COUNTY CLERK'S USE

CITY CLERK'S USE

CITY OF LOS ANGELES
CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF DETERMINATION

(California Environmental Quality Act Guidelines Section 15094)

Public Resources Code Section 21152(a) requires local agencies to submit this information to the County Clerk. Guideline 15094(c) requires submittal of this notice to the State OPR if the project requires discretionary approval from a state agency. (State OPR, 1400 Tenth St, Rm 121 Sacramento, CA 95814). The filing of the notice starts a 30-day statute of limitations on court challenges to the approval of the project pursuant to Public Resources Code Section 21167. Failure to file the notice results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY AND ADDRESS (Bldg, Street, City, State)	COUNCIL DISTRICT
Los Angeles Department of City Planning 200 N. Spring Street, Los Angeles, CA 90012	3

PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY)	CASE NO.
Oakdale Estates	ZA-2023-2170-ZAD-ZV-ZAA; ZA-2023-2170-ZAD-ZV-ZAA-1A, ZA-2023-2170-ZAD-ZV-ZAA-2A

PROJECT APPLICANT

Oakdale Estates, LLC

PROJECT DESCRIPTION AND LOCATION The Project includes removal of most of the orchard and some existing structures from the Project Site. The western approximately 9.14 acres of the site would be developed with 21 single-family homes. On the eastern approximately 4.15-acre portion of the Project Site, all of the structures including Buildings 1 and 2 (containing the workshop/gallery, caretaker apartment, and ranch office), two sheds, seven garage structures, and ramp structures would be demolished and removed. To replace the caretaker apartment, a 1,347-square-foot, single-story, two-bedroom, two-car garage caretaker structure would be constructed on the eastern 4.15-acre portion of the site, specifically on Lot 22. The eastern 4.15-acre portion of the site would be donated to a conservation organization such as the Santa Monica Mountains Conservancy to remain as open space. Each lot would have a minimum width of 70 feet and would range in size from 17,515 square feet to 28,615 square feet. Each lot would be developed with a 30-foot, six-inch tall, two-story single-family home, and 19 of the homes would have an attached or detached accessory dwelling unit (ADU). The single-family homes would range in size from 4,819 square feet to 5,136 square feet with ADUs ranging in size from 367 square feet to 503 square feet.
NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY

CONTACT PERSON	STATE CLEARING HOUSE NUMBER	TELEPHONE NUMBER
Stephanie Escobar	2021010130	213.978.1492

On December 20, 2024, the City of Los Angeles found, based on their independent judgment, and after consideration of the whole of the administrative record, the project was assessed in Citywide Housing Element 2021-2029 and Safety Element Updates Final Environmental Impact Report (EIR) EIR No. ENV-2020-6762-EIR (SCH No. 2021010130) certified on November 24, 2021; and pursuant to CEQA Guidelines, Section 15061, and as supported by the Housing Element Streamlining Checklist form approved on December 20, 2024, no subsequent EIR or addendum is required for approval of the Project.

SIGNIFICANT EFFECT	☐ Project **will** have a significant effect on the environment. ☒ Project **will not** have a significant effect on the environment.
MITIGATION MEASURES	☒ Mitigation measures **were** made a condition of project approval. ☐ Mitigation measures **were not** made a condition of project approval.
MITIGATION REPORTING / MONITORING	☒ A mitigation reporting or monitoring plan **was** adopted for the project. ☐ A mitigation reporting or monitoring plan **was not** adopted for the project.
OVERRIDING CONSIDERATION	☐ Statement of Overriding Considerations **was** adopted. ☒ Statement of Overriding Considerations **was not** adopted. ☐ Statement of Overriding Considerations **was not** required.
ENVIRONMENTAL IMPACT REPORT	☒ An Environmental Impact Report **was** prepared and certified and findings **were** made for project pursuant to the provisions of CEQA. The final Environmental Impact Report with comments and responses and record of project approval may be examined at the Office of the City Clerk.***** ☐ An Environmental Impact Report **was not** prepared for the project.
NEGATIVE DECLARATION	☐ A Negative Declaration or Mitigated Negative Declaration **was** prepared for the project and may be examined at the Office of the City Clerk.***** ☒ A Negative Declaration or Mitigated Negative Declaration **was not** prepared for the project.
SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT	☐ A Sustainable Communities Environmental Assessment **was** prepared for the project and may be examined at the Office of the City Clerk.***** ☒ A Sustainable Communities Environmental Assessment **was not** prepared for the project.

SIGNATURE (Lead Agency)	TITLE	DATE OF PREPARATION
Stephanie Escobar	City Planning Associate	6/27/2025

SIGNATURE (Office of Planning and Research if applicable)	TITLE	DATE

DISTRIBUTION:

Part 1 - County Clerk

Part 2 - Administrative Record

Part 4 - Responsible State Agency (if applicable)

Part 5 - Office of Planning and Research (if applicable)