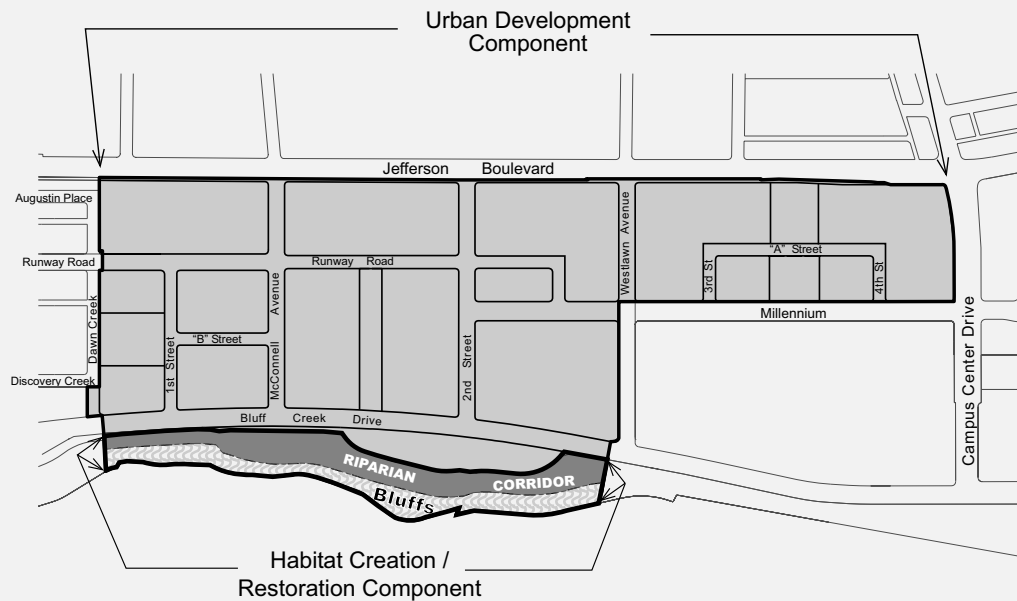


DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) VILLAGE AT PLAYA VISTA



VOLUME II TECHNICAL APPENDICES A-C

- A. ENVIRONMENTAL ASSESSMENT FORM (EAF), INITIAL STUDY AND NOTICE OF PREPARATION (NOP)
- B. SCOPING MEETING AND NOTICE OF PREPARATION (NOP) COMMENTS
- C. MITIGATION MONITORING AND REPORTING PROGRAM

DRAFT

ENVIRONMENTAL IMPACT REPORT (EIR)

VILLAGE AT PLAYA VISTA

TECHNICAL APPENDICES

VOLUME II

APPENDIX A:

ENVIRONMENTAL ASSESSMENT FORM (EAF),
INITIAL STUDY, AND NOTICE OF PREPARATION (NOP)

APPENDIX B:

NOP COMMENTS

APPENDIX C:

MITIGATION MONITORING AND REPORTING PROGRAM

City of Los Angeles
EIR No. ENV-2002-6129-EIR

State Clearinghouse
No. 2002111065

2003

TABLE OF CONTENTS

Appendix Number	Title
VOLUME II	
A	Initial Study and Notice of Preparation (NOP)
A-1	Environmental Assessment Form (EAF)
A-2	Initial Study
A-3	Notice of Preparation (NOP)
B	Scoping Meeting and Notice of Preparation (NOP) Comments
B-1	Summary Table of Scoping Meeting Testimony Transcript of Scoping Meeting
B-2	Summary Table of Written Comments Received at Scoping Meeting Comments received at Scoping Meeting
B-3	Summary Table of NOP Written Comments Letters from Agencies, Organizations and Individuals
C	Mitigation Monitoring and Reporting Program <i>Mitigation Monitoring and Reporting Program</i> , PCR Services Corporation, August 2003.

APPENDIX A:
INITIAL STUDY AND NOTICE OF PREPARATION
(NOP)

APPENDIX A-1:

ENVIRONMENTAL ASSESSMENT FORM (EAF)

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

12680 W. JEFF.

ENVIRONMENTAL ASSESSMENT FORM

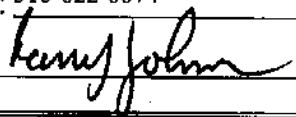
SPA/GPA/SUB/ZC
EAF Case No.: 2002-6129 ZA Case No.: _____ CPC Case No.: _____
Council District No.: 11 Community Plan Area: Westchester/Playa del Rey
PROJECT ADDRESS: 12200 W. JEFFERSON BLVD., LA, CA 90094
12680 W. JEFFERSON BLVD., LA, CA 90094
Major Cross Streets: Jefferson Boulevard, Lincoln Boulevard, Centinela Avenue
Name of Applicant: Playa Capital Company, LLC
Address: 12555 W. Jefferson Blvd., Suite 300, Los Angeles, CA 90066
Telephone No.: 310-822-0074 Fax No.: 310-827-1073 E-mail: _____

OWNER

Name: Playa Capital Company, LLC

Address: 12555 W. Jefferson Blvd., #300, LA, CA 90066

Telephone No: 310-822-0074

Signature: 

APPLICANT'S REPRESENTATIVE

(Other than Owner)

Name: J. Marc Huffman, Project Manager

(Contact Person)

Address: 12555 W. Jefferson Blvd., #300, LA, CA 90066

Telephone No: 310-448-4628

Signature: 

(Applicant's Representative)

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect the entire project, not just the area in need of zone change, variance, or other entitlement.

NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.

- A. **2 Vicinity Maps:** (8½" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area highlighted.
- B. **2 Radius/Land Use Maps:** (1" = 100') showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits 300' for site plan review applications.
- C. **2 Plot Plans:** showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- D. **Application:** a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
- E. **Pictures:** two or more pictures of the project site showing walls, trees and existing structures.
- F. **Notice of Intent Fee:** a check in the amount of \$25 made out to the **County of Los Angeles** for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by § 15072 of the State CEQA Guidelines.

ENVIRONMENTAL ASSESSMENT

APPROVED BY: _____

DATE: _____

APPLICATION ACCEPTED

BY: _____

DATE: 10/28/02

RECEIPT NO.: _____

236826

OK #1333

I. Project Description:

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

See Project Description in Exhibit A

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.? If so, please specify:

II. Existing Conditions:

- A. Project Site Area 162.5 acres
 Net and 101.7 Gross Acres 162.5
- B. Existing Zoning M(PV), R4(PV)
- C. Existing Use of Land Predominantly vacant; several industrial buildings remain on site; fill materials stockpiled on site
 Existing General Plan Designation See Attachment A
- D. Requested General Plan Designation See Attachment A
- E. Number 2 type industrial and age ± 50 year old of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the: number of units: _____ and average rent: _____
 Is there any similar housing at this price range available in the area? If yes, where? _____
- F. Number 55 Trunk Diameter greater than 8" and type palm and eucalyptus of existing trees.
- G. Number 55 Trunk Diameter greater than 8" and type palm and eucalyptus of trees being removed (identify on plot plan.)
- H. Slope: State percent of property which is:
95% Less than 10% slope _____ 10-15% slope 5% over 15% slope _____
If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay.
- I. Check the applicable boxes and indicate the condition on the Plot Plan. There are ☒ natural or man-made drainage channels, _____ rights of way and/or _____ hazardous pipelines crossing or immediately adjacent to the property, or _____ none of the above.
- J. Grading: (specify the total amount of dirt being moved)
 _____ 0-500 cubic yards.
to be determined in EIR if over 500 cubic yards. indicate amount of cubic yards.
- K. Import/Export: Indicate the amount of dirt being imported or exported to be determined in EIR

Projects involving import/export of 1000 cubic yards or more are required to complete a Haul Route Form and Haul Route Map.

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. Describe entire project, not just area in need of zone change, variance, or other entitlement.

III. Residential project (if not residential, do not answer)

- A. Number of Dwelling Units- 2,600 units
Single Family tbd Apartment tbd or Condominium tbd
- B. Number of Dwelling Units with:
One bedroom tbd Two bedrooms tbd
Three bedrooms tbd Four or more bedrooms tbd
- C. Total number of parking spaces provided Per zoning requirements
- D. List recreational facilities of project See Open Space discussion in Exhibit A
- E. Approximate price range of units \$ tbd to \$ tbd
- F. Number of stories See Exhibit A, height feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) tbd
Gas heated swimming pool? tbd
- H. Describe night lighting of the project Street lighting, security, landscaping
(include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for: Building unknown
Paving
Landscaping
- J. Total Number of square feet of floor area

IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section). Describe entire project, not just area in need of zone change, variance, or other entitlement.

- A. Type of use 175,000 sf office uses, 150,000 sf retail uses, 40,000 sf community serving uses
- B. Total number of square feet of floor area 365,000 sf
- C. Number of units if hotel/motel
- D. Number of stories See Exhibit A, height feet.
- E. Total number of parking spaces provided: per zoning requirements
- F. Hours of operation unknown, Days of operation unknown
- G. If fixed seats or beds involved, number N/A
- H. Describe night lighting of the project street lighting, security, landscaping
(Include plan for shielding light from adjacent uses, if available)
- I. Number of employees per shift unknown
- J. Number of students/patients/patrons unknown
- K. Describe security provisions for project unknown
- L. Percent of total project proposed for: Building See Exhibit A
Paving
Landscaping

Historic/Architecturally Significant Project

Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following: (please check)

- ☐ National Register of Historic Places
- ☐ California Register of Historic Resources
- ☐ City of Los Angeles Cultural Historic Monument.
- ☐ Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ)

V. Hazardous Materials and Substance Discharge

Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so, please specify. soil & groundwater remediation activities associated with past industrial uses on and adjacent to the project site.

- A. Regulatory Identification Number (if known) Cleanup & Abatement Order 98-125
 B. Licensing Agency Regional Water Quality Control Board
 C. Quantity of daily discharge no discharge of pollutants.

VI. Stationary Noise Clearance: A clearance may be necessary certifying the project's equipment (e.g., air conditioning) complies with City Noise Regulations.

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

VII. Selected Information:

- A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):
Jefferson Boulevard (adjacent), Centinela Avenue (adjacent)
- B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.*
- C. Noise: Projects located within 600 feet of railroad tracks indicate the number of trains per day:**
 Day 7 AM–10 PM _____
 Night 10 PM–7 AM _____

VIII. Mitigating Measures:

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment. Mitigation measures and alternatives will be identified in the EIR.

* Contact the South Coast Air Quality Management District at 572-6418 for further information.

** For information, contact:

Southern Pacific Train Dispatcher	629-6569
Union Pacific Engineering	725-2313
Santa Fe Train Master	267-5546

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I, Randy Johnson
 Owner (Owner in escrow)*
 (Please Print)

Signed: [Signature]
 Owner

I, J. Marc Huffman
 Consultant*
 (Please Print)

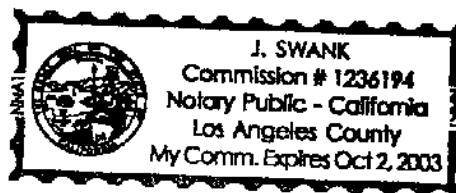
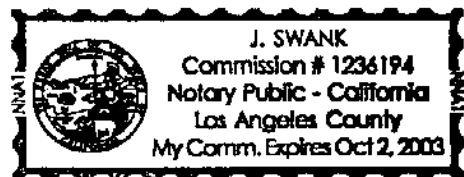
Signed: [Signature]
 Agent

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

State of California, County and City of Los Angeles

Signed: <u>[Signature]</u> Notary	Signed: <u>[Signature]</u> Notary
Subscribed and sworn to before me this <u>28th</u> day of <u>October</u> , 20 <u>02</u> (NOTARY or CORPORATE SEAL)	Subscribed and sworn to before me this <u>28th</u> day of <u>October</u> , 20 <u>02</u> (NOTARY)

* If acting for a corporation, include capacity and company name.



ATTACHMENT A PROJECT LOCATION AND DESCRIPTION

1.0 HISTORY AND EVOLUTION OF THE VILLAGE AT PLAYA VISTA PROJECT

The currently proposed Village at Playa Vista Project (Proposed Project) reflects a project design that has evolved over the past two decades. Starting in the mid-1980s, the Summa Corporation (the property owner at that time), envisioned Playa Vista to be a regional, commercial and industrial center on a 1,086-acre property (the former "Playa Vista Planning Area"). This development was approved by local and state jurisdictions in 1985 and was to occur throughout the four sub-areas of the former Planning Area, known as Playa Vista Areas A, B, C and D. See Figure 1 on page 2.

In 1989, Maguire Thomas partners (MTP) acquired a controlling interest in Playa Vista, and downsized the Project and reshaped the fundamental elements and vision of the new Master Plan. The downsized project envisioned the development of an integrated mixed-use community with a total of 13,085 housing units, 5,280,000 sq.ft. of office uses, 595,000 sq. ft. of retail area, 750 hotel rooms, 640,000 sq. ft. of community serving uses, and habitat restoration and creation resulting in 126 acres of active open space and 383 acres of passive open space. This plan was documented in the Playa Vista Master Plan Draft Program EIR (EIR No. 90-0200).

In 1993, the first phase of this plan (the Playa Vista First Phase Project) was approved for mixed-use development within portions of Area D, and for a fresh water marsh in Area B. In 1995, the First Phase Project was amended to include development of the Playa Vista Entertainment, Media and Technology District at the eastern end of Area D.¹ The First Phase Project approval included a total of 3,246 housing units, 3,206,950 sq.ft. of office and studio related uses, 35,000 sq.ft. of retail, 120,000 sq.ft. of community serving, 36.6 acres of active and 80 acres of passive open space with 35 acres of a freshwater marsh.

Also in 1995, the City circulated a Notice of Preparation for a Project EIR that included the remainder of the MTP Master Plan (EIS/EIR 95-0086, State Clearing House No. 1995051011). That Project involved development and restoration activities within the 723 acres remaining within the Playa Vista Property (in Areas A, B, C and D). The Project envisioned at that time consisted of a total of 9,839 housing units, 2,073,050 sq. ft. of office uses,

¹ The First Phase Project was approved under VTTM 49104 and TTM 52092.

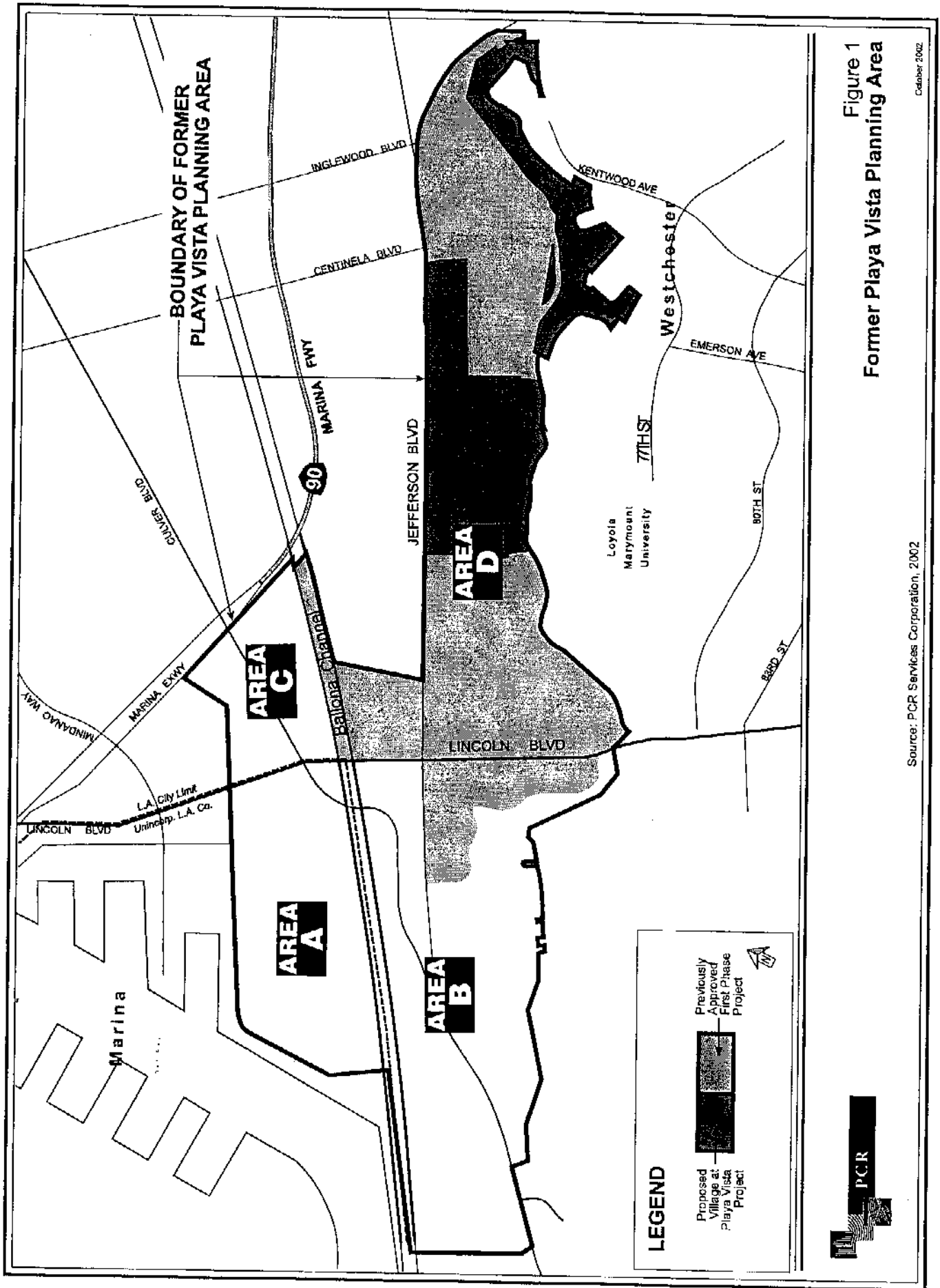


Figure 1
Former Playa Vista Planning Area

Source: PCR Services Corporation, 2002

October 2002

560,000 sq. ft. of retail, 750 hotel rooms, 520,000 sq. ft. of community serving uses, a 700-slip marina, and habitat restoration including saltmarsh restoration, bluff restoration, and completion of the Freshwater Wetland System. As a result of the events outlined below, this proposal is no longer being pursued.

In 1997, Playa Capital Company, LLC (PCC) acquired the Playa Vista Project and continued to explore options for the implementation of further Playa Vista development. In response to the City Council's February 2001 resolution advocating the preservation of the Playa Vista parcels lying west of Lincoln Boulevard as open space, and similar positions taken by various interest groups, PCC stated its willingness to sell these parcels to a public entity if an equitable price could be agreed upon and adequate funding sources identified. The Trust for Public Land (TPL) Bargain Sale Option Agreement was entered into between Playa Capital and TPL in August 2001 granting to TPL an exclusive option to acquire for or on behalf of the State of California the parcels previously planned for development in the area formerly known as Playa Vista Areas A and B. The area subject to the option was subsequently expanded to include the balance of Area B other than the Freshwater Marsh and acreage that Playa Capital is already obligated to convey to the state.

The current Proposed Project is defined in anticipation that TPL will exercise its option to acquire the land formerly known as Playa Vista Areas A and B (outside of the Freshwater Marsh), effectively placing such land in public ownership and long term open space preservation. As a result, the Proposed Project greatly reduces the proposed scale of the Playa Vista development by limiting development to the remaining portion of Area D, adjacent to the First Phase Project. In so doing, all of Area B (outside of the Freshwater Marsh), and all of Areas A and C are no longer part of the Playa Vista Project. Thus, other than the freshwater marsh in Area B and potential traffic mitigation measures affecting Lincoln, Culver and Jefferson Boulevards, no Playa Vista development would occur west of Lincoln Boulevard or north of the Ballona Channel.

The land formerly known as Playa Vista Area C lies to the east of Lincoln Boulevard, north of the Ballona Channel. Area C is currently held in trust by U.S. Trust Company of California for the benefit of the State. Playa Capital's option rights regarding Area C have expired and Playa Capital is no longer under obligation to entitle Area C for urban uses for the benefit of the State of California. As a consequence, Area C is no longer a part of the Proposed Project.

Based on this series of events, the Proposed Project area is now defined as shown in Figure 1 on page 2. The Proposed Project scales back the area proposed for urban development to approximately 100 acres of the 162.5-acre Project area. This 100-acre urban development area is 265 acres smaller in size than the approximately 365-acre urban development area

proposed as part of the 1993 Playa Vista Master Plan. Development of the Proposed Project would occur between the east and west ends of the First Phase Project, and would complete the development of Playa Vista Area D as an integrated, mixed-use, master planned community composed of residential, commercial, recreation, habitat and community-serving uses. In addition to the reduction in the land area proposed for development, the Proposed Project would also substantially reduce the intensity and amount of development proposed within the project area compared to the former Maguire-Thomas Master Plan as discussed in Section 3.0, below.

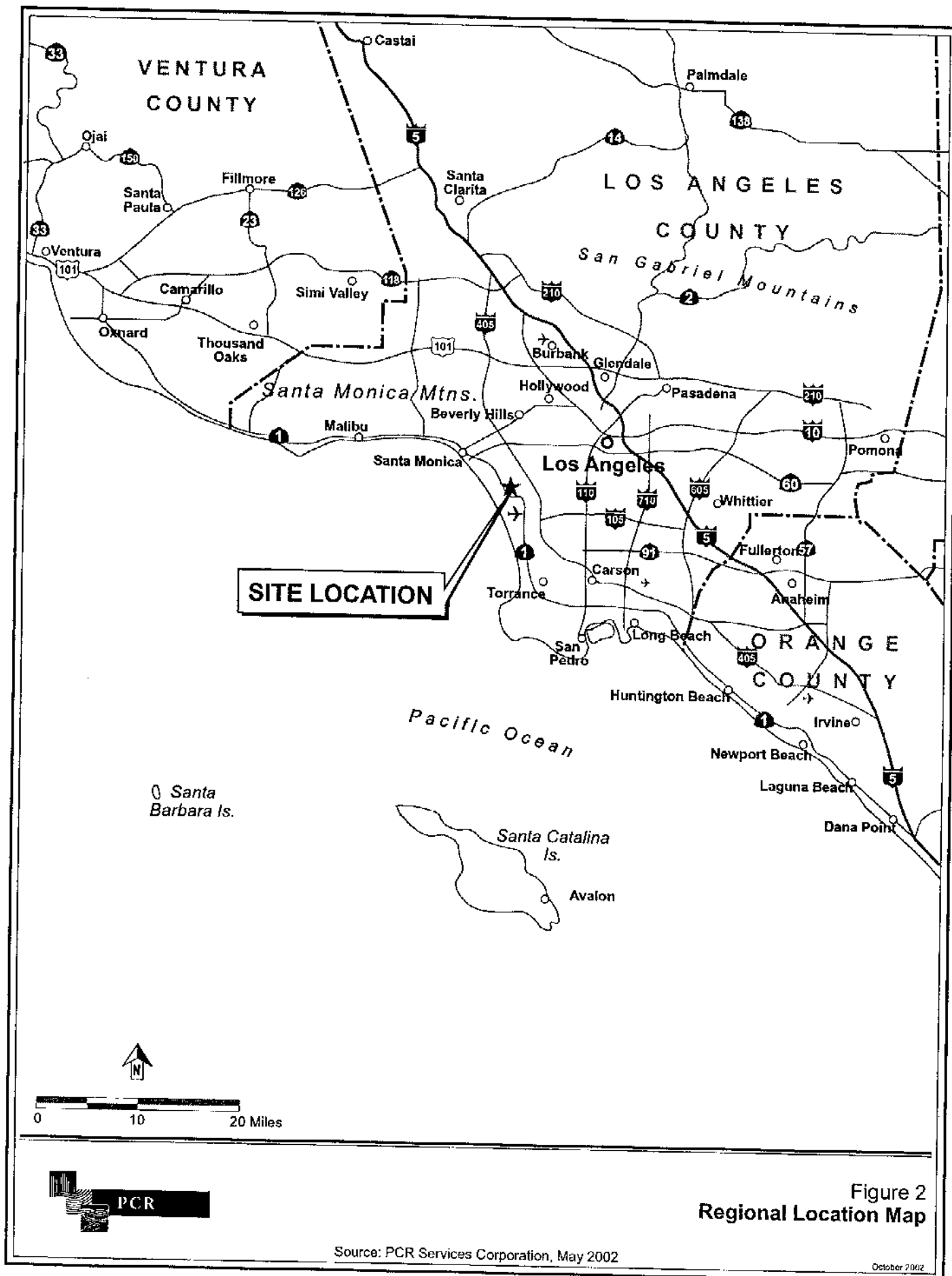
2.0 LOCATION AND BOUNDARIES

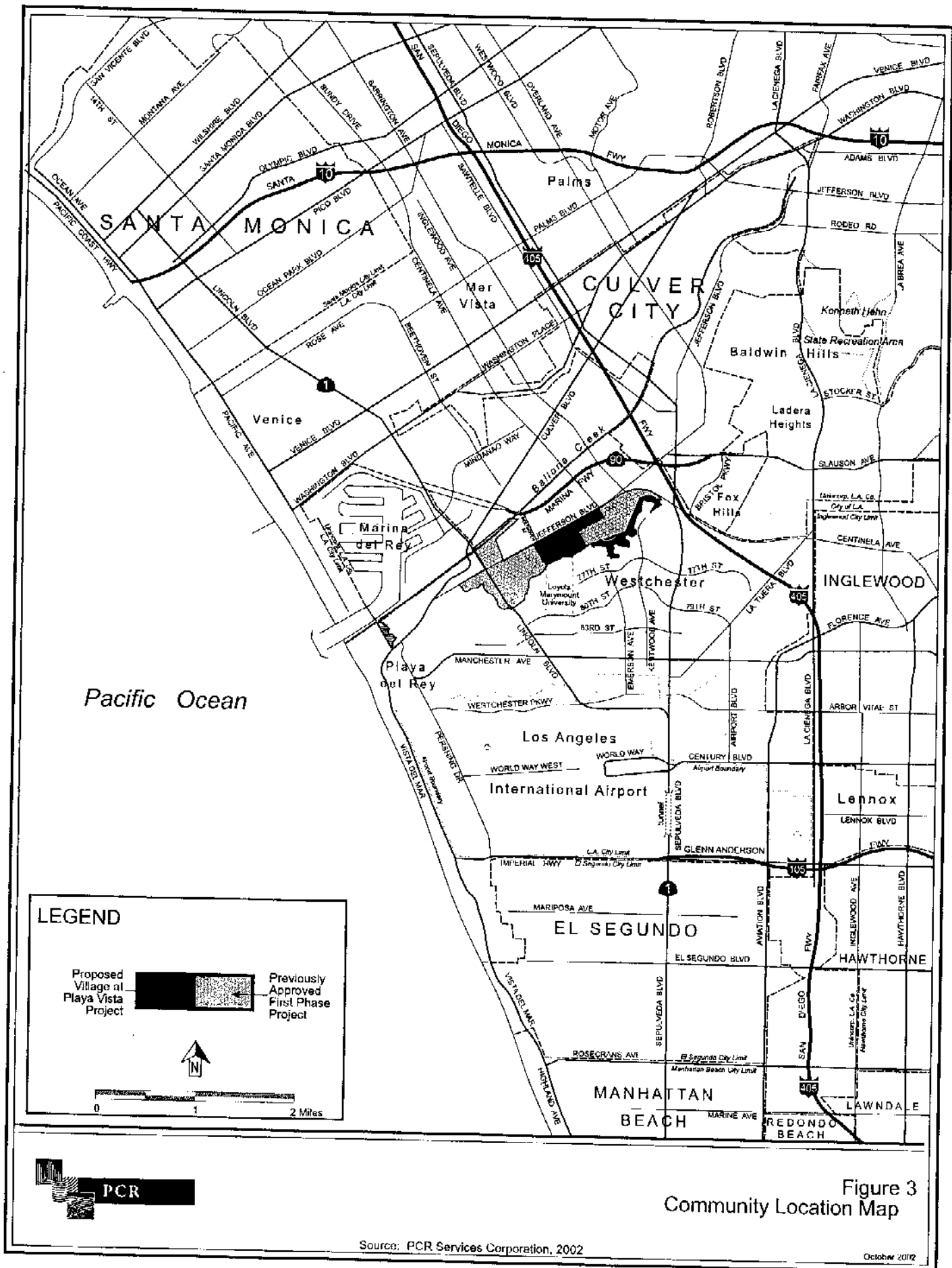
The Proposed Project is comprised of 162.5 acres located within the Westside area of the City of Los Angeles, approximately two miles inland from Santa Monica Bay. The Proposed Project site is bounded to the east and west by the First Phase Project. On the immediate west, currently vacant lands are scheduled for mixed-use development. Further west, First Phase mixed-use development is under construction. On the east, vacant lands and the former Hughes Aircraft Plant site are scheduled for development as The Campus at Playa Vista. The Village at Playa Vista site is bounded on the north by Jefferson Boulevard, with mixed office/commercial/apartment uses across from the Project site. The site is bounded on the south by the Westchester Bluffs that rise approximately 120 feet above the Project site. Loyola Marymount University and the Westchester community lie atop the bluffs.

In a larger context, the Proposed Project is surrounded by the existing City of Los Angeles communities of Westchester on the south, Del Rey to the northeast, Venice/Mar Vista further to the north and Playa del Rey further to the west. The Los Angeles County community of Marina del Rey lies further to the northwest, and the City of Culver City further to the east. Figure 2 through Figure 4 on pages 5 through 7, respectively, further illustrate the Project's relationship to its surrounding communities.

3.0 PROJECT DESCRIPTION

The Proposed Village at Playa Vista Project would complete the development of Playa Vista as an integrated, mixed-use, master planned community composed of residential, commercial, recreational, and community-serving uses. It would also include completion of the riparian corridor, a portion of the Freshwater Wetland System, located along the foot of the Westchester Bluffs, and coastal sage scrub restoration within portions of the Westchester Bluffs. The development components are summarized on Table 1 on page 8. Table 2 on page 8 provides a comparison between the currently Proposed Project and the development under the former Maguire-Thomas Master Plan, for which a Notice of Preparation was circulated for public review in 1995 (EIS/EIR 95-0086, State Clearing House No. 1995051011).





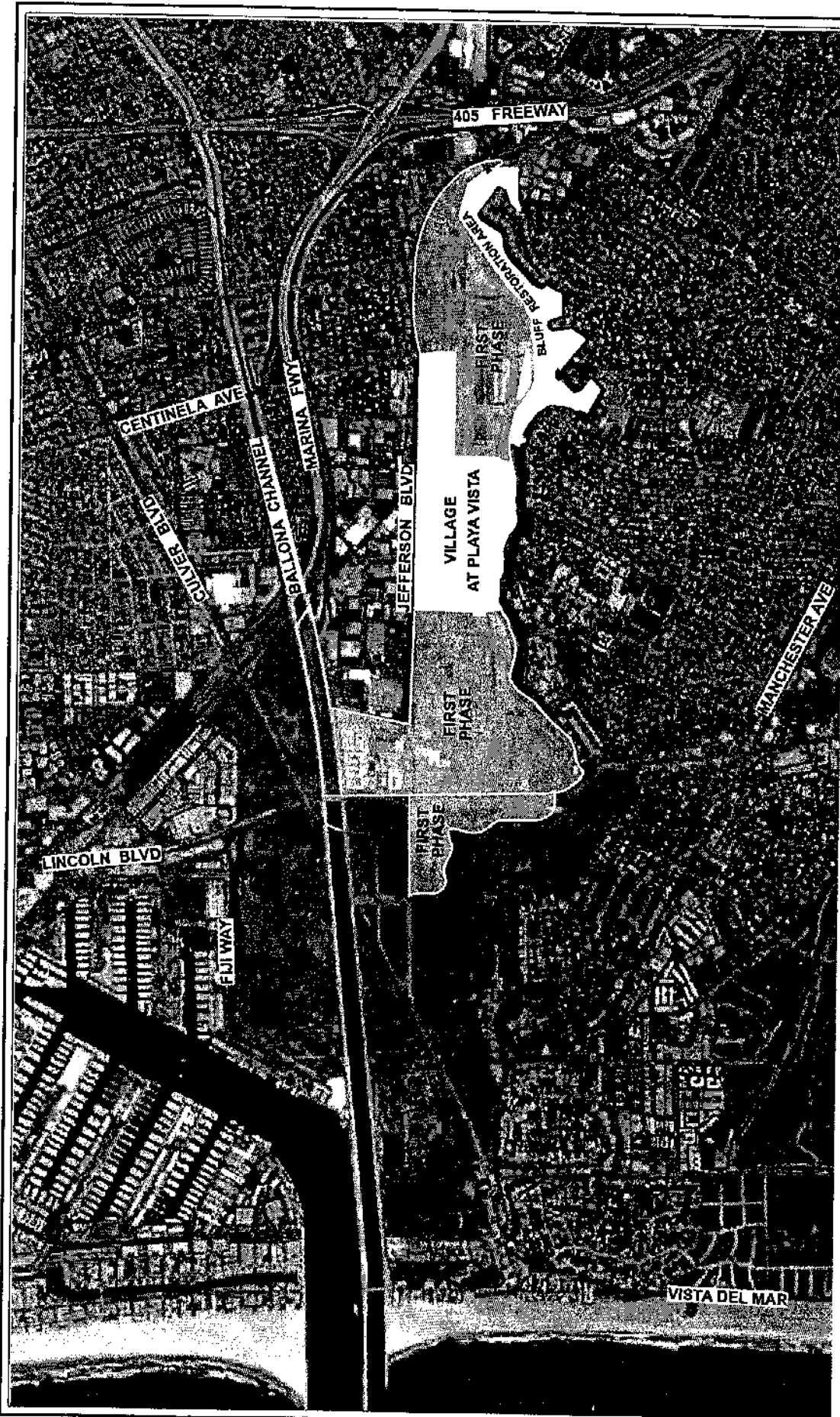


Figure 4
Aerial Photograph
of Site Locale

October 2002



Table 1
PROPOSED PROJECT COMPONENTS

<u>LAND AREAS</u>	<u>Size (acres)</u>	<u>Total Acreage</u>
Urban Development Area		
Developed Uses	92.4	
Parks	9.3	
Subtotal		101.7
Passive Open Space		
Riparian Corridor ^a	6.7	
Bluffs	53.6	
Other Passive O.S. ^b	0.5	
Subtotal		60.8
Total Area		162.5
<u>LAND USES</u>	<u>Size</u>	
Office	175,000 sq. ft.	
Residential Units ^c	2,600 du	
Retail	150,000 sq. ft.	
Community-Serving	40,000 sq. ft.	

^a The 6.7 acres of riparian habitat would complete the implementation of a 25-acre riparian corridor along the foot of the Westchester Bluffs, which feeds into the First Phase Freshwater Marsh, thus establishing a 51-acre Freshwater Wetland System.

^b Passive, landscaped area adjacent to the riparian corridor.

^c 15% of the housing would be affordable units.

Source: Playa Capital Company, 2002.

Table 2
COMPARISON OF THE CURRENT PROJECT WITH THE FORMER
MAGUIRE THOMAS DEVELOPMENT^a

<u>Land Use</u>	<u>Proposed Village at Playa Vista</u>	<u>Former Maguire-Thomas Master Plan – Equivalent Portion of, Area D</u>	<u>Reduction</u>	<u>Former Maguire-Thomas Master Plan^b</u>	<u>Reduction</u>
Residential	2,600 units	3,431 units	(831)	9,839 units	(7,239)
			-24.3%		-73.6%
Office	175,000 sq. ft.	1,048,050 sq. ft.	(873,050)	2,073,050 sq. ft.	(1,898,090)
			-83.3%		-91.6%
Retail	150,000 sq. ft.	315,000 sq. ft.	(165,000)	560,000 sq. ft.	(410,000)
			-52.4%		-73.2%
Community Serving	40,000 sq. ft.	375,000 sq. ft.	(335,000)	520,000 sq. ft.	(480,000)
			-89.3%		-92.3%
Hotel Rooms	0	300 rooms	(300)	750 rooms	(750)
			-100%		-100%

^a A Notice of Preparation for an EIS/EIR for the Maguire Thomas Partners development was circulated in 1995 (EIS/EIR 95-0086, State Clearing House No. 1995051011).

^b Includes development previously proposed for Areas A, B, C and D, exclusive of the First Phase Project. As described above, Area C is no longer proposed for development. Areas A and B, exclusive of the First Phase Freshwater Marsh, are included in the agreement with the Trust for Public Land.

Source: Playa Capital Company, 2002

4.0 PROJECT CONSTRUCTION AND SCHEDULE

The Proposed Project is proposed to be developed over a period of approximately 5.5 years in a number of subphases. Site preparation is expected to begin in the winter of 2004. Larger infrastructure improvements would occur during site preparation, as would implementation of the riparian corridor and bluff restoration. Construction of buildings would occur throughout, with completion of the first buildings estimated to occur in the Winter of 2005 and completion of the last buildings in Summer 2010.

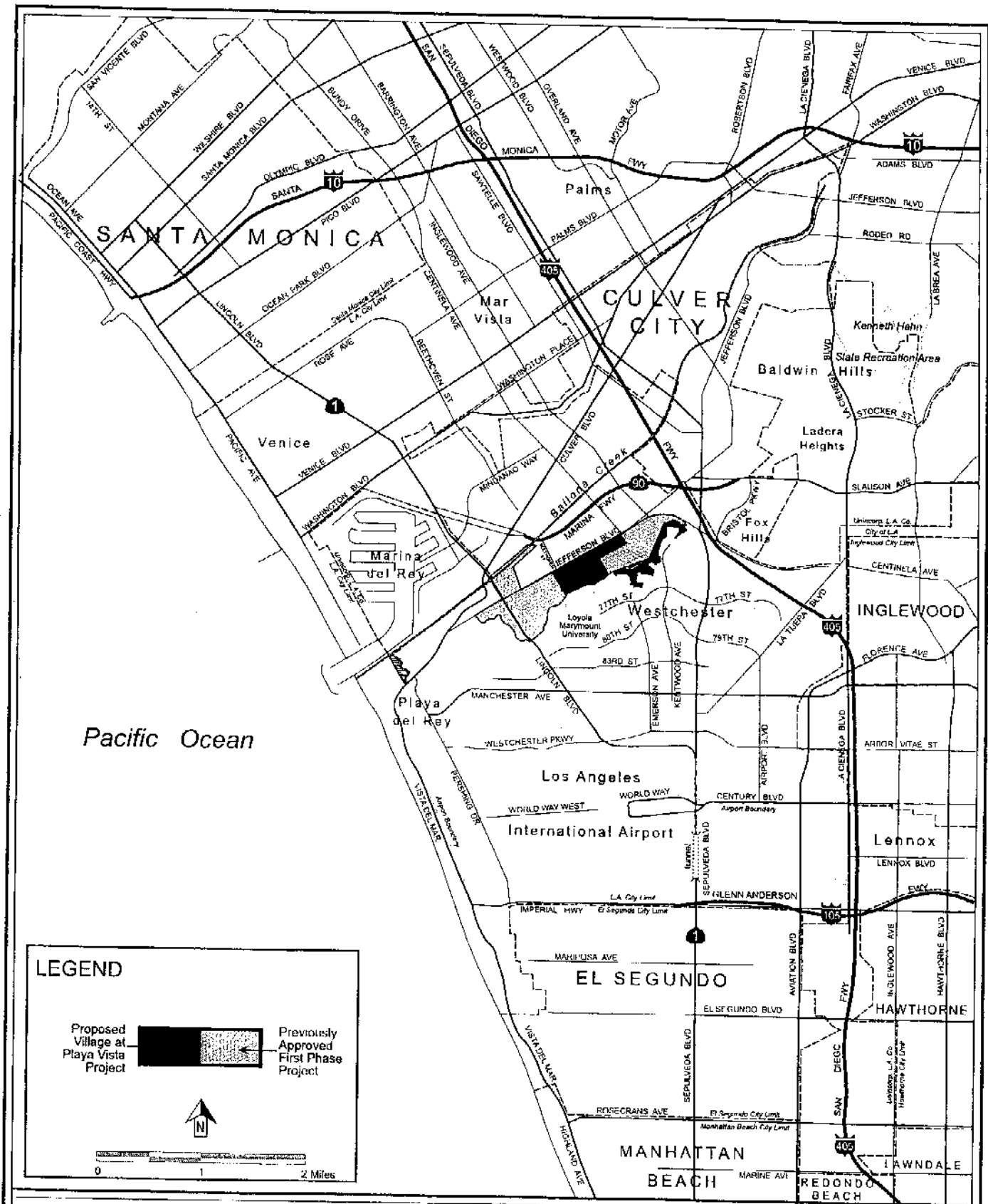


Figure 3
Community Location Map

Source: PCR Services Corporation, 2002

October 2002

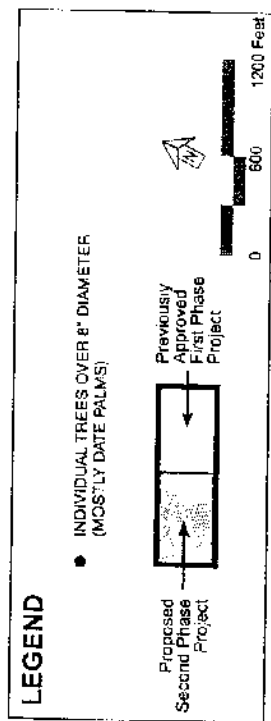


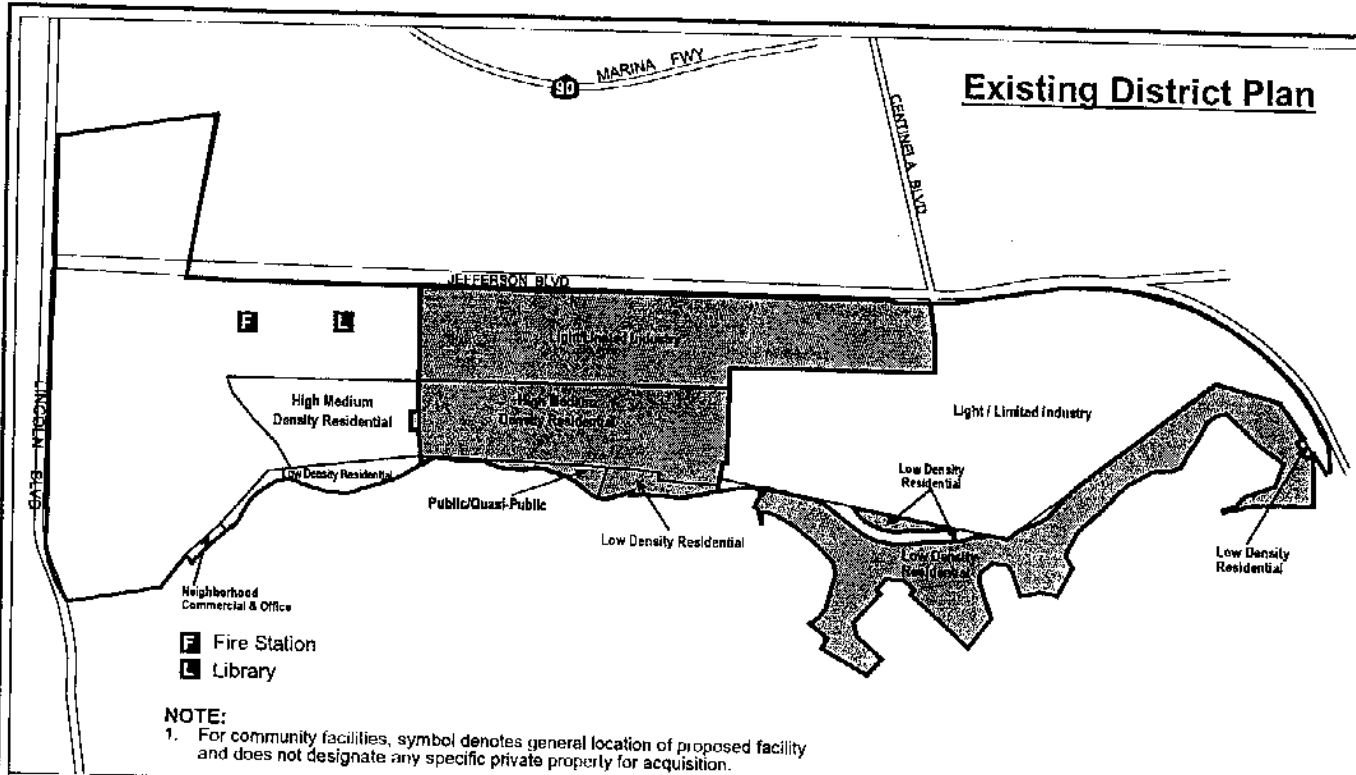
Figure 1
Location of Existing Trees
on Project Site

Source: Base map by Esomas and Associates. Other information by PCR Services Corporation and Playa Capital Company.

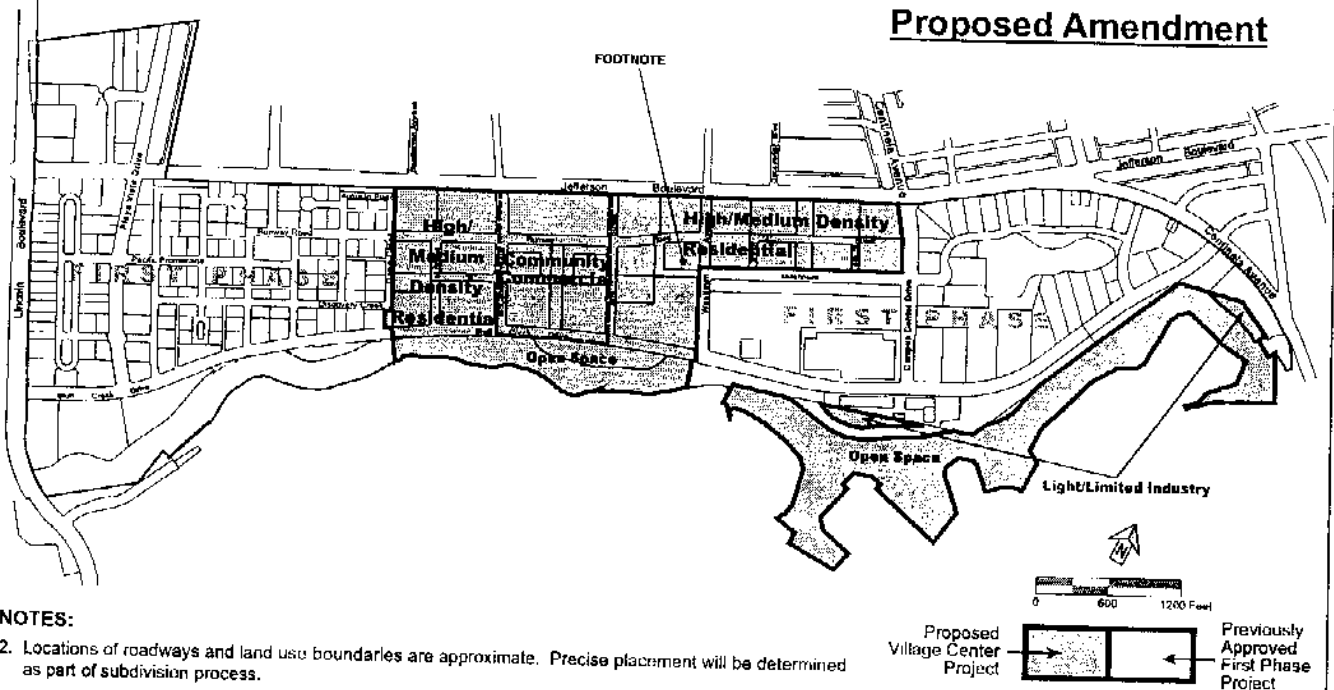
October 2002



Existing District Plan



Proposed Amendment



NOTES:

- Locations of roadways and land use boundaries are approximate. Precise placement will be determined as part of subdivision process.
- Neighborhood and community parks are permitted in all land use categories. The precise number, size and location will be determined as part of the subdivision process.

FOOTNOTE:

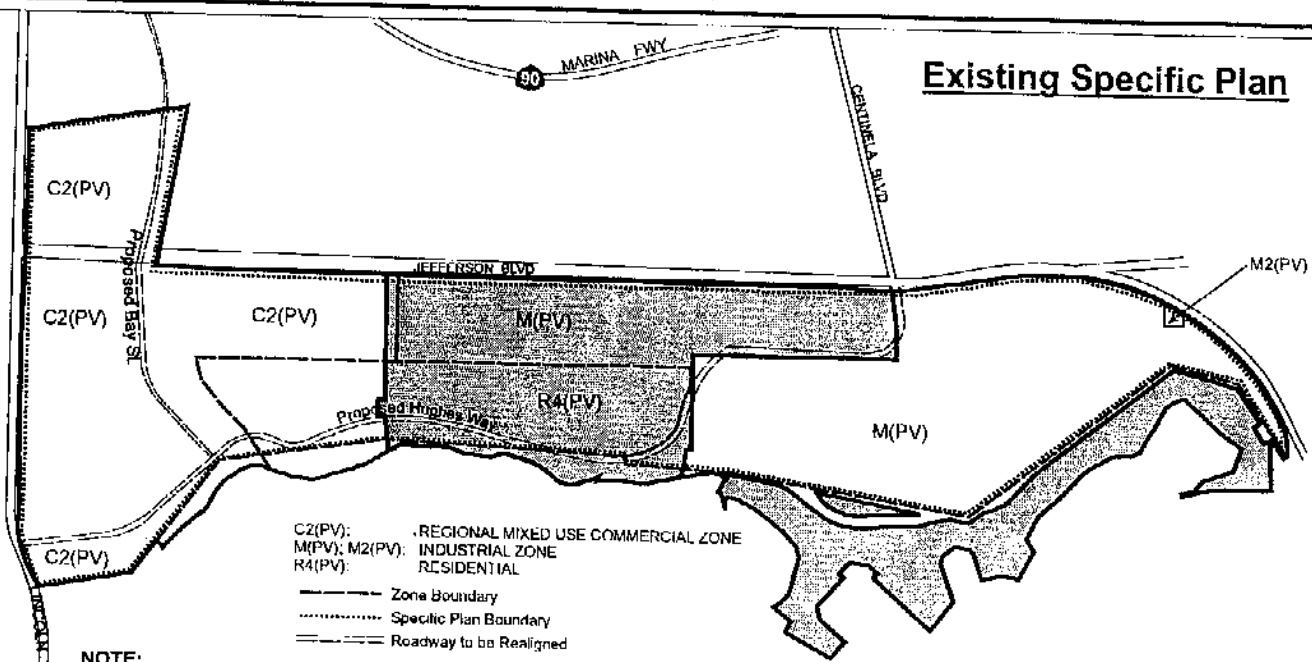
This parcel was included in the First Phase Project and is also included in the Village Center Project for further consideration.



Comparison of the Existing District Plan and the Proposed Project

Source: PCR Services Corporation, 2002

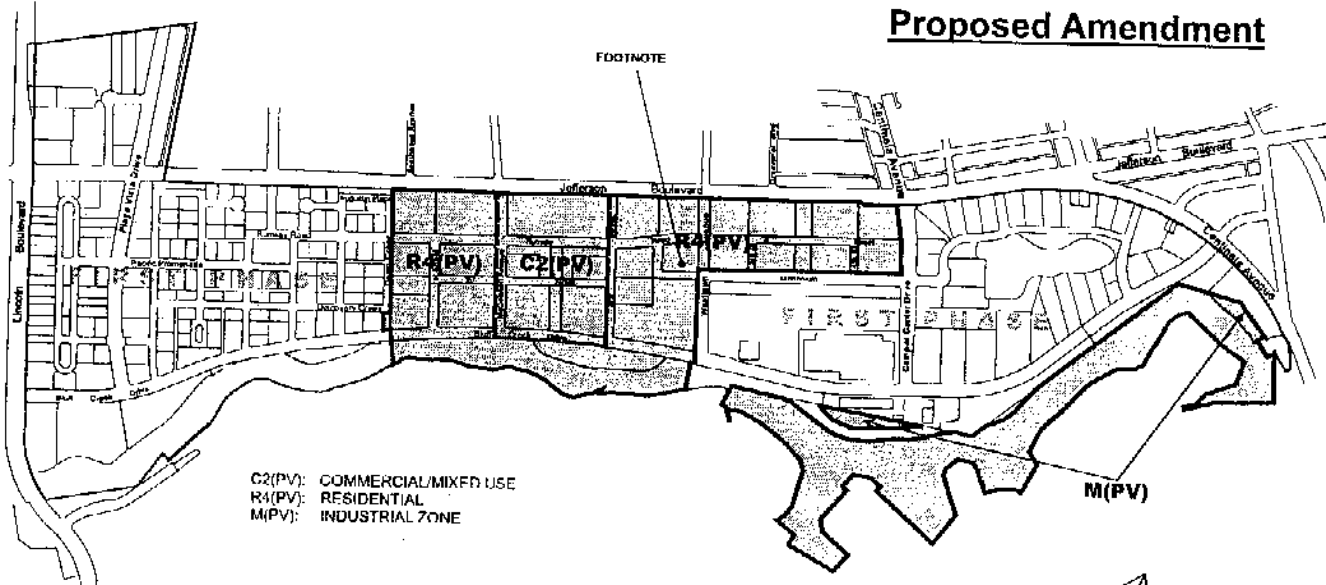
Existing Specific Plan



NOTE:

1. All conditions placed upon Specific Plan at the time of adoption by the City are also applicable. Existing Area D Specific Plan adopted November 21, 1985, amended 1996.

Proposed Amendment



NOTES:

2. Locations of roadways and land use boundaries are approximate. Precise placement will be determined as part of subdivision process.
3. Neighborhood and community parks are permitted in all land use categories. The precise number, size and location will be determined as part of the subdivision process.



FOOTNOTE:

This parcel was included in the First Phase Project and is also included in the Village Center Project for further consideration.



Comparison of the Existing Specific Plan and the Proposed Project

Source: PCR Services Corporation

CASE NO. _____
APPLICATION TYPE Vesting Tentative Tract Map
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

Street Address of Project _____ Zip Code 90094
 Legal Description: Lot _____ Block _____ Tract _____
 Lot Dimensions _____ Lot Area (sq. ft.) _____ Total Project Size (sq. ft.) _____

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input checked="" type="checkbox"/> Demolition
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Residential	
Additions to the building:	<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height
			<input type="checkbox"/> Side Yard

List related or pending case numbers relating to this site:

[illegible]

5. OWNER/APPLICANT INFORMATION

Applicant's Name Playa Capital Company, LLC Company _____
 Address: 12555 W. Jefferson Blvd., Suite 300 Telephone: (310) 822-0074 Fax: (310) 827-1073
Los Angeles, CA Zip: 90066 E-mail: _____

Property Owner's Name (if different than applicant) _____
 Address: _____ Telephone: () _____ Fax: () _____
 _____ Zip: _____ E-mail: _____

Contact Person for project information J. Marc Huffman, Project Manager, Planning & Entitlements
 Address: 12555 W. Jefferson Blvd., Suite 300 Telephone: (310) 448-4629 Fax: (310) 827-1073
Los Angeles, CA Zip: 90066 E-mail: mhuffman@playavista.com

6. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- The undersigned is the owner or lessee of entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- The information presented is true and correct to the best of my knowledge.

Signature: *Randy Johnson*
 (Record owner only)

Subscribed and sworn before me this (date): October 28, 2002

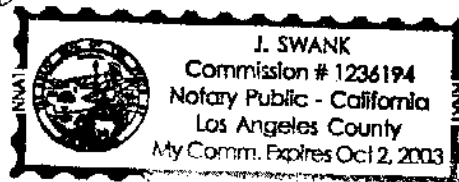
Print: Randy Johnson

In the County of Los Angeles State of California

Date: October 28, 2002

Notary Public *J. Swank*

Stamp:

**7. ADDITIONAL INFORMATION/FINDINGS**

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate "Special Instructions" handout. Provide on an attached sheet(s), this additional information using the hand-out as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Base Fee	Reviewed and Accepted by	Date
Receipt No.	Deemed Complete by	Date

PERIODIC PLAN REVIEW/MAJOR PLAN REVIEWSCREEN FORM

If a zone change case does not conform with the General Plan and it meets certain criteria, pursuant to Section 11.5.8 of the Los Angeles Municipal Code, it can be accepted as a Periodic Plan Review case (PPR) or a Major Plan Review case (MPR). In certain instances, a determination must be made by Department Management as to whether an application can be accepted and/or which process is appropriate.

All information requested on Side 2 of this form must be completed by the applicant prior to submittal of the Application to the City Planning Commission. The applicant should refer to maps on file at the One Stop Construction Services Center in Room 460-S in City Hall to determine hillside areas, CRA areas, Specific Plan areas, and Open Space areas.

The criteria for screening are listed in Column 1. A threshold is given for each of the criteria in Columns 2 and 3. If the application does not exceed this threshold, mark NO in the space provided. If it does exceed the threshold, mark YES.

Fill in all blanks in Column 2 before proceeding with Column 3. If any YES answers are given for any item in Column 2, further consultation with staff is required to establish the appropriate process for your project. Call Charles Montgomery at 485-3508 to schedule an appointment. Do not proceed any further with the form.

If all answers in Column 2 are NO and any YES answers are given for an item in Column 3 the project requires the Major Plan Review process.

If all answers in both Column 2 and 3 are NO then the project is eligible for the Periodic Plan Review process.

(Over)

CP-7723 (7/90)

SCREEN FORM (Continued)

(1) CRITERIA	(2) ANSWER YES OR NO:	(3) ANSWER YES OR NO:
Please refer to the maps on file in Room 460-S to determine hillside areas, CRA areas, Specific Plan areas, Open Space areas.	Any YES answer requires consultation with Batching Section Head prior to filing. A complete plan restudy or other type of planning approval may be required.	Any YES answer requires Major Plan Review. To be eligible for Periodic Plan Review, all answers must be "NO".
	IS (DOES) THE PROJECT:	IS (DOES) THE PROJECT:
Project area in acres	200 acres or more <u>NO</u>	100 acres or more _____
New dwelling units in project	1,000 units or more <u>YES</u>	More than 400 units _____
New non-residential square footage	1,000,000 sq.ft. or more <u>NO</u>	More than 500,000 sq. ft. _____
Acreage within "hillside" areas (shown on CP-6112)	50 acres or more <u>YES</u>	More than 20 acres _____
Acreage for projects located in whole or in part in a CRA area	50 acres or more <u>NO</u>	More than 20 acres _____
Mixed use combining residential and commercial uses	500,000 sq. ft. or more <u>NO</u>	More than 250,000 sq. ft. _____
Specific Plans	In a Specific Plan area <u>YES</u>	
Highway Designation	Require change to Hwy. Desig. <u>YES</u>	
Change Plan text and/or legend	Require change to text/legend <u>YES</u>	
Open Space Designation	In an Open Space Area <u>NO</u>	

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
SUBDIVIDER'S STATEMENT

For Office Use Only
(1) Case No. _____

(5) Date of Filing _____

(2) Tract No. _____ ☒ Vesting ☐ Tentative

The following information is required by the various City departments; failure to furnish it completely will delay action and result in the issuance of a notice of incomplete application.

(3) Street address of property (per Room 460, City Hall)

PLAYA VISTA - PORTION OF AREA D (N/S/W,E, of) Jefferson
(circle one)

Map reference location:

(4) Zoning Atlas Book No. _____ Page (CWS) _____ Grid _____

(6) Census Tract No. 7029 District Map No. 105 B161, 105 B165, 102 B157,
Thomas Bros. Map: Page No. 672, 702 Grid No. 102 B161, 102 B165, 99B157

(7) Proposed number of lots 36

(8) Tract area: 101.7 net acres within tract border; 162.5 gross acres.
_____ net square feet after required dedication.

(9) Tract proposed for:

	(10) Units/ Sq. Ft.	Parking	+	Guest Parking*
Single-Family-(SF)		NA		
Apartments-(APT)			+	
Condominiums-(C)	<u>2600 DU</u>	<u>**</u>	+	
Condominium Conversion (CC)			+	
Commercial-(CM)	<u>325,000 SF</u>	<u>**</u>		
Industrial-(IND)				
Stock Cooperative-(SC)			+	
Commercial Condo Conversion-(CMCC)				
Industrial Condo Conversion-(INDCC)				
Commercial Condominiums-(CMC)				
Industrial Condominiums-(INDC)				
Reversion to Acreage - (RV)				
Other (specify) <u>Community Serv. (O)</u>	<u>40,000 SF</u>	<u>**</u>		

(11) Number/type of units to be demolished NONE

(12) Community Plan area Westchester/Playa del Rey Council District # 11

(13) Community planning designation Housing: _____ to _____ DU's/GA

Medium & High Density

Industry: Light- Limited

*multiple dwelling projects only

- 2 -

(14) The existing zone is C2(PV), M(PV). The proposed zone is C2 (PV), R4 (PV) approved under City Planning Case No. _____ on _____ by the () City Planning Commission and/or () City Council (CF No. _____).

- a. Has the tract map been filed to effectuate a zone change?
Yes (x) No ().
- b. Is a building line/zone boundary adjustment/or a zone change to a more restrictive zone incident to a subdivision being requested?
Yes (x) No ().
- c. Is an application for a zone change to a less restrictive zone incident to a subdivision being concurrently filed?
Yes (x) No ().
- d. Has the property been considered at a public hearing for a Conditional Use (X), Variance (X), Other (specify) Annexation
Under Case Nos.: CPC 85-273, 20345, 23037/Council File Nos. 85-1160, 85-1975, 85-1976 and 93-1621

(15) Are there any oak trees on this property? Yes () No (x)
How many? _____

If yes, how many are 8 inches or more in diameter? _____
How many absolutely must be removed? _____

Are there other trees 12 inches or more in diameter? Yes (x) No ()

If yes, how many? 55. How many must be removed? 55
Indicate type and trunk diameter of each tree, and whether the tree is to be retained or removed, on a tree map superimposed on the tentative map (Attach a list, if necessary).

(Notice of incomplete application will be issued if the tree information is not included).

(16) Is proposed tract in a slope stability study (hillside) area?
Yes () No (x)

In a fault rupture study area? Yes () No (x)

(17) Is subdivision within the vicinity of the Mulholland Scenic Parkway?
Yes () No (x)

(18) Is proposed tract in a flood hazard area, hillside area, floodway or mudprone area? Yes () No (x)
Filing requirement: submit the hillside and flood hazard area data sheet.

(19) Are there any existing or formerly used gasoline, oil, gas pipelines or wells within the project site? Yes () No (x). Show all easements on tentative tract map.

(20) Is more than one final map unit proposed? Yes (x) No () If yes, attach a sketch showing each unit or phase.

(21) Tenant information for demolitions and conversions (attach CP-6345).

- 3 -

- (22) Is the project in a horsekeeping (K) district? Yes () No (X)
Is the project within a plan-designated horsekeeping area? Yes () No (X)
Is the project in an RA or more restrictive zone? Yes () No (X)

(23) If the tract is for condominium or cooperative conversion purposes, list:

- a. Anticipated range of sales prices N/A
b. Anticipated sales terms to tenants N/A
Note: Attach separate sheet, if necessary.
c. Number of existing parking spaces N/A. A certified parking plan is required for all conversions.

(24) Is a haul route approval being requested at this time? Yes () No (X)

(25) Has a Land Development Counseling Session taken place? Yes () No (X)
If so, what is LDCC No. _____?

(26) Describe your proposal briefly here or on an attached sheet:

See Attachment A

I certify that the statements on this form are true to the best of my knowledge.

Signed _____

Date 10/28/2002

Date _____

RECORD OWNER(S)

(From Latest Adopted Tax Roll)

SUBDIVIDER

Name Playa Capital Company, LLC
Address 12555 W. Jefferson Blvd., #300
City Los Angeles, CA 90066
Phone (310) 822-0074

Name (Same as Record Owner)
Address _____
City _____
Phone _____

Name _____
Address _____
City _____
Phone _____

ENGINEER OR LICENSED SURVEYOR

Name _____
Address _____
City _____
Phone _____

Name _____
Address _____
City _____
Phone _____