial environmental uses. In addition, electrical energy is required to treat and deliver all water supplies to the City and the rest of Southern California. Conserving water contributes to statewide energy conservation efforts. Practicing water conservation also results in decreased customer operating costs.

**WATER CONSERVATION**

The LADWP assists residential, commercial, and industrial customers in their efforts to conserve water. Recommendations listed below are examples of measures that conserve water in both new and existing construction:

1. The sprinkler system should be designed and tested to provide uniform irrigation coverage for each zone. Sprinkler head patterns should be adjusted to minimize over spray onto walkways and streets. Each sprinkler valve should water plants having similar watering needs (do not mix shrubs, flowers and turf in the same watering zone).
2. Automatic sprinkler timers should be set to water landscaping during early morning or late evening hours to reduce water losses from evaporation. Adjust sprinkler run times seasonally, reducing watering times and frequency in the cooler months (fall, winter, spring). Adjust sprinkler timer run times to avoid water runoff.

3. Selection of drought-tolerant, low water consuming plant varieties should be used to reduce irrigation water consumption. For a list of these plant varieties, refer to Sunset Magazine, October 1976, "Good Looking – Unthirsty," pp. 78-851, or consult a landscape architect
4. Recycled water should be investigated as a source to irrigate large landscaped areas.
5. Ultra-low-flush water closets and water-saving showerheads must be installed in both new construction and when remodeling. Low flow faucet aerators should be installed on all sink faucets.
6. Significant opportunities for water savings exist in air conditioning systems that utilize evaporative cooling (i.e. employ cooling towers). The Department should be contacted for specific information on appropriate measures.
7. Recirculating or point-of-use hot water systems can reduce water waste in long piping systems where water must be run for considerable periods before heated water reaches the outlet.

More detailed information regarding these and other water conservation measures can be obtained from the Department's Water Conservation Office by calling (800) 544-4498.

## COMMERCIAL ENERGY EFFICIENCY MEASURES

During the design process, the applicant should consult with the Los Angeles Department of Water and Power, Efficiency Solutions Business Group, regarding possible energy efficiency measures. The Efficiency Solutions Business Group encourages customers to consider design alternatives and information to maximize the efficiency of the building envelope, heating, ventilation, and air conditioning, building lighting, water heating, and building mechanical systems. The applicant shall incorporate measures to meet or, if possible, exceed minimum efficiency standards for Title XXIV of the California Code of Regulations. In addition to energy efficiency technical assistance, the Department may offer financial incentives for energy designs that exceed requirements of Title XXIV for energy efficiency.

1. Built-in appliances, refrigerators, and space-conditioning equipment should exceed the minimum efficiency levels mandated in the California Code of Regulations.
2. Install high-efficiency air conditioning controlled by a computerized energy-management system in the office and retail spaces which provides the following:
  - A variable air-volume system which results in minimum energy consumption and avoids hot water energy consumption for terminal reheat;
  - A 100-percent outdoor air-economizer cycle to obtain free cooling in appropriate climate zones during dry climatic periods;
  - Sequentially staged operation of air-conditioning equipment in accordance with building demands; and
  - The isolation of air conditioning to any selected floor or floors.
  - Consider the applicability of the use of thermal energy storage to handle cooling loads.
3. Cascade ventilation air from high-priority areas before being exhausted, thereby, decreasing the volume of ventilation air required. For example, air could be cascaded from occupied space to corridors and then to mechanical spaces before being exhausted.
4. Recycle lighting system heat for space heating during cool weather. Exhaust lighting-system heat from the buildings, via ceiling plenums, to reduce cooling loads in warm weather.
5. Install low and medium static-pressure terminal units and ductwork to reduce energy consumption by air-distribution systems.
6. Ensure that buildings are well-sealed to prevent outside air from infiltrating and increasing interior space-conditioning loads. Where applicable, design building entrances with vestibules to restrict infiltration of unconditioned air and exhausting of conditioned air.

7. A performance check of the installed space-conditioning system should be completed by the developer/installer prior to issuance of the certificate of occupancy to ensure that energy-efficiency measures incorporated into the project operate as designed.
8. Finish exterior walls with light-colored materials and high-emissivity characteristics to reduce cooling loads. Finish interior walls with light-colored materials to reflect more light and, thus, increase lighting efficiency.
9. Use a white reflective material for roofing meeting California standards for reflectivity and emissivity to reject heat.
10. Install thermal insulation in walls and *ceilings* which exceeds requirements established by the California Code of Regulations.
11. Design window systems to reduce thermal gain and loss, thus, reducing cooling loads during warm weather and heating loads during cool weather.
12. Install heat-rejecting window treatments, such as films, blinds, draperies, or others on appropriate exposures.
13. Install fluorescent and high-intensity-discharge (HID) lamps, which give the highest light output per watt of electricity consumed, wherever possible including all street and parking lot lighting to reduce electricity consumption. Use reflectors to direct maximum levels of light to work surfaces.
14. Install photo sensitive controls and dimmable electronic ballasts to maximize the use of natural daylight available and reduce artificial lighting load.
15. Install occupant-controlled light switches and thermostats to permit individual adjustment of lighting, heating, and cooling to avoid unnecessary energy consumption.
16. Install time-controlled interior and exterior public area lighting limited to that necessary for safety and security.
17. Control mechanical systems (HVAC and lighting) in the building with timing systems to prevent accidental or inappropriate conditioning or lighting of unoccupied space.
18. Incorporate windowless walls or passive solar inset of windows into the project for appropriate exposures.
19. Design project to focus pedestrian activity within sheltered outdoor areas.

For additional information concerning these conservation measures, please contact Mr. Adan Reinosa, Outreach Customer Manager, Business Planning, at (213) 361-1742.

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

July 25, 2002

TO: City Planning  
Attn: Maya E. Zaitzevsky

FROM: Fire Department

SUBJECT: **CORBIN AND NORDHOFF**

PROJECT LOCATION

19601 Nordhoff St.

PROJECT DESCRIPTION

The proposed project includes a Zone Change and Plan Amendment over 43.5 acres in the Chatsworth – Porter Ranch Community Planning Area. The Zone Change is from the existing zoning of [Q] M1-1, MR2-1, and P-1 to C2-1. The Plan Amendment is from Limited Manufacturing and Parking Buffer to Community Commercial. A specific development scenario for the property is not known at this time. However, for assessment and planning purposes, four potential development scenarios have been identified to demonstrate the range of development options.

Development Scenario One consists of 540,000 square-feet of retail. Development Scenario Two consists of 1,516,000 square-feet of office. Development Scenario Three consists of 400,000 square-feet of retail and 400 condominium units. Development Scenario Four consists of 1,125,000 square-feet of office space and 400 condominium units. Each development scenario includes a Retirement Community which has already been approved on the project site and consists of 336 Senior housing units, a 100 bed nursing home, and 50 assisted living units. The proposed project will include demolition, to the south of Prairie Street, of one-and two-story research and development buildings of approximately 326,000 square-feet.

Additionally, there is an Add Area for the Zone Change located north of Prairie Street that will be analyzed in the Master Environmental Impact Report, but which is not under the applicant's control. This Add Area consists of approximately 42,000 square feet of industrial space, 30,000 square feet of warehouse space, 83,000 square feet of manufacturing space, 27,000 square feet of office space, 98,000 square feet of household storage, a tennis/skate park, and associated surface parking.

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

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 St.



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

C. Firefighting Access, Apparatus, and Personnel.

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

Private streets and entry gates will be built to City standards to the satisfaction of the City Engineer and the Fire Department.

In order to mitigate the inadequacy of fire protection in travel distance, sprinkler systems will be required throughout any structure to be built, in accordance with the Los Angeles Municipal Code, Section 57.09.07.

Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.

Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan D-22549.

Standard cut-corners will be used on all turns.

The width of private roadways for general access use and fire lanes shall not be less than 20 feet clear to the sky.

Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.

Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

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, or exit of individual units.

Where access for a given development requires accommodation of Fire Department apparatus, minimum outside radius of the paved surface shall be 35 feet. An additional six feet of clear space must be maintained beyond the outside radius to a vertical point 13 feet 6 inches above the paved surface of the roadway.

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.

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

All structures should be fully sprinklered.

Access for Fire Department apparatus and personnel to and into all structures shall be required.

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

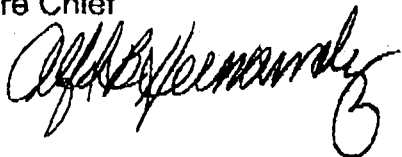
Where fire apparatus will be driven onto the road level surface of the subterranean parking structure, that structure shall be engineered to withstand a bearing pressure of 8,600 pounds per square foot.

## 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 Joseph Jackson of the Construction Services Unit at (213) 485-5964.

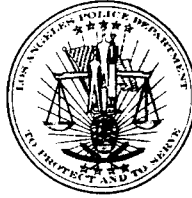
WILLIAM R. BAMATTRE  
Fire Chief



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

# LOS ANGELES POLICE DEPARTMENT

**MARTIN H. POMEROY**  
Chief of Police



P. O. Box 30158  
Los Angeles, Calif. 90030  
Telephone: (213) 485-4111  
Ref #: 3.3.1

**JAMES K. HAHN**  
Mayor

June 5, 2002

Ms. Carrie Riordan  
Planning Associates Incorporated  
4040 Vineland Avenue, Suite 108  
Studio City, California 91604

Dear Ms. Riordan:

Enclosed is the Los Angeles Police Department's response to your questionnaire regarding the proposed development at 19601 Nordhoff Street. I hope the enclosed information will be helpful for your preparation of an environmental compliance document.

If you have any questions, please contact Lieutenant Phillip Trotter, Officer in Charge, Special Projects Section, Management Services Division, at (213) 485-2642.

Very truly yours,

**MARTIN H. POMEROY**  
Chief of Police

  
**BRADLEY R. MERRITT**, Captain  
Commanding Officer  
Management Services Division

Enclosures

# QUESTIONNAIRE

## Potential Impact on Police Services By the Proposed Rezoning and Land Use Designation Change For 19601 Nordhoff Street

1. What division serves the proposed project site and what are its boundaries?

The proposed project site is located in Devonshire Area. The Devonshire Area Police Station is located at 10250 Etiwanda Avenue in Northridge. Please refer to the attached Devonshire Area map for boundaries.

2. Is the proposed project site within reporting district (RD) 1754?

The proposed project site is within RD 1754.

3. What are the general types of crimes committed in this area?

This question was rephrased by you to read: How many major crimes were reported in this area during the year 2001?

There were 351 major (Part 1) crimes reported in RD 1754 in the year 2001. Part 1 crimes include homicide, rape, robbery, aggravated assault, burglary, burglary/theft from a motor vehicle, grand theft, and auto theft.

4. How does the crime rate in this area compare to citywide crime rates?

This question was rephrased by you to read: How does the crime rate in Devonshire Area compare to citywide crime rates?

The total reported Part 1 crimes citywide, for year 2001, are:

|                                  |        |                            |        |
|----------------------------------|--------|----------------------------|--------|
| 1. Central Area:                 | 8,084  | 10. Hollywood Area:        | 10,713 |
| 2. Rampart Area:                 | 11,893 | 11. Wilshire Area:         | 13,107 |
| 3. Hollenbeck Area:              | 7,098  | 12. West Los Angeles Area: | 7,614  |
| 4. Northeast Area:               | 9,767  | 13. Pacific Area:          | 10,607 |
| 5. Newton Area:                  | 9,643  | 14. Van Nuys Area:         | 11,665 |
| 6. Southwest Area:               | 12,466 | 15. West Valley:           | 12,545 |
| 7. Harbor Area:                  | 8,241  | 16. North Hollywood Area:  | 11,335 |
| 8. 77 <sup>th</sup> Street Area: | 11,217 | 17. Foothill Area:         | 9,526  |
| 9. Southeast Area:               | 8,966  | 18. Devonshire:            | 12,582 |

Note: These numbers are relevant as they pertain to the size of the specific geographical area and its population density.

5. What additional issues, if any, with respect to the Police Department, may exist in this area?

RD 1754 is described by detectives at Devonshire Community Police Station as an area with a high level of gang, vandalism (graffiti), auto theft, and theft/burglary from motor vehicle activity.

6. What additional police staffing, if any, would be necessary to attain adequate police protection after development of this project?

Devonshire Community Police Station currently maintains a ratio of 1 sworn officer/detective to every 758 residents. The need for additional sworn personnel may be calculated with this formula. For example, the maximum increase in employees and residents created by this project was listed as approximately 7,522 individuals. This would require an increase of 10 sworn personnel to maintain adequate police service.

7. What measures would you suggest to mitigate any potential impacts to police protection services resulting from the proposed project?

Measures to mitigate any potential impact on police protection services should include, but are not limited to:

1. A comprehensive security plan that includes uniform security and video monitoring.
2. A graffiti removal plan.
3. The establishment of a Business Coalition/Neighborhood Watch program.
4. A comprehensive traffic control plan.

# LOS ANGELES POLICE DEPARTMENT

**MARTIN H. POMEROY**  
Chief of Police



**JAMES K. HAHN**  
Mayor

P. O. Box 30158  
Los Angeles, Calif. 90030  
Telephone: (213) 485-4111  
Ref #: 3.3.1

September 9, 2002

Ms. Carrie Riordan  
Planning Associates Incorporated  
4040 Vineland Avenue, Suite 108  
Studio City, California 91604

Dear Ms. Riordan:

The following is the Los Angeles Police Department's response to your recent follow-up questions regarding the proposed development at 19601 Nordhoff Street.

- **What was the average response time for radio calls in Devonshire Area in year 2001?**

The average response time for radio calls in Devonshire Area in year 2001; 29 minutes for routine calls, 22 minutes for urgent calls, and 11 minutes for emergency calls.

- **What was the average response time for radio calls in RD 1754 in year 2001?**

The average response time for radio calls in RD 1754 in year 2001; 22 minutes for routine calls, 22 minutes for urgent calls, and 9 minutes for emergency calls.

- **What were the predominant crimes in RD 1754 in year 2001?**

The predominant crimes in RD 1754 in year 2001 include Grand Theft Auto (104), Burglary (80), Burglary/Theft from Motor Vehicle (66), Robbery (20), and other Theft (423).

- **How many sworn officers and civilian employees are assigned to Devonshire Area?**

There are currently 324 sworn employees and 27 civilian employees assigned to Devonshire Area.

- **Would the increase in residential and commercial employee population have an adverse effect on police services?**

The proposed development would require an increase of 10 sworn personnel to maintain adequate police service. The Mayor recently invoked a citywide hiring freeze and it is unknown when or if there will be any increase in deployment within Devonshire Area. Presently, Devonshire Area is under deployed by 30 police officers, which is 18% under their authorized strength. To meet its mandate to provide protection and service, the Department strives to respond to emergency service calls in seven minutes or less, and endeavors to devote 40 percent of every hour to problem solving. This proposed development could have a significant effect on the quality and timeliness of police services at this time.

- **What Basic Car handles RD 1754 and what additional RD's does this car handle?**


Basic Car 17A55 handles RD 1754. This car also handles RD 1735, 1736, 1744, 1755, 1756, 1757, 1758, 1776, 1777, 1787, and 1788.

I hope this information will be helpful for your preparation of an environmental compliance document.

If you have any questions, please contact Lieutenant Phillip Trotter, Officer in Charge, Special Projects Section, Management Services Division, at (213) 485-2642.

Very truly yours,

MARTIN H. POMEROY  
Chief of Police

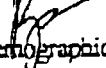
  
BRADLEY R. MERRITT, Captain  
Commanding Officer  
Management Services Division

**INTER-OFFICE CORRESPONDENCE**  
**Los Angeles Unified School District**

STUDY SUMMARY TRANSMITTAL

TO: Raymond Dippel, Assistant Environmental Planning Specialist  
Environmental Health and Safety Branch

Date: 7 June 2002

FROM: Rena Perez, Director   
Masterplanning & Demographics

SUBJECT: REQUESTED DEMOGRAPHIC STUDY AND SUMMARY REPORT

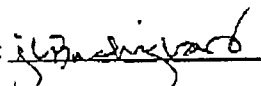
Report title: *INFORMATION REQUEST FOR AN ENVIRONMENTAL IMPACT REPORT – CORBIN and NORDHOFF PROJECT. LOS ANGELES*

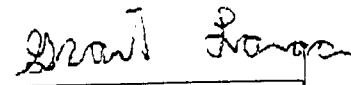
As per your correspondence to Janis Buckingham dated May 30, 2002, the attached report provides the following information:

2001-2002 operating capacity, calendar, CAP status, October 2001 actual enrollment, October 2001 resident enrollment, authorized magnet enrollment at secondary schools, 2001-2005 five-year resident enrollment projections, and the attendance boundary description for each school identified as serving the above-mentioned project.

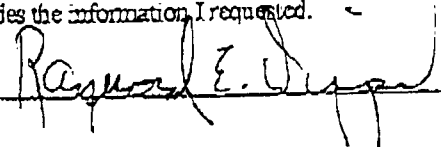
In preparing this report, the following assumptions were made:  
none.

Data source(s) used in this report:  
SCHOOLS and R4 files in SEDS

Compiled by: 

Reviewed by: 

I acknowledge receipt of this report and that it provides the information I requested.



Please return this page of the Study Summary Transmittal to the Demographic and Boundary Unit, IBSC, 31st Floor.

corbin\_nordhoff



| SCH. NAME    | CONFID | OPCARP | YRS? | SCHOOL | OCT 01 | O1.. 01 | MAG 01..... | R4.... | 2001 R4 | 2002 R4 | 2003 R4 | 2004 R4 | 2005 R4 |        |
|--------------|--------|--------|------|--------|--------|---------|-------------|--------|---------|---------|---------|---------|---------|--------|
|              |        |        |      |        |        |         |             |        |         |         |         |         |         | CAPPED |
| CALAHAN EL   | K- 5   | 500    | NO   | NO     | 480    | 507     | 0           | 400    | 507     | 455     | 433     | 420     | 374     | 331    |
| NOBEL MS     | 6- 8   | 2238   | NO   | NO     | 1365   | 726     | 827         | 2202   | 1675    | 701     | 781     | 823     | 846     | 898    |
| CLEVELAND BK | 9-12   | 3821   | NO   | NO     | 2112   | 2470    | 847         | 2959   | 3315    | 2635    | 2825    | 2981    | 3147    | 3280   |

[405] 3 items listed out of 3 items.

\* SCHOOL ENROLLMENT ONLY AT ELEMENTARY; SCHOOL + MAGNET AT MIDDLE AND HIGH SCHOOLS

LOS ANGELES UNIFIED SCHOOL DISTRICT  
Information Technology Division

LOC. CODE: 8272

SUBJECT: CLARIFICATION OF THE BOUNDARY DESCRIPTION FOR ALFRED E. NOBEL  
MIDDLE SCHOOL  
EFFECTIVE JULY 1, 1993 (CLARIFIED 11-10-99).

This clarification of the existing boundary description does not change the intent of the boundary as it was approved on July 1, 1993. (Changes have been highlighted by "strikeout" and/or boldface type.) The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

(GRADES 6 - 8)

RINALDI STREET AND EXTENSION \* RESEDA BOULEVARD \*  
DEVONSHIRE STREET \* LINDLEY AVENUE \* LASSEN STREET \*  
ETIWANDA AVENUE \* PLUMMER STREET \* RESEDA BOULEVARD \*  
NORDHOFF STREET \* WILBUR AVENUE AND EXTENSION \* SOUTHERN  
PACIFIC RAILROAD \* TAMPA AVENUE \* PARTHENIA STREET \* CORBIN  
AVENUE \* SOUTHERN PACIFIC RAILROAD \* WINNETKA AVENUE AND  
EXTENSIONS \* PORTER RANCH ROAD.

OPTIONAL: NOBEL AND SUTTER MIDDLE SCHOOLS

SOUTHERN PACIFIC RAILROAD \* CORBIN AVENUE \* PARTHENIA  
STREET \* WINNETKA AVENUE AND EXTENSION.

For assistance, please call Demographic and Boundary Unit, Information Technology Division,  
at (213) 633-1114.

APPROVED: JOHN K. NAGATA, Assistant Superintendent, Information Technology Division

DISTRIBUTION: School  
Heritage School  
Pupil Statistics  
Transportation Branch

Demographic and Boundary Unit  
School Traffic and Safety Education Section  
Department of Transportation, City of L. A.

LOS ANGELES UNIFIED SCHOOL DISTRICT  
Business Services Division

LOC. CODE: 2706

SUBJECT: NEW SERVICE BOUNDARY DESCRIPTION FOR CALAHAN STREET SCHOOL  
EFFECTIVE JULY 1, 1993.

The area described below has been approved by the superintendent as the attendance area served by the above-mentioned school. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This boundary supersedes boundary effective September 2, 1984.

This is an official copy for your file.

(GRADES K-5)

LASSEN STREET \* RESEDA BOULEVARD \* SUPERIOR AND EXTENSION \*  
ZELZAH AVENUE AND EXTENSION (INCLUDING ALL OF EDDY STREET) \*  
SOUTHERN PACIFIC RAILROAD \* CORBIN AVENUE \* PLUMMER STREET TO AND  
EXCLUDING 18833 PLUMMER STREET \* A LINE EXTENDED NORTHERLY  
EXCLUDING ALL OF BALLINGER STREET TO THE INTERSECTION OF WILBUR  
CREEK AND ALISO CREEK \* ALISO CREEK.

For assistance, please call Demographic and Boundary Unit, Business Services  
Division, at 742-7596

APPROVED: DAVID W. KOCH, Business Manager, Business Services Division

DISTRIBUTION: School Demographic and Boundary Unit  
Heritage School School Traffic and Safety Education Section  
Pupil Statistics Department of Transportation, City of L.A.  
Transportation Branch

LOS ANGELES UNIFIED SCHOOL DISTRICT  
Business Services Division

LOC. CODE: 8590

SUBJECT: NEW SERVICE BOUNDARY DESCRIPTION FOR CLEVELAND HIGH SCHOOL  
EFFECTIVE JULY 1, 1993.

The area described below has been approved by the superintendent as the attendance area served by the above-mentioned school. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This boundary supersedes boundary effective July 1, 1992 (Clarified 9-1-92).

This is an official copy for your file.

(GRADES 9-12)

PLUMMER STREET \* LOUISE AVENUE AND EXTENSION \* SOUTHERN PACIFIC RAILROAD \* WHITE OAK AVENUE AND EXTENSION \* SATICOY STREET \* RESEDA BOULEVARD \* VALERIO STREET AND EXTENSIONS INCLUDING 7401 SHIRLEY AVENUE \* BOTHWELL ROAD \* VALERIO STREET AND EXTENSION INCLUDING 7401 BOTHWELL ROAD AND 7400 CORBIN AVENUE TO WINNETKA AVENUE \* VALERIO STREET AND EXTENSION (BOTH SIDES AND 7338 OSO AVENUE EXCLUDED) \* OSO AVENUE \* VALERIO STREET \* MASON AVENUE \* ROSCOE BOULEVARD \* WINNETKA AVENUE \* PARTHENIA STREET \* CORBIN AVENUE.

OPTIONAL: CLEVELAND AND BIRMINGHAM HIGH SCHOOLS

SOUTHERN PACIFIC RAILROAD \* BALBOA BOULEVARD \* STRATHERN STREET \* AMESTOY AVENUE \* STAGG STREET \* LOUISE AVENUE \* SATICOY STREET \* WHITE OAK AVENUE AND EXTENSION.

OPTIONAL: CLEVELAND AND CHATSWORTH HIGH SCHOOLS

SOUTHERN PACIFIC RAILROAD \* CORBIN AVENUE \* PARTHENIA STREET \* WINNETKA AVENUE \* ROSCOE BOULEVARD \* MASON AVENUE AND EXTENSION.

For assistance, please call Demographic and Boundary Unit, Business Services Division, at 742-7596

APPROVED: DAVID W. KOCH, Business Manager, Business Services Division

DISTRIBUTION: School Demographic and Boundary Unit  
Heritage School School Traffic and Safety Education Section  
Pupil Statistics Department of Transportation, City of L.A.  
Transportation Branch

## Background Calculations

### CORBIN and NORDHOFF WATER SUPPLY AVAILABILITY ASSESSMENT

#### CURRENT WATER USE

| Existing Use             | Square Footage <sup>1</sup> | Water Use Factor <sup>2</sup> | Potential Water Use (GPD) | Acre-Feet Per Year |
|--------------------------|-----------------------------|-------------------------------|---------------------------|--------------------|
| Manufacturing            | 83,050                      | 80 GPD/1000 SF                | 6,644                     | 7                  |
| Industrial               | 54,615                      | 80 GPD/1000 SF                | 4,369                     | 5                  |
| Warehouse                | 34,231                      | 20 GPD/1000 SF                | 685                       | 1                  |
| Storage                  | 97,554                      | 20 GPD/1000 SF                | 1,951                     | 2                  |
| Office                   | 337,427                     | 180 GPD/1000 SF               | 60,737                    | 68                 |
| Outdoor Use <sup>3</sup> |                             |                               | 14,877                    | 17                 |
| <b>Total (existing)</b>  |                             |                               | <b>89,263</b>             | <b>100</b>         |

#### PROPOSED WATER USE

| Proposed Use             | Square Footage <sup>1</sup> | Water Use Factor <sup>2</sup> | Potential Water Use (GPD) | Acre-Feet Per Year |
|--------------------------|-----------------------------|-------------------------------|---------------------------|--------------------|
| Office                   | 1,516,000                   | 180 GPD/1000 SF               | 272,880                   | 306                |
| Senior Housing           | 336 units                   | 120 GPD/unit                  | 40,320                    | 45                 |
| Nursing Home             | 100 beds                    | 75 GPD/bed                    | 7,500                     | 8                  |
| Assisted Living          | 50 beds                     | 75 GPD/bed                    | 3,750                     | 4                  |
| Outdoor Use <sup>3</sup> |                             |                               | 64,890                    | 73                 |
| <b>Total</b>             |                             |                               | <b>389,340</b>            | <b>436</b>         |

Projected % increase in water use at project completion: 336%  
(proposed water use replacing existing water use)

(2000-2020): 25%

<sup>1</sup> based on data provided by LA's CITY PLANNING DEPARTMENT, letter dated 5/15/02

<sup>2</sup> based on City of Los Angeles Department of Public Works, Bureau of Engineering Sewer Generation Rates - 3/20/2002

<sup>3</sup> based on an estimate of 20% of total indoor water use

**Carrie Riordan**

---

**From:** "Patricia Kiefer" <pkiefer@lapl.org>  
**To:** "Carrie Riordan" <cr@pai-la.com>  
**Sent:** Monday, May 06, 2002 4:23 PM  
**Subject:** Re: EIR Information  
 Carrie - Here's the best I can figure out.

Branches will be located at the addresses I provided. They should match the CEQA draft report.

Northridge - change maximum branch service area for proposed facility from 84,000 to 100,000.  
 Chatsworth - no changes

Porter - Population served: ~36,000 Max. Branch Service Area Population - Existing/Proposed -  
 ~100,000

Carrie Riordan wrote:

Hi! Thanks so much for the information you provided. It was just what I needed...with the exception of one question. I was looking in the *Draft Los Angeles CEQA Thresholds Guide* that provides information regarding the building size and service area populations for all libraries within the City. For the Northridge branch it provides the following information: Address: 9051 Darby Avenue Building Size Existing: 6,240 sf Building Size Proposed: 10,500 sf Population served: 64,964 Maximum Branch Service Area Population Existing: 49,920 Maximum Branch Service Area Population Proposed: 84,000 Branch Facilities Plan: Relocate. Obtain site for new building. Chatsworth Branch Address: 21052 Devonshire St Building Size Existing: 5,463 sf Building Size Proposed: 12,500 sf Population Served: 56,186 Maximum Branch Service Area Population Existing: 43,704 Maximum Branch Service Area Population Proposed: 100,000 Branch Facilities Plan: Relocate. Obtain site for new building. Porter Ranch Branch Proposed Building Size: 12,500 sf Population Served: 50,000 to 100,000 This information was drafted in 1998. I just wanted to verify that the branches will be located at these addresses (for Northridge and Chatsworth they are the same addresses you provided). Also, I would like to verify the population that is currently served and the population that you expect to be served by the new facilities. As you can see, little information was provided for the Porter Ranch Branch because it was still in the planning stage. Any info that you might be able to provide would be very helpful. Thanks again for your help! Carrie Riordan

----- Original Message -----

**From:** Patricia Kiefer  
**To:** cr@pai-la.com ; Tina Hanson  
**Sent:** Thursday, May 02, 2002 1:25 PM  
**Subject:** EIR Information

In response to your letter, the following information is provided. I hope this helps. If you need anything else, please call or e-mail me.

**Existing libraries/service:**

Northridge Branch, 9051 Darby Ave. (corner of Darby and Nordhoff)  
 Chatsworth Branch, 21052 Devonshire St. (corner of Variel and Devonshire)  
 Porter Ranch Branch, 11371 Tampa Ave. (Tampa just north of Rinaldi)

Both the Northridge and Chatsworth branches are currently closed and are in the process

of being enlarged. The will reopen in either the 2nd or 3rd quarter of 2003.

As long as the Library Dept. is provided continued adequate funding for staffing and materials from the City of Los Angeles, these libraries should be able to adequately serve the proposed development alternatives. If the secession of the Valley is successful, staffing and funding of Valley libraries will fall under a new jurisdiction. I could not predict what the new structure will emphasize and support as far as public services but understand that there is to be no substantial service loss to the Valley if secession succeeds.

**Demand rates:**

Unknown. Obviously the clientele most likely to use library facilities will be the people in the senior housing units or condominium units. They will need public or private transportation to visit any of these libraries as none are within a reasonable walking distance. Demand for large type books and materials focusing on senior activities may increase.

**Deficiencies**

None known or anticipated.

**Programs to Mitigate Impacts**

Staffing and materials funding for all City libraries are reviewed annually and adjusted if necessary based on changes in the community, branch closures for construction, etc. If there were impacts from this project, the Library Dept. would request budget adjustments from the City in its funding. This is done on an annual basis and is subject to review by the City Council and the Mayor's Office. I would hope that if a new Valley city is created, the same opportunities would be available to the libraries via their new jurisdiction.

**Carrie Riordan**

---

**From:** "Patricia Kiefer" <pkiefer@lapl.org>  
**To:** <cr@pai-la.com>; "Tina Hanson" <chanson@lapl.org>  
**Sent:** Thursday, May 02, 2002 1:25 PM  
**Subject:** EIR Information

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## NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364  
 SACRAMENTO, CA 95814  
 (916) 653-4082  
 (916) 657-5390 - Fax



RECEIVED  
 CITY OF LOS ANGELES

May 31, 2002

JUN 03 2002

ENVIRONMENTAL  
 UNIT

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

RE: SCH# 2002051125 - Corbin and Nordhoff, City and County of Los Angeles

Dear Ms. Zaltzevsky:

The Native American Heritage Commission has reviewed your letter regarding the above project. To adequately assess and mitigate project-related impacts on archaeological resources, the Commission recommends the following actions be required:

- ✓ Contact the appropriate Information Center for a record search. The record search will determine:
  - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
  - If any known cultural resources have already been recorded on or adjacent to the APE.
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
  - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological Inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
  - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
  - A Sacred Lands File Check.
  - A list of appropriate Native American Contacts for consultation concerning the project site and to assist in the mitigation measures.
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
  - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
  - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
  - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5 (e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,

Rob Wood  
 Environmental Specialist III  
 (916) 653-4040

CC: State Clearinghouse



Gray Davis  
GOVERNOR  
May 23, 2002

STATE OF CALIFORNIA

Governor's Office of Planning and Research  
State Clearinghouse

Notice of Preparation



Tal Finney  
INTERIM DIRECTOR

RECEIVED  
CITY OF LOS ANGELES

MAY 30 2002

ENVIRONMENTAL  
UNIT

To: Reviewing Agencies

Re: Corbin and Nordhoff  
SCH# 2002051125

Attached for your review and comment is the Notice of Preparation (NOP) for the Corbin and Nordhoff draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.


Please direct your comments to:

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

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

  
Scott Morgan  
Project Analyst, State Clearinghouse

Attachments  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

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

---

**Type** NOP Notice of Preparation

**Description** The proposed project includes a Zone Change and Plan Amendment over 43.5 acres in the Chatsworth - Porter Ranch Community Planning Area. Development Scenario One consists of 540,000 square-feet of retail. Development Scenario Two consists of 1,516,000 square-feet of office. Development Scenario Three consists of 400,000 square-feet of retail and 400 condominium units. Development Scenario Four consists of 1,125,000 square-feet of office space and 400 condominium units. Each development scenario includes a Retirement Community which has already been approved on the project site and consists of 336 Senior housing units, a 100 bed nursing home, and 50 assisted living units. The proposed project will include demolition, to the south of Prairie Street, of one-and two-story research and development buildings of approximately 326,5000 square-feet. Additionally, there is an Add Area for the Zone Change located north of Prairie Street that will be analyzed in the Master Environmental Impact Report. This Add Area consists of approximately 42,000 square-feet of Industrial space, 30,000 square- feet of warehouse space, 83,000 square-feet of manufacturing space, 27,000 square-feet of office space, 98,000 square-feet of household storage, a tennis/skate park, and associated surface parking.

---

**Lead Agency Contact**

**Name** Maya Zaitzevsky  
**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**

---

**Proximity to:**

**Highways**  
**Airports**  
**Railways**  
**Waterways**  
**Schools**  
**Land Use**

---

**Project Issues** Aesthetic/Visual; Air Quality; Biological Resources; Geologic/Seismic; Soil Erosion/Compaction/Grading; Toxic/Hazardous; Water Quality; Landuse; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Traffic/Circulation; Other Issues

---

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

Resources Agency

- Resources Agency  
Nadell Gayou
- Dept. of Boating & Waterways  
Bill Curry
- California Coastal Commission  
Elizabeth A. Fuchs
- Dept. of Conservation  
Roseanne Taylor
- Dept. of Forestry & Fire Protection  
Allen Robertson
- Office of Historic Preservation  
Hans Kreuzberg
- Dept. of Parks & Recreation  
B. Noah Tlghman  
Environmental Stewardship Section
- Reclamation Board  
Pam Bruner
- S.F. Bay Conservation & Dev'L Comm.  
Steve McAdam
- Dept. of Water Resources  
Resources Agency  
Nadell Gayou

Fish and Game

- Dept. of Fish & Game  
Scott Flint  
Environmental Services Division
- Dept. of Fish & Game 1  
Donald Koch  
Region 1
- Dept. of Fish & Game 2  
Banky Curtis  
Region 2
- Dept. of Fish & Game 3  
Robert Fierke  
Region 3
- Dept. of Fish & Game 4  
William Laudermilk  
Region 4
- Dept. of Fish & Game 5  
Don Chadwick  
Region 5, Habitat Conservation Program
- Dept. of Fish & Game 6  
Gabrina Gatchel  
Region 6, Habitat Conservation Program
- Dept. of Fish & Game 6 IM  
Tammy Allen  
Region 6, Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Game M  
Tom Napoli  
Marine Region

Independent Commissions

- California Energy Commission  
Environmental Office
- Native American Heritage Comm.  
Debbie Treadway
- Public Utilities Commission  
Ken Lewis
- State Lands Commission  
Betty Silva
- Governor's Office of Planning & Research  
State Clearinghouse Planner

- Colorado River Board  
Gerald R. Zimmelman
- Tahoe Regional Planning Agency (TRPA)  
Lyn Barnatt
- Office of Emergency Services  
John Rowden, Manager
- Delta Protection Commission  
Debby Eddy
- Santa Monica Mountains Conservancy  
Paul Edelman

Dept. of Transportation

- Dept. of Transportation 1  
IGR/Planning  
District 1
- Dept. of Transportation 2  
Vicki Roe  
Local, Development Review, District 2
- Dept. of Transportation 3  
Jeff Pulverman  
District 3
- Dept. of Transportation 4  
Jean Finney  
District 4
- Dept. of Transportation 5  
James Kilmer  
District 5
- Dept. of Transportation 6  
Marc Birnbaum  
District 6
- Dept. of Transportation 7  
Stephen J. Buswell  
District 7
- Dept. of Transportation 8  
Mike Sim  
District 8
- Dept. of Transportation 9  
Colleen O'Brien  
District 9

Dept. of Transportation 10  
Chris Sayre  
District 10

- Dept. of Transportation 11  
Lori Salazar  
District 11
- Dept. of Transportation 12  
Aileen Kennedy  
District 12

Business, Trans. & Housing

- Housing & Community Development  
Cathy Creswell  
Housing Policy Division
- Caltrans - Division of Aeronautics  
Sandy Hesnard
- California Highway Patrol  
Lt. Julia Page  
Office of Special Projects
- Dept. of Transportation  
Ron Helgeson  
Caltrans - Planning
- Dept. of General Services  
Robert Slappy  
Environmental Services Section
- Air Resources Board  
Airport Projects  
Jim Leimer
- Transportation Projects  
Kurt Karpens  
Industrial Projects  
Mike Toddstrup

California Integrated Waste Management Board  
Sue O'Leary

- State Water Resources Control Board  
Diane Edwards  
Division of Clean Water Programs

State Water Resources Control Board  
Greg Franz  
Division of Water Quality

- State Water Resources Control Board  
Mike Falkenstein  
Division of Water Rights
- Dept. of Toxic Substances Control  
CEQA Tracking Center

Regional Water Quality Control Board (RWQCB)

- RWQCB 1  
Cathleen Hudson  
North Coast Region (1)
- RWQCB 2  
Environmental Document Coordinator  
San Francisco Bay Region (2)
- RWQCB 3  
Central Coast Region (3)
- RWQCB 4  
Jonathan Bishop  
Los Angeles Region (4)
- RWQCB 5S  
Central Valley Region (5)
- RWQCB 5F  
Central Valley Region (5)  
Fresno Branch Office
- RWQCB 5R  
Central Valley Region (5)  
Redding Branch Office
- RWQCB 6  
Lahontan Region (6)
- RWQCB 6V  
Lahontan Region (6)  
Victorville Branch Office
- RWQCB 7  
Colorado River Basin Region (7)
- RWQCB 8  
Santa Ana Region (8)
- RWQCB 9  
San Diego Region (9)

**ARTHUR BROOKS**

1820 HOLMBY AVENUE  
LOS ANGELES, CA 90025

(310) 446-8226  
FAX (310) 446-8330

**RECEIVED**  
CITY OF LOS ANGELES

May 30, 2002

JUN 03 2002

ENVIRONMENTAL  
UNIT

Ms. Maya Zaitzevsky  
City Planning Dept.  
200 N. Spring St. Room 763  
Los Angeles, Ca 90012

Dear Ms. Zaitzevsky,

As per our telephone conversation today, this letter is a follow up to that discussion.

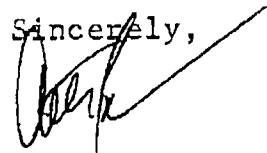
I own the building located at 9346-9350 Corbin. It was originally zoned MR-2. About eight years ago it was changed to C-4. If the other properties in the area are changed to C-2, then I should be changed as well.

My legal description is Lots 2 and 3 of Tract 22597. I have a long term ground lease on the property with control until at least the year 2022.

At your convenience, please follow up to me in writing.

Thank you.

Sincerely,



Arthur Brooks

AB: bm

City of  
Santa Clarita

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

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



June 20, 2002

Maya E. Zaitzevsky  
Project Coordinator  
City of Los Angeles Planning Department  
200 North Spring Street, Room 768  
Los Angeles, California 90012

Re: ENV-2002-12-1230-EIR (Corbin and Norhoff)

Dear Ms. Zaitzevsky:

Thank you for the opportunity to review and provide comments on ENV-2002-1230-EIR, proposed by Corbin and Norhoff located at 19601 Nordhoff Street. As stated on the application form, the current proposal includes a Zone Change and Plan Amendment over 48.5-acres in the Chatworth-Porter Ranch Community Planning Area.

At this time, the City of Santa Clarita does not have any comments in regards to the proposed project since the project will not have any adverse affects on, and is located approximately 25 miles from the City of Santa Clarita and is outside the jurisdiction of the Santa Clarita Valley.

Again, thank you for the opportunity to comment on ENV-2002-1230-EIR. If you have any questions, please contact Marika A. Modugno, Assistant Planner II, at (661) 255-4330.

Sincerely,

Vincent P. Bertoni, AICP  
Planning Manager

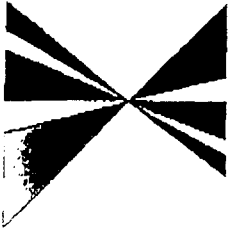
Enclosure: Vicinity Map

Cc: Mayor Ferry and City Councilmembers  
Chair Burkhart and Planning Commissioners  
Chair Harte and Parks and Recreation Commissioners  
Kenneth R. Pulskamp, Interim City Manager  
Jeffrey J. Lambert, AICP, Director of Planning and Building Services  
Stacy Miller, Intergovernmental Affairs Officer  
Millie Jones, Senior Field Deputy, Supervisor Antonovich's Office  
Conal McNamara, Deputy, Supervisor Antonovich's Office

JJL:VPB:LMH  
S:\PBS\Modugno\CityofLAResponseEIR.doc



SOUTHERN CALIFORNIA



ASSOCIATION of GOVERNMENTS

Main Office

818 West Seventh Street

12th Floor

Los Angeles, California

90017-3435

t (213) 236-1800

f (213) 236-1825

www.scag.ca.gov

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Orange County: Charles Smith, Orange County • Ben Taylor, Los Alamitos • Ralph Bauer, Huntington Beach • Ari Brown, Buena Park • Lou Bone, Tustin • Elizabeth Cowan, Costa Mesa • Cethryn DeYoung, Laguna Hills • Richard Dixon, Lake Forest • Alicia Dyer, La Habra • Shirley McCracken, Anaheim • Ben Perry, Brea • Todd Ridgeway, Newport Beach

Riverside County: Job Suter, Riverside County • Ron Lowridge, Riverside • Greg Petus, Cathedral City • Tom Roberts, Temecula • Jan Rudman, Corona • Charles White, Moreno Valley

San Bernardino County: Jon Mikala, San Bernardino County • Bill Alexander, Rancho Dominguez • Leo Ann Garcia, Grand Terrace • Bob Venter, Victorville • Susan Lien, San Bernardino • Gary Ovic, Ontario • Debra Roberson, Nino

San Diego County: Judy Mikele, Ventura County • Len Decera, Simi Valley • Carl Morehouse, San Bernardino • Tom Young, Port Hueneme

Imperial County Transportation Commission: John Lowe, Hemet

San Diego County Transportation Commission: Bill Davis, Simi Valley

June 11, 2002

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

RECEIVED  
CITY OF LOS ANGELES

JUN 13 2002

ENVIRONMENTAL  
UNIT

RE: **Comments on the Notice of Preparation for a Draft Environmental Impact Report for Corbin and Nordhoff Mixed-Use Development Project – SCAG No. 1 20020273**

Dear Ms. Zaitzevsky:


Thank you for submitting the **Notice of Preparation for a Draft Environmental Impact Report for Corbin and Nordhoff Mixed-Use Development 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.

We have reviewed the aforementioned **Notice of Preparation**, and have determined that the proposed Project is regionally significant per California Environmental Quality Act (CEQA) Guidelines (Section 15206). The proposed Project considers the construction of office and commercial office space encompassing more than 250,000 and 500,000 square feet of floor space, and the construction of more than 500 dwelling units. CEQA requires that EIRs discuss any inconsistencies between the proposed project and applicable general plans and **regional plans (Section 15125 [d])**. If there are inconsistencies, an explanation and rationalization for such inconsistencies should be provided.

Policies of SCAG's Regional Comprehensive Plan and Guide and Regional Transportation Plan, which may be applicable to your project, are outlined in the attachment. **We expect the Draft EIR to specifically cite the appropriate SCAG policies and address the manner in which the Project is consistent with applicable core policies or supportive of applicable ancillary policies.** Please use our policy numbers to refer to them in your Draft EIR. Also, we would encourage you to use a side-by-side comparison of SCAG policies with a discussion of the consistency or support of the policy with the Proposed Project.

Please provide a minimum of 45 days for SCAG to review the Draft EIR when this document is available. If you have any questions regarding the attached comments, please contact me at (213) 236-1867. Thank you.

Sincerely,

  
JEFFREY M. SMITH, AICP  
Senior Regional Planner  
Intergovernmental Review

**COMMENTS ON THE PROPOSAL TO DEVELOP A  
DRAFT ENVIRONMENTAL IMPACT REPORT  
FOR THE  
CORBIN AND NORDHOFF MIXED-USE DEVELOPMENT  
SCAG NO. I 20020273**

**PROJECT DESCRIPTION**

The proposed Project considers the development of four potential development scenarios, ranging from 400,000 sq. ft. of retail space to 1,516,000 sq. ft. of office space on 43.5 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 400 condominium units. In addition, each development scenario will also consider the development of 336 senior housing units, a 100 bed nursing home and 50 assisted living units. The proposed Project is located at 19601 Nordhoff Street, in the City of Los Angeles.

**CONSISTENCY WITH REGIONAL COMPREHENSIVE PLAN AND GUIDE POLICIES**

The **Growth Management Chapter (GMC)** of the Regional Comprehensive Plan and Guide (RCPG) contains the following policies that are particularly applicable and should be addressed in the Draft EIR for the Corbin and Nordhoff Mixed-Use Development Project.

*3.01 The population, housing, and jobs forecasts, which are adopted by SCAG's Regional Council and that reflect local plans and policies, shall be used by SCAG in all phases of implementation and review.*

**Regional Growth Forecasts**

The Draft EIR should reflect the most current SCAG forecasts which are the 2001 RTP (April 2001) Population, Household and Employment forecasts for the Los Angeles City subregion and the City of Los Angeles. These forecasts are as follows:

| <b>LA City<br/>Subregion<br/>Forecasts</b> | <b>2000</b> | <b>2005</b> | <b>2010</b> | <b>2015</b> | <b>2020</b> |
|--|-------------|-------------|-------------|-------------|-------------|
| Population                                 | 3,823,062   | 4,030,730   | 4,210,853   | 4,387,980   | 4,628,339   |
| Households                                 | 1,276,318   | 1,323,238   | 1,417,670   | 1,513,052   | 1,632,598   |
| Employment                                 | 1,782,153   | 1,855,350   | 1,931,000   | 1,975,730   | 2,016,625   |



**City of  
Los Angeles**

| <u>Forecasts</u> | <u>2000</u> | <u>2005</u> | <u>2010</u> | <u>2015</u> | <u>2020</u> |
|------------------|-------------|-------------|-------------|-------------|-------------|
| Population       | 3,786,249   | 3,990,078   | 4,164,602   | 4,336,220   | 4,569,103   |
| Households       | 1,266,767   | 1,312,808   | 1,405,494   | 1,499,494   | 1,616,450   |
| Employment       | 1,760,085   | 1,831,669   | 1,905,648   | 1,949,391   | 1,989,380   |

*3.03 The timing, financing, and location of public facilities, utility systems, and transportation systems shall be used by SCAG to implement the region's growth policies.*

The **Regional Transportation Plan (RTP)** also has goals, objectives, policies and actions pertinent to this proposed project. This RTP links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic and commercial limitations. Among the relevant goals, objectives, policies and actions of the RTP are the following:

Core Regional Transportation Plan Policies

*4.01 Transportation investments shall be based on SCAG's adopted Regional Performance Indicators:*

Mobility - *Transportation Systems should meet the public need for improved access, and for safe, comfortable, convenient, faster and economical movements of people and goods.*

- *Average Work Trip Travel Time in Minutes – 25 minutes (Auto)*
- *PM Peak Freeway Travel Speed – 45 minutes (Transit)*
- *PM Peak Non-Freeway Travel Speed*
- *Percent of PM Peak Travel in Delay (Fwy)*
- *Percent of PM Peak Travel in Delay (Non-Fwy)*

Accessibility - *Transportation system should ensure the ease with which opportunities are reached. Transportation and land use measures should be employed to ensure minimal time and cost.*

- *Work Opportunities within 45 Minutes door to door travel time (Mode Neutral)*
- *Average transit access time*

Environment - Transportation system should sustain development and preservation of the existing system and the environment. (All Trips)

- CO, ROG, NOx, PM10, PM2.5 – Meet the applicable SIP Emission Budget and the Transportation Conformity requirements

Reliability – Transportation system should have reasonable and dependable levels of service by mode. (All Trips)

- Transit – 63%
- Highway – 76%

Safety - Transportation systems should provide minimal accident, death and injury. (All Trips)

- Fatalities Per Million Passenger Miles – 0
- Injury Accidents – 0

Equity/Environmental Justice - The benefits of transportation investments should be equitably distributed among all ethnic, age and income groups. (All trips)

- By Income Groups Share of Net Benefits – Equitable Distribution of Benefits among all Income Quintiles

Cost-Effectiveness - Maximize return on transportation investment (All Trips). Air Quality, Mobility, Accessibility and Safety

- Return on Total Investment – Optimize return on Transportation Investments

4.02 Transportation investments shall mitigate environmental impacts to an acceptable level.

4.04 Transportation Control Measures shall be a priority.

4.16 Maintaining and operating the existing transportation system will be a priority over expanding capacity.

### **GMC POLICIES RELATED TO THE RCPG GOAL TO IMPROVE THE REGIONAL STANDARD OF LIVING**

The Growth Management goals to develop urban forms that enable individuals to spend less income on housing cost, that minimize public and private development costs, and that enable firms to be more competitive, strengthen the regional strategic goal to stimulate the regional economy. The evaluation of the proposed project in relation to the following policies would be intended to guide efforts toward achievement of such goals and does not infer regional interference with local land use powers.

- 3.05 *Encourage patterns of urban development and land use, which reduce costs on infrastructure construction and make better use of existing facilities.*
- 3.09 *Support local jurisdictions' efforts to minimize the cost of infrastructure and public service delivery, and efforts to seek new sources of funding for development and the provision of services.*
- 3.10 *Support local jurisdictions' actions to minimize red tape and expedite the permitting process to maintain economic vitality and competitiveness.*

**GMC POLICIES RELATED TO THE RCPG GOAL TO IMPROVE THE REGIONAL QUALITY OF LIFE**

The Growth Management goals to attain mobility and clean air goals and to develop urban forms that enhance quality of life, that accommodate a diversity of life styles, that preserve open space and natural resources, and that are aesthetically pleasing and preserve the character of communities, enhance the regional strategic goal of maintaining the regional quality of life. The evaluation of the proposed project in relation to the following policies would be intended to provide direction for plan implementation, and does not allude to regional mandates.

- 3.12 *Encourage existing or proposed local jurisdictions' programs aimed at designing land uses which encourage the use of transit and thus reduce the need for roadway expansion, reduce the number of auto trips and vehicle miles traveled, and create opportunities for residents to walk and bike.*
- 3.13 *Encourage local jurisdictions' plans that maximize the use of existing urbanized areas accessible to transit through infill and redevelopment.*
- 3.16 *Encourage developments in and around activity centers, transportation corridors, underutilized infrastructure systems, and areas needing recycling and redevelopment.*
- 3.18 *Encourage planned development in locations least likely to cause environmental impact.*
- 3.20 *Support the protection of vital resources such as wetlands, groundwater recharge areas, woodlands, production lands, and land containing unique and endangered plants and animals.*

- 3.21 *Encourage the implementation of measures aimed at the preservation and protection of recorded and unrecorded cultural resources and archaeological sites.*
- 3.22 *Discourage development, or encourage the use of special design requirements, in areas with steep slopes, high fire, flood, and seismic hazards.*
- 3.23 *Encourage mitigation measures that reduce noise in certain locations, measures aimed at preservation of biological and ecological resources, measures that would reduce exposure to seismic hazards, minimize earthquake damage, and to develop emergency response and recovery plans.*

### **GMC POLICIES RELATED TO THE RCPG GOAL TO PROVIDE SOCIAL, POLITICAL, AND CULTURAL EQUITY**

The Growth Management Goal to develop urban forms that avoid economic and social polarization promotes the regional strategic goal of minimizing social and geographic disparities and of reaching equity among all segments of society. The evaluation of the proposed project in relation to the policy stated below is intended guide direction for the accomplishment of this goal, and does not infer regional mandates and interference with local land use powers.

- 3.24 *Encourage efforts of local jurisdictions in the implementation of programs that increase the supply and quality of housing and provide affordable housing as evaluated in the Regional Housing Needs Assessment.*
- 3.27 *Support local jurisdictions and other service providers in their efforts to develop sustainable communities and provide, equally to all members of society, accessible and effective services such as: public education, housing, health care, social services, recreational facilities, law enforcement, and fire protection.*

### **AIR QUALITY CHAPTER CORE ACTIONS**

The **Air Quality Chapter** core actions related to the proposed project includes:

- 5.07 *Determine specific programs and associated actions needed (e.g., indirect source rules, enhanced use of telecommunications, provision of community based shuttle services, provision of demand management based programs, or vehicle-miles-traveled/emission fees) so that options to command and control regulations can be assessed.*

*5.11 Through the environmental document review process, ensure that plans at all levels of government (regional, air basin, county, subregional and local) consider air quality, land use, transportation and economic relationships to ensure consistency and minimize conflicts.*

## **WATER QUALITY CHAPTER RECOMMENDATIONS AND POLICY OPTIONS**

The **Water Quality Chapter** core recommendations and policy options relate to the two water quality goals: to restore and maintain the chemical, physical and biological integrity of the nation's water; and, to achieve and maintain water quality objectives that are necessary to protect all beneficial uses of all waters.

*11.07 Encourage water reclamation throughout the region where it is cost-effective, feasible, and appropriate to reduce reliance on imported water and wastewater discharges. Current administrative impediments to increased use of wastewater should be addressed.*

## **CONCLUSIONS**

All feasible measures needed to mitigate any potentially negative regional impacts associated with the proposed project should be implemented and monitored, as required by CEQA.

## SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

### *Roles and Authorities*

THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) is a **Joint Powers Agency** established under California Government Code Section 6502 et seq. Under federal and state law, SCAG is designated as a Council of Governments (COG), a Regional Transportation Planning Agency (RTPA), and a Metropolitan Planning Organization (MPO). SCAG's mandated roles and responsibilities include the following:

SCAG is designated by the federal government as the Region's **Metropolitan Planning Organization** and mandated to maintain a continuing, cooperative, and comprehensive transportation planning process resulting in a Regional Transportation Plan and a Regional Transportation Improvement Program pursuant to 23 U.S.C. '134, 49 U.S.C. '5301 et seq., 23 C.F.R. '450, and 49 C.F.R. '613. SCAG is also the designated **Regional Transportation Planning Agency**, and as such is responsible for both preparation of the Regional Transportation Plan (RTP) and Regional Transportation Improvement Program (RTIP) under California Government Code Section 65080 and 65082 respectively.

SCAG is responsible for developing the demographic projections and the integrated land use, housing, employment, and transportation programs, measures, and strategies portions of the **South Coast Air Quality Management Plan**, pursuant to California Health and Safety Code Section 40460(b)-(c). SCAG is also designated under 42 U.S.C. '7504(a) as a **Co-Lead Agency** for air quality planning for the Central Coast and Southeast Desert Air Basin District.

SCAG is responsible under the Federal Clean Air Act for determining **Conformity** of Projects, Plans and Programs to the State Implementation Plan, pursuant to 42 U.S.C. '7506.

Pursuant to California Government Code Section 65089.2, SCAG is responsible for **reviewing all Congestion Management Plans (CMPs) for consistency with regional transportation plans** required by Section 65080 of the Government Code. SCAG must also evaluate the consistency and compatibility of such programs within the region.

SCAG is the authorized regional agency for **Inter-Governmental Review** of Programs proposed for federal financial assistance and direct development activities, pursuant to Presidential Executive Order 12,372 (replacing A-95 Review).

SCAG reviews, pursuant to Public Resources Code Sections 21083 and 21087, Environmental Impacts Reports of projects of regional significance for consistency with regional plans [California Environmental Quality Act Guidelines Sections 15206 and 15125(b)].

Pursuant to 33 U.S.C. '1288(a)(2) (Section 208 of the Federal Water Pollution Control Act), SCAG is the authorized **Areawide Waste Treatment Management Planning Agency**.

SCAG is responsible for preparation of the **Regional Housing Needs Assessment**, pursuant to California Government Code Section 65584(a).

SCAG is responsible (with the Association of Bay Area Governments, the Sacramento Area Council of Governments, and the Association of Monterey Bay Area Governments) for preparing the **Southern California Hazardous Waste Management Plan** pursuant to California Health and Safety Code Section 25135.3.



# South Coast Air Quality Management District

21865 E. Copley Drive, Diamond Bar, CA 91765-4182  
(909) 396-2000 · <http://www.aqmd.gov>

June 11, 2002

RECEIVED  
CITY OF LOS ANGELES

JUN 13 2002

ENVIRONMENTAL  
UNIT

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

Dear Ms. Zaitzevsky:

## **Notice of Preparation of a Draft Environmental Impact Report for Corbin and Norhoff**

The South Coast Air Quality Management District (AQMD) appreciates the opportunity to comment on the above-mentioned document. The AQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the Draft Environmental Impact Report (EIR).

### **Air Quality Analysis**

The AQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The AQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the AQMD's Subscription Services Department by calling (909) 396-3720.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction and operations should be considered. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the evaluation. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

**Mitigation Measures**

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the AQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additionally, AQMD's Rule 403 - Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

**Data Sources**

AQMD rules and relevant air quality reports and data are available by calling the AQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the AQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The AQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. Please call Dr. Charles Blankson, Transportation Specialist, CEQA Section, at (909) 396-3304 if you have any questions regarding this letter.

Sincerely,

*Steve Smith*

Steve Smith, Ph.D.  
Program Supervisor, CEQA Section  
Planning, Rule Development and Area Sources

SS:CB:li

LAC020604-06LI  
Control Number



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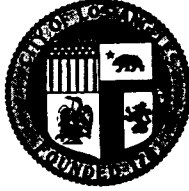
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<http://eng.lacity.org>

Mrs. Carrie Riordan  
Planning Associates Inc.  
4040 Vineland Avenue, Suite 108  
Studio City, CA 91604

Dear Mrs. Riordan:

**19601 NORDHOFF ST – REQUEST FOR INFORMATION FOR EIR**

This letter is in response to your July 25, 2002 letter requesting information regarding potential impacts on wastewater conveyance and treatment systems in conjunction with your proposed project.

Enclosed for your information is a print of a mosaic of sewer maps 702-A and -D, and a print of a portion of sewer map 391. An existing eight (8)-inch diameter sewer in Prairie Street, an eight (8)-inch diameter sewer in Melvin Avenue, an eight (8)-inch and ten (10)-inch sewer in Shirley Avenue, a twelve (12)-inch diameter sewer in Corbin Avenue, and an eighteen (18)-inch diameter sewer in Nordhoff Street are delineated on those prints.

The design capacity of the indicated sewers varies greatly and is dependent upon the pipe slope, the roughness coefficient of the pipe, and a maximum depth of flow of three-quarters of the pipe diameter.

In order to determine whether or not the existing facilities would adequately serve the proposed development, a determination of the location of each proposed building in conjunction with the four (4) development scenarios and the intended sewer to be used for each proposed building is necessary. Utilization of the existing sewers by any portion of the proposed development will be conditioned upon prior determination of sufficient remaining available capacity in those sewers, demolition of the existing buildings, payment of the Sewerage Facilities Charge (SFC) in amounts to be determined and effecting sewer connection of new facilities after procurement of a property line sewer connection permit.

In 1969, 1970 the entire City sewer system was analyzed with consideration of future population projections to ascertain those portions of the system where capacity deficiencies were anticipated in the future. At that time, the subject area was analyzed on the basis of buildout with Manufacturing use. Based on the gross area of approximately 58 acres and a flow coefficient of 0.008 cfs average/gross acre, the subject area was tabulated for a contributory flow of 0.46 cfs average. The sewer systems in Nordhoff Street and Corbin Avenue, both contiguous to the subject property, were



Mrs. Carrie Riordan  
Page 2

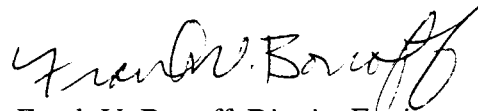
deemed sufficient to be able to adequately convey all tributary flow, including the 0.46 cfs average. Based on the information provided for the four (4) development scenarios, the maximum projected flow of 0.289 mgd or 0.45 cfs average is less than the flow of 0.46 cfs from the subject area as tabulated in 1969, 1970. Therefore, it is likely that the Corbin Ave and Nordhoff Street sewers have adequate capacity to facilitate buildout of any of the four (4) development scenarios. It must be noted however that, as mentioned earlier, the local sewers in Melvin Avenue, Prairie Street and Shirley Avenue must be studied independently for capacity sufficiency after the specific development scenario has been selected, the location of individual buildings and points of sewer connection have been determined.

It would appear that, even if a determination were made that the local sewers did not have sufficient capacity to facilitate buildout of the proposed development, with the development's provision of an additional sewer in Shirley Avenue, the development could be approved.

In 1994, the Los Angeles Municipal Code (LAMC) was changed to require such water conservation measures as low flow showerheads and low flush toilets in conjunction with new building construction or building remodel. The Department of Building and Safety will determine if submitted Plans meet current LAMC conditions. Other project mitigation measures, such as wastewater flow retention on site and limited discharge to the public sewer, may become evident if it is determined that sewer outlet capacity limitations would be exceeded.

Comments or requests for additional information should be directed to Susan Rocha or David Yoest at (818) 756-8428.

Sincerely,



Frank V. Bonoff, District Engineer  
Valley District Office

  
DAY/SR:sr(77)  
19601 Nordhoff St.

cc: D. Yoest

Enclosure

WHEREAS, in May 2002 the City of Los Angeles Department of City Planning, the Lead Agency for the Corbin and Nordhoff Project (Project), requested the Los Angeles Department of Water and Power (LADWP) provide a water supply availability assessment that will be included as part of the Draft Environmental Impact Report for the Project; and

WHEREAS, LADWP's water supply system now serves the immediate Project area, and would serve the area of the proposed Project development; and

WHEREAS, the projected water demand associated with the Project is within the range of water demand projections anticipated in the City of Los Angeles' Year 2000 Urban Water Management Plan update; and

WHEREAS, LADWP anticipates that its projected water supplies available during normal, single-dry, and multiple-dry water years as included in the 20-year projection contained in its Urban Water Management Plan can accommodate the projected water demand associated with the Project, in addition to the existing and other planned future uses of LADWP's system; and

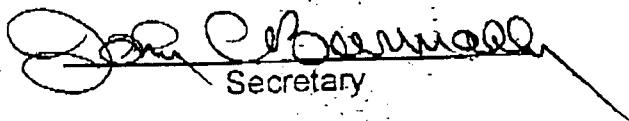
WHEREAS, LADWP has prepared a water availability assessment for the Project as required by California Water Code Sections 10910-10915, which finds that LADWP can provide sufficient domestic water supplies for the development and growth as defined by the Project; and

NOW, THEREFORE, BE IT RESOLVED, that the LADWP Board of Water and Power Commissioners hereby approves the water availability assessment prepared for the Project, now on file with the Secretary of the Board, and directs that the assessment and a certified copy of this resolution be transmitted to the City of Los Angeles Department of City Planning, the Project Lead Agency.

I HEREBY CERTIFY that the foregoing is a full, true, and correct copy of a resolution adopted by the Board of Water and Power Commissioners of the City of Los Angeles at its meeting held AUG 06 2002

APPROVED AS TO FORM AND LEGALITY  
ROCKARD J. DELGADILLO, CITY ATTORNEY

JUL 17 2002  
  
EDWARD A. SCHLOTMAN  
Assistant City Attorney

  
Secretary

LOS ANGELES DEPARTMENT OF WATER AND POWER

WATER AVAILABILITY ASSESSMENT  
FOR THE CORBIN AND NORDHOFF PROJECT

The Los Angeles Department of Water and Power (LADWP) has prepared this water availability assessment for the proposed Corbin and Nordhoff Project (Project). The water availability assessment was made pursuant to California Water Code Sections 10910-10915. The City of Los Angeles Department of City Planning is serving as the Lead Agency for the Project. The proposed development will consist of approximately 43.5 acres of mixed-use facilities in the Chatsworth – Porter Ranch Community Planning Area within LADWP's service area.

LADWP anticipates that it can provide sufficient domestic water supply to accommodate the development and growth associated with the Project. The projected water demand of the Project is within the 20-year water demand growth projected in the City of Los Angeles' (City) Year 2000 Urban Water Management Plan (Water Plan) update. The water availability information used to develop this assessment is based on data provided in the City's Water Plan, which provides a projection of the City's 20-year water supply and demand outlook. The Water Plan, which was adopted by the LADWP Board of Commissioners, is updated every five years with the next update due by December 31, 2005.

LADWP anticipates that its projected water supplies available during normal, single-dry, and multiple-dry water years as included in the 20-year projection contained in its Water Plan will meet the projected water demand associated with the Project, in addition to the existing and other planned future uses of LADWP's system.

It is anticipated that LADWP will be capable of meeting the demand associated with full implementation of the Project.