

**APPLICATIONS:****ENVIRONMENTAL ASSESSMENT FORM***THIS BOX FOR CITY PLANNING STAFF USE ONLY*

Environmental Case Number: _____
Related Case Numbers: _____
Case Filed With (Print Name): _____ Date Filed: _____
EAF Accepted By (Print Name): _____ Date Accepted: _____

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Project Address¹: 22815 - 22825 W. Roscoe Boulevard
Assessor's Parcel Number: 2005-002-018
Major Cross Streets: Roscoe Boulevard and Fallbrook Avenue
Community Plan Area: Chatsworth - Porter Ranch Council District: 12

APPLICANT (if not Property Owner)

Name: Same as Property Owner
Company: _____
Address: _____
City: _____ State: _____ Zip Code: _____
E-Mail: _____
Telephone No.: _____

APPLICANT'S REPRESENTATIVE

Name: Heather Waldstein
Company: Rosenheim & Associates
Address: 21600 Oxnard Street, Suite 630
City: Woodland Hills State: CA Zip Code: 91367
E-Mail: heather@raa-inc.com
Telephone No.: (818) 716-2767

PROPERTY OWNER

Name: Kevin Staley
Company: SCIND Fallbrook Point, LLC, c/o Staley Point
Address: 1801 Century Park East
City: Los Angeles State: CA Zip Code: 90067
E-Mail: kevin@staleypoint.com
Telephone No.: (310) 929-8088

ENVIRONMENTAL REVIEW CONSULTANT

Name: Charles Cohn
Company: Envicom Corporation
Address: 4165 E Thousand Oaks Blvd., Suite 290
City: Westlake Village State: CA Zip Code: 91362
E-Mail: ccohn@envicomcorporation.com
Telephone No.: (818) 879-4700

¹ Project address must include all addresses on the subject site (as identified in ZIMAS; <http://zimas.lacity.org>)

OVERVIEW

CEQA, or the California Environmental Quality Act, is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. CEQA requires public agencies to conduct environmental review before making a determination on a project. The environmental review process examines the potential impacts your project will have on the property and its surroundings and makes recommendations (mitigation measures) on how to minimize or reduce those impacts that are found to be significant. The purpose of this application is to assist staff in determining the appropriate environmental clearance for your project. Please fill out this form completely. Missing, incomplete or inconsistent information will cause delays in the processing of your application.

1. PROJECT DESCRIPTION

- A. Briefly describe the entire project and any related entitlements (e.g., Tentative Tract, Conditional Use, Zone Change, etc.). The description must include all phases and plans for future expansion.

The Applicant seeks to clear the subject property in order to construct, use and maintain a new approximately 98,614 SF light industrial development comprised of three separate buildings inclusive of warehouse, manufacturing and ancillary office space, built to a maximum height of up to 37 feet. Parking for the proposed Project will be provided on site within the surface parking lot. The Applicant requests a Site Plan Review approval to accomplish the proposed Project. Please see Attachment A for additional information.

Additional information or Expanded Initial Study attached: ☒ YES ☐ NO

- B. Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? ☐ YES ☒ NO

If YES, please specify:

2. EXISTING CONDITIONS

A. Project Site.

Lot Area: 304,479 SF _____ square feet

Net Acres: 6.99 _____ Gross Acres: 7.7 _____

B. Zoning/Land Use.

| | Existing | Proposed |
|--------------------------|--------------------|--------------------------------|
| Zoning | [T][Q]M1-1 | [T][Q]M1-1 |
| Use of Land | Parking lot | Warehouse/Manufacturing/Office |
| General Plan Designation | Limited Industrial | Limited Industrial |

C. Structures.

1. Does the property contain any vacant structures? ☐ YES ☒ NO

If YES, describe and state how long it has been vacant: _____

2. Will any structures be removed/demolished as a result of the project? ☐ YES ☒ NO

If YES, provide the number: _____, type: _____
 _____, total square footage: _____
 and age: _____ of structures to be removed.

If residential dwellings (apartments, single-family, condominiums, etc.) are being removed indicate the number of units: _____

D. Trees.

Are there any trees on the property, and/or within the public right-of-way next to the property, that will be removed or impacted* as a result of the project? ☒ YES ☐ NO

If YES, complete the following:

| Tree Status | Quantity Existing | Tree Types | Quantity Removed | Quantity Relocated | Quantity Replaced | Quantity Impacted* |
|---|-------------------|---|------------------|--------------------|-------------------|--------------------|
| Non-Protected Trees (8" trunk diameter and greater) | 163 | See attached Tree Removal/Replacement table | 131 | 0 | 144 | 0 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Protected Trees (4" trunk diameter and greater) | | Oak Tree (excluding Scrub Oak) | | | | |
| | | Southern California Black Walnut | | | | |
| | | Western Sycamore | | | | |
| | | California Bay | | | | |
| Protected Shrubs (4" trunk diameter and greater) | | Toyon | | | | |
| | | Mexican Elderberry | | | | |

* Impacted means that grading or construction activity will be conducted within five (5) feet of, or underneath, the tree's canopy.

Additional information attached: ☒ YES ☐ NO

If a protected tree (as defined in Section 17.02 of the LAMC) will be removed, replaced, relocated, or impacted, a **Tree Report** is required.

Fallbrook Point
22815 - 22825 W. Roscoe Boulevard

Environmental Assessment Supplement
Section 2D – Trees

Tree Removal/Replacement Table

Trees to be Removed

| Type | Quantity |
|-------------------|----------|
| Pecan | 1 |
| Common Catalpa | 4 |
| Carob | 8 |
| Blue gum | 1 |
| Raywood Ash | 6 |
| Chinese Flame | 13 |
| Crape Myrtle | 3 |
| Glossy pivet | 3 |
| American Sweetgum | 1 |
| Aleppo pine | 9 |
| London Plane | 35 |
| Flowering pear | 3 |
| Holly oak | 3 |
| Brazilian pepper | 5 |
| Chinese elm | 14 |
| Mexican fan palm | 22 |
| | 131 |

Replacement Trees

| Type | Quantity | Box Size |
|------------------|----------|----------|
| Chinese flame | 8 | 36" |
| Crape myrtle | 24 | 24" |
| Magnolia | 4 | 24" |
| Afghan pine | 8 | 24" |
| Chinese pistache | 72 | 24" |
| Coast live oak | 9 | 24" |
| Brisbane box | 19 | 24" |
| Total | 144 | |

E. Slope. State the percent of property which is:

Less than 10% slope: 100 10-15% slope: _____ over 15% slope: _____

*If slopes over 10% exist, a **Topographic Map** will be required.*

F. Grading. Specify the total amount of dirt being moved:

☐ 0-500 cubic yards ☒ More than 500 cubic yards

If more than 500 cubic yards (indicate amount): 10,500 cubic yards

G. Import/Export. Indicate the amount of dirt to be imported or exported:

Imported: 10,500 cubic yards Exported: 0 cubic yards

Location of disposal site: N/A

Location of borrow site: TBD

Is the Project Site located within a Bureau of Engineering (BOE) Special Grading Area? ☒ YES ☐ NO

*If YES, a **Haul Route** is required.*

H. Hazardous Materials and Substances. Is the project proposed on land that is or was developed with a dry cleaning, automobile repair, gasoline station, or industrial/manufacturing use, or other similar type of use that may have resulted in site contamination? ☒ YES ☐ NO

If YES, describe: The Subject Property was part of a larger 86 acre site, the location of Raytheon Canoga Park Site. A Phase 1 ESA was prepared by Partner Engineering in February 2021 for the Subject Property. According to the Phase 1, Department of Toxic Substance Control (DTSC) is the lead agency for the larger 86-acre site; and as of December 15, 2017, per a letter from DTSC, there is no further investigation of the Subject Property.

*If YES, a **Phase I Environmental Site Assessment (ESA)** is required.*

I. Historic, Cultural and/or Architecturally Significant Site or Structure. Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which are designated or may be eligible for designation in any of the following? If YES, please check and describe:

☐ National Register of Historic Places: N/A

☐ California Register of Historic Resources: N/A

☐ City of Los Angeles Cultural Historic Monument: N/A

☐ Located within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ): N/A

☐ Identified on SurveyLA: N/A

☐ Identified in HistoricPlacesLA: N/A

Does the Project affect any structure 45 or more years old that does not have a local, state, or federal designation for cultural or historic preservation? ☐ YES ☒ NO

J. **Miscellaneous.** Does the property contain any easements, rights-of-way, Covenant & Agreements, contracts, underground storage tanks or pipelines which restrict full use of the property? ☒ YES ☐ NO

If YES, describe: AF 20180381725 for Community Driveway;

_____ and indicate the sheet number on your plans showing the condition: _____.

3. PROPOSED DEVELOPMENT

In the sections below, describe the entire project, not just the area in need of the entitlement request. If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Attach additional sheets as necessary to fully describe the project.

A. ALL PROJECTS

i. Parking.

Vehicular Parking

Required: 209 + Guest: N/A

Proposed: 249 + Guest: N/A

Bicycle Parking:

Required Long-Term: 17

Required Short-Term: 15

Proposed Long-Term: 17

Proposed Short-Term: 15

ii. Height.

Number of stories (not including mezzanine levels): 1 Maximum height: up to 45 feet

Are Mezzanine levels proposed? ☒ YES ☐ NO

If YES, indicate on which floor: First Floor

If YES, indicate the total square feet of each mezzanine: Bldgs. 1, 2 & 3 - 6,000, 4,000 & 1,000 SF

*New construction resulting in a height in excess of 60 feet may require a **Shade/Shadow Analysis**. This does not apply to projects that are located within a Transit Priority Area (TPA) as defined by ZI-2452 (check the Planning and Zoning tab in ZIMAS for this information <http://ZIMAS.lacity.org>).*

iii. Project Size.

What is the total floor area of the project? 98,614 gross square feet

iv. Lot Coverage. Indicate the percent of the total project that is proposed for:

Building footprint: 28.8 %

Paving/hardscape: 35.7 %

Landscaping: 35.5 %

v. **Lighting.** Describe night lighting of project: TBD

B. RESIDENTIAL PROJECT

If no portion of the project is residential, check ☒-N/A and continue to next section

i. **Number of Dwelling Units.**

Single Family: _____, Apartment: _____, Condominium: _____

ii. **Recreational Facilities.** List recreational facilities for project: _____

iii. **Open Space.**

Does the project involve new construction resulting in additional floor area and units? ☐ YES ☐ NO

Does the project involve six or more residential units? ☐ YES ☐ NO

If YES to both, complete the following

| Pursuant to LAMC 12.21.G | Required | Proposed |
|--|----------|----------|
| Common Open Space (Square Feet) | | |
| Private Open Space (Square Feet) | | |
| Landscaped Open Space Area (Square Feet) | | |
| Number of trees (24-inch box or greater) | | |

iv. **Utilities.** Describe the types of appliances and heating (gas, electric, gas/electric, solar): _____

v. **Accessory Uses.** Describe new accessory structures (detached garage, guest house, swimming pool, fence, stable, etc.) and/or additions: _____

C. COMMERCIAL, INDUSTRIAL OR OTHER PROJECT

If the project is residential only, check ☐-N/A and continue to next section

i. **Type of Use.** Light industrial project consisting of three warehouse/manufacturing buildings
with ancillary office space

ii. **Project Size.** Does the project only involve the remodel or change of use of an existing interior space or leasehold? ☐ YES ☒ NO

If YES, indicate the total size of the interior space or leasehold: N/A square feet

iii. **Hotel/Motel.** Identify the number of guest rooms: N/A guest rooms

iv. **Days of operation.** 7 Days/Week

Hours of operation. TBD

v. **Special Events.** Will there be special events not normally associated with a day-to-day operation (e.g., fundraisers, pay-for-view events, parent-teacher nights, athletic events, graduations)? ☐ YES ☒ NO

If YES, describe events and how often they are proposed _____

vi. **Occupancy Limit.** Total Fire Department occupancy limit: TBD

a. Number of fixed seats or beds N/A

b. Total number of patrons/students N/A

c. Number of employees per shift TBD, number of shifts TBD

d. Size of largest assembly area N/A square feet

v. **Security.** Describe security provisions for the project TBD

4. SELECTED INFORMATION

A. **Circulation.** Identify by name all arterial road types (i.e., Boulevard I, II, Avenue I, II, III) and freeways within 1,000 feet of the proposed Project; give the approximate distances (check <http://navigatela.lacity.org> for this information). Roscoe Boulevard and Fallbrook Avenue (each Boulevard II) adjacent to the Subject Project.

B. **Green building certification.** Will the project be LEED-certified or equivalent? ☒ YES ☐ NO

If YES, check appropriate box:

☐ Certified

☒ Equivalent

☐ Silver

☐ Gold

☐ Platinum

☐ Other

C. **Fire sprinklers.** Will the Project include fire sprinklers?

☒ YES

☐ NO

5. CLASS 32 URBAN INFILL CATEGORICAL EXEMPTION (CE) REQUEST

The Class 32 "Urban Infill" Categorical Exemption (Section 15332 of the State CEQA Guidelines), is available for development within urbanized areas. This class is not intended to be applied to projects that would result in any significant traffic, noise, air quality, or water quality impacts.

☐ **Check this box if you are requesting a Class 32 Exemption, and:**

- ☐ You have read DCP's Specialized Instructions for the Class 32 Categorical Exemption ([CP-7828](#)) and,
- ☐ You have submitted the written justifications identified in the Specialized Instructions, and any supporting documents and/or technical studies to support your position that the proposed Project is eligible for the Class 32 Exemption and the project does not fall under any of the Exceptions pursuant to CEQA Section 15300.2.

Note that requesting the Urban Infill CE does not guarantee that the request will be accepted. The City may require additional studies and information, if necessary, to process the CE. The City reserves all rights to determine the appropriate CEQA clearance, including using multiple clearances and requiring an EIR if necessary.

APPLICANT/CONSULTANT'S AFFIDAVIT
OWNER MUST SIGN AND BE NOTARIZED,
IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

| PROPERTY OWNER | CONSULTANT/AGENT |
|-------------------------------------|--|
| I, (print name) <u>KEVIN STALEY</u> | I, (print name) <u>Heather Waldstein</u> |
| Signature <u>[Signature]</u> | Signature <u>[Signature]</u> |

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. I hereby certify that I have fully informed the City of the nature of the Project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger Project in violation of CEQA. I understand that should the City determine that the Project is part of a larger Project for purposes of CEQA; the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

Space Below for Notary's Use

California All-Purpose Acknowledgement

Civil Code Section 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California Los Angeles
County of Los Angeles
On August 13, 2021 before me, Larion Ayzman (Notary Public)
(Insert Name of Notary Public and Title)
personally appeared Kevin Staley, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature (Seal)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On November 3, 2021 before me, Sonja Brewer, A Notary Public
(insert name and title of the officer)

personally appeared Heather Waldstein
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~
subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in
~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sonja Brewer (Seal)



INSTRUCTIONS: Environmental Assessment Form

REQUIRED SUBMITTAL MATERIALS:

The following materials are required when submitting an Environmental Assessment Form (EAF); materials must be consistent with the application. All materials should reflect the entire Project, not just the area in need of a zone change, variance, or other entitlement.

The submittal materials are IN ADDITION TO those required for any case/application for which the Environmental Assessment Form is being filed.

Exhibits Required: *Please note that based on the circumstances of a particular project proposal, in order to adequately analyze the environmental impacts of the project, assigned staff may require any of the following reports even if the project does not meet the indicated threshold.*

- A. **Plot Plans and/or Subdivision Map and/or Haul Route Map:** One full size plot plan, subdivision map or haul route map and two 11" x 17" copies; material must show the location and layout of proposed development, including dimensions. Include topographic lines where grade is over 10%, and the location and diameter of all existing trees and shrubs with a trunk diameter greater than four inches on the project site and the adjacent public right-of-way.
- B. **Vicinity Maps:** Two copies (8½" x 11") showing an area larger than the Radius/Land Use Map and depicting nearby street system, public facilities and other significant physical features with project area highlighted (similar to road maps, etc.).
- C. **Color Pictures:** Two or more color pictures of the project site (taken within the last 30 days) showing existing improvements, walls, trees, shrubs and other structures on the property. Black and white or gray scale copies of color photos are not acceptable; internet "street view" images are not acceptable.
- D. **Notice of Intent Fee:** An UNDATED check in the amount of \$75 made out to the **Los Angeles County Clerk** for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by Section 15072 of the State CEQA Guidelines.
- E. **Payment Receipt:** Fees must be paid at the time of filing the Environmental Assessment per Article 9, Section 19.05 of the LAMC for the purpose of processing the initial study and for the publication of the Negative Declaration or Mitigated Negative Declaration; provide one copy of the payment receipt.
- F. **Associated Application:** A duplicate copy of the application for the associated entitlement (e.g. zone change, general plan amendment, variance, conditional use, subdivider's statement) including entitlement justification and/or findings, if available.
- G. **Project Planning Referral Form:** A copy of signed Project Planning Referral form ([CP-7812](#)) if the proposed project is located in a specific plan area, Community Design Overlay (CDO), Neighborhood Oriented District (NOD), Sign District (SN), Pedestrian Oriented District (POD), Community Plan Implementation Ordinance area and/or involves a small lot subdivision or affordable housing (e.g. Density Bonus, Conditional Use >35% increase, Public Benefit) type of project.
- H. **Radius/Land Use Maps:** Two full size and two 8½" x 11" reduced size radius maps, if required for discretionary filing. Maps shall be prepared in compliance with the *Radius Map Requirements & Guidelines* ([CP-7826](#)); 300' radius line is okay for site plan review applications.

- I. **Elevation Plans:** One full size and two 11" x 17" size plans. See DCP's *Elevation Instructions* form ([CP-7817](#)) for technical requirements and a listing of types of cases where elevations are always required. Exterior elevations can be required by planning staff as needed to illustrate and communicate the details of any case. Elevation plans must always show legible height dimensions.
- J. **Floor Plans:** One full size and two 11" x 17 size. Floor plans should include patios, balconies and, if proposed for use, portions of the right-of-way. Floor plans are always required for hillside projects, CUB's (seats must be numbered), projects where the City Planning Commission (CPC) or the Area Planning Commission (APC) is the decision maker and other cases when the request involves the interior lay-out of a project. Refer to the Floor Plan Instructions ([CP-7751](#)) for detailed information about technical requirements.
- K. **Tree Report:** Two copies of a tree report if the project involves removal, relocation, or replacement of any protected trees and shrubs on the project site or in the right-of way adjacent to the site, per Ordinance No. 186,873.
- L. **Geology/Soils Approval Letter:** A copy of letter from Department of Building and Safety and copy of referenced geotechnical report, if located in hillside area and only if new construction is proposed.
- M. **Haul Route Approval:** Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a Soils and/or Geotechnical Report reviewed & approved by LADBS.
- N. **Topographic Map:** If slopes over 10% exist. If site is over 50 acres, 1" = 200' scale is acceptable.
- O. **Cultural/Historic Impact Report:** If the project involves a designated Cultural/Historic property or a historic/cultural resource deemed eligible as historic resources through SurveyLA.
- P. **Cultural/Historic Assessment:** If the project involves an undesignated structure, 45 years or older, provide clear unobstructed color photographs of all building facades, including accessory structures and a copy of the original (oldest) building permit, with plan sketch, if available.
- Q. **Traffic Assessment:** If the project approaches or exceeds the following thresholds a Traffic Assessment review by the Department of Transportation (DOT) may be required (this list is not exhaustive, and unlisted uses may also require assessment).

| Use | Threshold |
|--------------------------------|-----------|
| Apartments | 40 units |
| Condominiums (incl. live/work) | 48 units |
| Convenience store (24-hr) | 340 sf. |
| Convenience store (<24-hr) | 720 sf. |
| Shopping center | 6,700 sf. |
| Supermarket | 2,600 sf. |

| Use | Threshold |
|-----------------------------|------------|
| General office | 16,000 sf. |
| Fast food w/no drive-thru | 570 sf. |
| Fast food w/drive thru | 550 sf. |
| Restaurant – high turn over | 2,300 sf. |
| Restaurant (including bars) | 3,300 sf. |

Please note that a Traffic Assessment does not necessarily result in a Traffic Study. However, an additional fee, pursuant to Section 19.15 will be required by the DOT for review of the assessment

- R. **Duplicate Files:** An additional copy of the EAF and each exhibit is necessary for projects which are located in:
- ☐ The Coastal Zone
 - ☐ The Santa Monica Mountains area