

Notice of Completion & Environmental Document Transmittal

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 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

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| SCH # |
|-------|

Project Title: 8100-8600 W. MCGROARTY STREET, 10000 N. McVine Terrace 91040

Lead Agency: City of Los Angeles

Contact Person: DANG NGUYEN

Mailing Address: 6262 Van Nuys Blvd., Room 430

Phone: 818-374-5027

City: Van Nuys, CA

Zip: 90401

County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Los Angeles

Cross Streets: Mc Groarty Street and McVine Trail Zip Code: _____

Longitude/Latitude (degrees, minutes and seconds): 34 ° 15 ' 06.2 " N / 118 ° 18 ' 37.2 " W Total Acres: 19.6

Assessor's Parcel No.: 2559032003, 2562006005

Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: Interstate 210

Waterways: NA

Airports: NA

Railways: NA

Schools: _____

Document Type:

CEQA: NOP

Draft EIR

NEPA: NOI

Other: Joint Document

Early Cons

Supplement/Subsequent EIR

EA

Final Document

Neg Dec

(Prior SCH No.) _____

Draft EIS

Other: _____

Mit Neg Dec

Other: _____

FONSI

Local Action Type:

General Plan Update

Specific Plan

Rezone

Annexation

General Plan Amendment

Master Plan

Prezone

Redevelopment

General Plan Element

Planned Unit Development

Use Permit

Coastal Permit

Community Plan

Site Plan

Land Division (Subdivision, etc.)

Other: _____

Development Type:

Residential: Units 13 Acres _____

Office: Sq.ft. _____ Acres _____ Employees _____

Transportation: Type _____

Commercial: Sq.ft. _____ Acres _____ Employees _____

Mining: Mineral _____

Industrial: Sq.ft. _____ Acres _____ Employees _____

Power: Type _____ MW _____

Educational: _____

Waste Treatment: Type _____ MGD _____

Recreational: _____

Hazardous Waste: Type _____

Water Facilities: Type _____ MGD _____

Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual

Fiscal

Recreation/Parks

Vegetation

Agricultural Land

Flood Plain/Flooding

Schools/Universities

Water Quality

Air Quality

Forest Land/Fire Hazard

Septic Systems

Water Supply/Groundwater

Archeological/Historical

Geologic/Seismic

Sewer Capacity

Wetland/Riparian

Biological Resources

Minerals

Soil Erosion/Compaction/Grading

Growth Inducement

Coastal Zone

Noise

Solid Waste

Land Use

Drainage/Absorption

Population/Housing Balance

Toxic/Hazardous

Cumulative Effects

Economic/Jobs

Public Services/Facilities

Traffic/Circulation

Other: _____

Present Land Use/Zoning/General Plan Designation:

RE11-1, RE40-1, LOW RESIDENTIAL, MINIMUM RESIDENTIAL

Project Description: (please use a separate page if necessary)

The subdivision of two existing lots totaling 853,737 gross square feet (19.6 acres) and 830,113 net square feet (19.06 acres) currently improved with three existing buildings (one two-story, 38,420 square-foot single-family dwelling and three-car garage; and one approximately 2,379 square foot private school with accessory living quarters) to create 13 single-family lots with private street access.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

| | |
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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>7</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>4</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date May 15 2025 Ending Date June 16 2025

Lead Agency (Complete if applicable):

| | |
|---|---|
| Consulting Firm: <u>City of Los Angeles</u> | Applicant: <u>Albert Davityan</u> |
| Address: <u>6262 Van Nuys Blvd #430</u> | Address: <u>8160 McGroarty</u> |
| City/State/Zip: <u>Los Angeles CA 90012</u> | City/State/Zip: <u>Los Angeles CA 91040</u> |
| Contact: <u>818 374 5027</u> | Phone: <u>818 822 6864</u> |
| Phone: _____ | |

Signature of Lead Agency Representative: *Dang Nguyen* Date: 5/8/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.