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September 2, 2016

**NOTICE OF COMPLETION AND AVAILABILITY OF
FINAL ENVIRONMENTAL IMPACT REPORT
CASE NO. ENV-2014-3995-EIR
STATE CLEARINGHOUSE NO. 2015021057**

TO: Owners of Property and Occupants and other interested parties

PROJECT NAME: Andora Subdivision

PROJECT LOCATION: 9503 N. Andora Place, Chatsworth

Other Related Case Nos.: **VTT-73427** and **CPC-2004-7308-ZC-ZAD-K**

PROJECT DESCRIPTION:

Original Proposal:

A 44-lot subdivision (42 residential lots and 2 open space lots) on an approximately 91-acre undeveloped site, located on the westerly terminus of Andora Avenue. The site would be developed with 42 single-family residences and associated public streets, with approximately 53.3 acres (or roughly 59 percent of the total project site) proposed as an open space conservation easement.

Recommended Project (Alternative 3 – Reduced Density Project):

The Project involves a 35-lot subdivision (33 residential lots and 2 open space lots) on an approximately 91-acre undeveloped site, located on the westerly terminus of Andora Avenue. The site would be developed with 33 single-family residences and associated public streets, with approximately 63.3 acres (or roughly 70 percent of the total project site) proposed as an open space conservation easement.

EIR CERTIFICATION: An Environmental Impact Report (EIR) has been prepared for this project, as described above, to assess potential environmental impacts. An EIR is comprised of two parts, the Draft EIR and the Final EIR. A Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of the California Environmental Quality Act (CEQA), for an extended 61-day public review period from February 18, 2016, to April 18, 2016. This Notice of Availability of the Final EIR was issued

on September 2, 2016. The Final EIR was released on September 2, 2016 and responds to the comments and includes text revisions to the Draft EIR in response to input received on the Draft EIR. Unlike the Draft EIR, comments on the Final EIR are not required to be responded to by the City. If written comments are received, they will be included in the case file for the record and will be provided to the Planning Commission as part of the staff report for the project. The EIR will be submitted to the Advisory Agency, the City Planning Commission, and City Council for requested certification and action on the Project.

If you wish to review a copy of the Final Environmental Impact Report (FEIR) or the documents referenced in the FEIR, you may do so by appointment during our office hours of 9am to 4pm, in Room 351, 6262 Van Nuys Blvd, Van Nuys, CA 91401. Copies of the FEIR are also available for viewing at the following libraries:

1. Los Angeles Central Library, 630 West 5th Street, Los Angeles, Ca 90071
2. West Valley Regional Library, 19036 Vanowen Street, Reseda, Ca 91335
3. Chatsworth Branch Library, 21052 Devonshire Street, Chatsworth, Ca 91311

The FEIR is also available online at the Department of City Planning's website at <http://planning.lacity.org/> by clicking on the "Environmental Review" tab and then "Final EIR"). The FEIRs can be purchased on CD-ROM for \$7.50 per copy.

Contact Milena Zasadzien at milena.zasadzien@lacity.org or 818-374-5054 to purchase copies or for further information.

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