

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: _____ ZA Case No.: _____ CPC Case No.: _____
Council District No.: 2 Community Plan Area: TUJUNGA
PROJECT ADDRESS: 7018 VALMONT ST., TUJUNGA, CA 91042

Major Cross Streets: SILVERTON AVE.
Name of Applicant: Michael Leary, Construction Consulting Group, LLC
Address: 6080 Center Drive - Suite 600, Los Angeles, CA 90045
Telephone No.: 310-728-9363 Fax No.: N/A E-mail: Mike@constructionconsu

OWNER	APPLICANT'S REPRESENTATIVE (Other than Owner)
Name: <u>Jilali El Basri</u>	Name: <u>Michael Leary, Construction Consulting Group, LLC</u> (Contact Person)
Address: <u>1334 S. Scarborough Lane, Anaheim, CA 92804</u>	Address: <u>6080 Center Drive - Suite 600, Los Angeles, CA 90045</u>
Telephone No.: <u>714448-9854</u>	Telephone No.: <u>310-728-9363</u>
Signature: _____	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:** 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 § 15072 of the State CEQA Guidelines.
- G. **Hillside Grading Areas/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 (reports needed to be determined by LADBS) to include measures to mitigate impacts related to grading and obtain a Haul Route Approval from the Board of Building & Safety Commissioners (refer to <http://www.lacity.org/LADBS/forms/forms.htm>).

APPLICATION ACCEPTED BY: _____	DATE: _____
ENVIRONMENTAL ASSESSMENT APPROVED BY: _____	DATE: _____
RECEIPT NO.: _____	

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:

PRELIMINARY PARCEL MAP FOR A SMALL LOT SUBDIVISION PURPOSES - 8 LOTS, 8 SINGLE FAMILY DWELLINGS, 2 PARKING PER ZONING ADJUSTMENT FOR EARLY START CONSTRUCTION PRIOR TO MAP RECORDING

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:

NONE

II. Existing Conditions:

A. Project Site Area 23,857.4 (sq ft)
 Net and 0.526 ACRES (after dedication) Gross Acres 0.548ACRES

B. Existing Zoning RD 3-1

C. Existing Use of Land LOW MED. / RESIDENTIAL
 Existing General Plan Designation Low Medium /Residential

D. Requested General Plan Designation NO CHANGE

E. Number 1 type SFD - GARAGE and age \pm 91 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: 1 and average rent: \$700-1,500.00

Is there any similar housing at this price range available in the area? If yes, where?

YES - WITHIN THE SURROUNDING AREAS -SUNLAND-TUJUNGA-LAKE VIEW TERRACE COMMUNITY AREAS AND ADJACENT

F. Number 10 Trunk Diameter VARIES 12"-36" and type VARIES -
 of existing trees.

G. Number 5 Trunk Diameter VARIES 17"-36" and type VARIES -
 of trees being removed (identify on plot plan.)

H. Slope: State percent of property which is:
25 Less than 10% slope 25 10-15% slope 50 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)
6,000 REMOVAL AND RECOMPACTION 0-500 cubic yards.
 if over 500 cubic yards. indicate amount of cubic yards.

K. Import/Export: Indicate the amount of dirt being imported or exported NONE

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-
Single Family 8 Apartment _____ or Condominium _____
- B. Number of Dwelling Units with:
One bedroom _____ Two bedrooms _____
Three bedrooms _____ Four or more bedrooms 8
- C. Total number of parking spaces provided 16
- D. List recreational facilities of project NONE
- E. Approximate price range of units \$ UNKNOWN to \$ UNKOWN
- F. Number of stories 2, height 25 feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) GAS / ELECTRIC
Gas heated swimming pool? NONE
- H. Describe night lighting of the project LOW LEVEL TO CODE REQUIREMENTS
(include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for:
Building 46
Paving 42
Landscaping 12
- J. Total Number of square feet of floor area 20,296 SF.

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 _____
- B. Total number of square feet of floor area _____
- C. Number of units if hotel/motel _____
- D. Number of stories _____ height _____ feet.
- E. Total number of parking spaces provided: _____
- F. Hours of operation _____ Days of operation _____
- G. If fixed seats or beds involved, number _____
- H. Describe night lighting of the project _____
(Include plan for shielding light from adjacent uses, if available)
- I. Number of employees per shift _____
- J. Number of students/patients/patrons _____
- K. Describe security provisions for project _____
- L. Percent of total project proposed for:
Building _____
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. NONE

- A. Regulatory Identification Number (if known) _____
- B. Licensing Agency _____
- C. Quantity of daily discharge _____

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):

- 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.*

VIII. Mitigating Measures:

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment. N/A

* Contact the South Coast Air Quality Management District at (909) 396-2000 for further information.

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

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

I, Jilali El Basri
Owner (Owner in escrow)*
(Please Print)

I, Mike Leary / Construction Consulting Group
Consultant*
(Please Print)

Signed: _____
Owner

Signed: _____
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.

*****Space Below This Line for Notary's Use*****

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On Oct 14, 2014 before me, Chris Raymond Caluag, Notary Public
(Insert Name of Notary Public and Title)

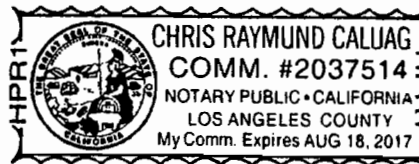
Jilali El Basri, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument 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.

Chris Raymond Caluag
Signature

(Seal)



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

For Office Use Only

(1) Case No. _____

Date of Filing _____

(2) Tract No. 73124 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 Construction Services Center, 201 N. Figueroa St.)

7018 (N, S, W, E, of) VALMONT ST.
(Circle one)

(4) Map reference location: MB23-38/39

(5) Thomas Bros. Map: Page No. 504 Page (CWS) 504 Grid No. A4/B4

(6) Proposed number of lots 8

(7) Tract area: 0.533 net acres within tract border, 0.533 gross acres.
0.514 net square feet after required dedication.

(8) Tract proposed for:

	Units/ (9) Sq. Ft.	Parking	+	Guest Parking*
Single-Family-(SF)	<u>8(2,500 SF)</u>	<u>NA</u>		
Apartments-(APT)	_____	_____	+	_____
Condominiums-(C)	_____	_____	+	_____
Condominium Conversion-(CC)	_____	_____	+	_____
Commercial-(CM)	_____	_____		
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) _____ (O)	_____	_____		

(10) Number/type of units to be demolished 1 SINGLE FAMILY (SF)

(11) Community Plan area SUNLAND-TUONGA Council District # CD7 - FELIPE FUENTES

(12) Community planning designation FootHill, SP to _____ DU's/GA

*Multiple dwelling projects only

(13) The existing zone is RD 3-1. The proposed zone is SAME 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 () No (X).
- b. Is a building line/zone boundary adjustment/or a zone change to a more restrictive zone incident to a subdivision being requested?
Yes () No (X).
- c. Is an application for a zone change to a less restrictive zone incident to a subdivision being concurrently filed?
Yes () No (X).
- d. Has the property been considered at a public hearing for a Conditional Use (), Variance (), Other (specify) N/A N/A
Under Case Nos.: N/A N/A

(14) Are there any protected trees (Oaks, Western Sycamore, California Bay, and/or Southern California Black Walnut) on this property? Yes (X) No ()
How many? FOUR (4)

If yes, how many are 4 inches or more in diameter? 4
How many absolutely must be removed? 4

Are there other trees 8 inches or more in diameter? Yes (X) No ()

If yes, how many? 0. How many must be removed? 0 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).

(15) Is proposed tract in a slope stability study (hillside) area?
Yes () No (X)
In a fault rupture study area? Yes () No (X)

(16) Is subdivision within the vicinity of the Mulholland Scenic Parkway? Yes () No (X)

(17) 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.

(18) 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.

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

- (20) Tenant information for demolitions and conversions (attach CP-6345).
- (21) 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)
- (22) If the tract is for condominium or cooperative conversion purposes, list:
 - a. Anticipated range of sales prices
 - b. Anticipated sales terms to tenants
 Note: Attach separate sheet, if necessary.
 - c. Number of existing parking spaces _____. A certified parking plan is required for all conversions.
- (23) Is a haul route approval being requested at this time? Yes () No (X)
- (24) Has a Land Development Counseling Session taken place? Yes (X) No ()
 If so, what is LDGC No. _____?
- (25) Describe your proposal briefly here or on an attached sheet:
8 (EIGHT) SINGLE FAMILY HOUSES IN A SMALL LOT
SUBDIVISION PER LOS ANGELES CITY ORDINANCE

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

2/15/15

Signed _____
 Date 5/06/15

Yesha
 Date 05/06/15

RECORD OWNER(S)
 (From Latest Adopted Tax Roll)
 Name Jilali EL Basri
 Address 1334 S. SCARBOROUGH LANE,
 City ANAHEIM, CA 92804
 Phone (714) 448-9854
 Fax No _____

SUBDIVIDER
 Name Jilali EL Basri
 Address 1334 S. SCARBOROUGH LANE,
 City ANAHEIM, CA 92804
 Phone 714-448-9854
 Fax No _____

Name SAMUEL ABEBE
 Address 1076 HOLIDAY DR.
 City W. COVINA, CA 91791
 Phone 323-353-1282
 Fax No _____

Name YESHA GIRMA
 Address 1076 HOLIDAY DR.
 City W. COVINA, CA 91791
 Phone 323-353-1282
 Fax No _____

ENGINEER OR LICENSED SURVEYOR
 Name TRITECH ENG. ASSOC.
 Name MAHMOUD KHALILI SAMANI
 Address 135 N. SAN GABRIEL BLD.
 City SAN GABRIEL, CA 91775
 Phone (626) 570-1918
 Fax No (626) 737-8786



Horticulturists and
Registered Consulting
ARBORISTS

January 27, 2014

Michael Leary
Construction Consulting Group, LLC
6080 Center Drive, Suite 600
Los Angeles, California 90045

Re: 7018 Valmont, Tujunga, California

Dear Mr. Leary,

This letter addresses our office's site visit of January 13, 2014 to the above-named property. We were retained to visit the property, inventory all trees, and determine if any trees considered protected by the City of Los Angeles Tree Preservation Ordinance No. 177,044 were present. We traversed the entire site and inventoried ten trees on the property; there are four trees (nos. 1, 3, 5 and 6) that are considered protected by the ordinance. There are no rights-of-way trees or trees on contiguous properties that are affected by proposed construction.

I understand that all of the private property trees are proposed to be removed to accommodate grading and construction. Tree removals may not commence until the City of Los Angeles Urban Forestry Division reviews your submittals.

Respectfully submitted,

Cy Carlberg, Registered Consulting Arborist

Santa Monica Office

cy@cy Carlberg.com

Santa Monica Office
2402 California Avenue
Santa Monica, California 90403
Office: 310.453.TREE (8733)

Sierra Madre Office
80 West Sierra Madre Boulevard, #241
Sierra Madre, California 91024
Office: 626.248.8977

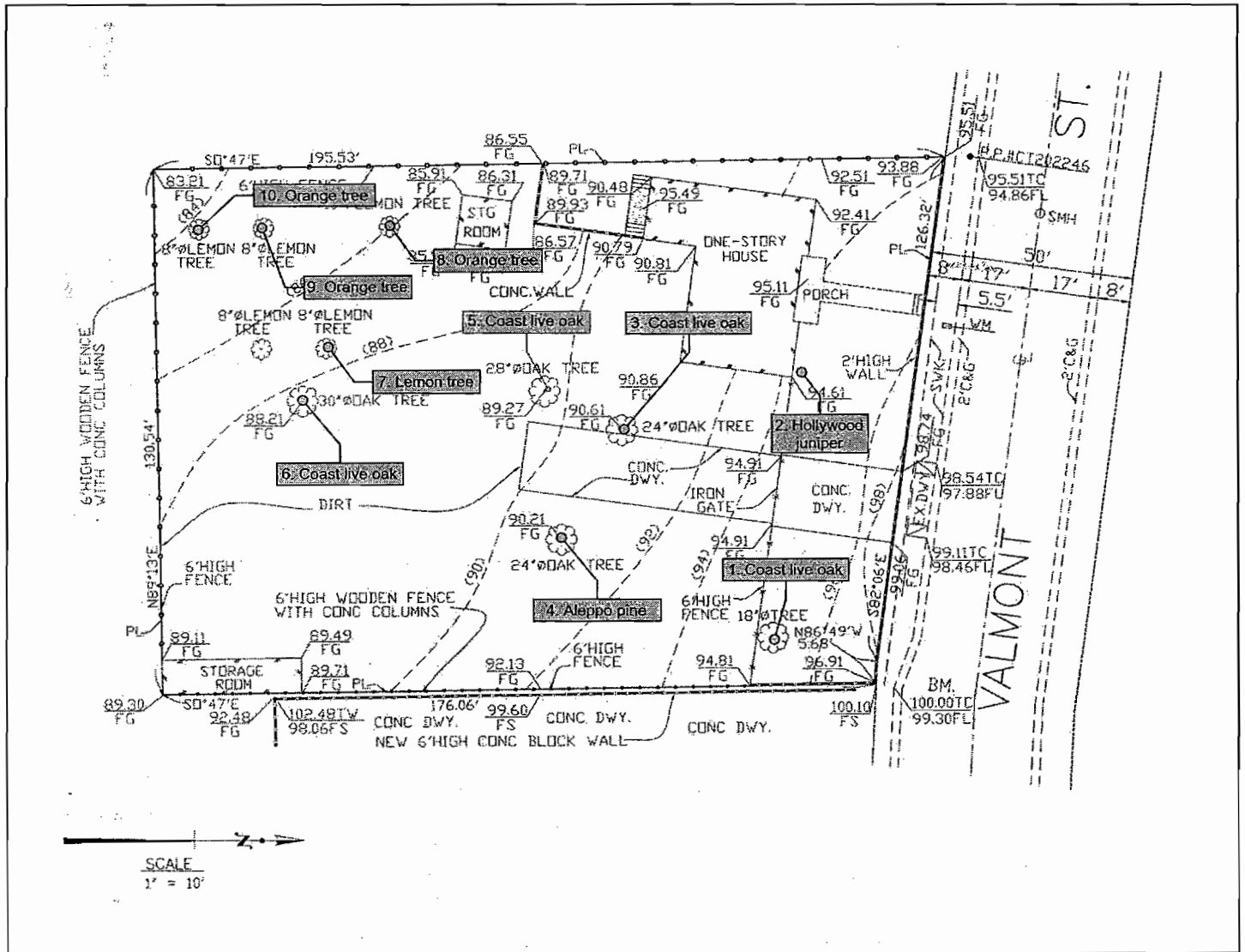
www.cycarlberg.com

Tree Inventory

Tree #	Common Name	Scientific Name	Diameter at 4.5 feet (dbh) in inches	Height (in feet)	Spread (in feet)	Physiological Condition (A-F)	Structural Condition (A-F)	Comments
1	Coast live oak	<i>Quercus agrifolia</i>	21	30	35' diameter	A	A	Nice tree
2	Hollywood juniper	<i>Juniperus chinensis 'Torulosa'</i>	9" @ 3'	14	12' diameter	B	B	Against building
3	Coast live oak	<i>Quercus agrifolia</i>	19.5	30	25' diameter	B-	B	Trunk base is buried in rock debris
4	Aleppo pine	<i>Pinus halepensis</i>	25	45	20' diameter	B	C	Trunk is buried, poor pruning
5	Coast live oak	<i>Quercus agrifolia</i>	31.5	40	35' diameter	A-	B	Codominant stems, included bark
6	Coast live oak	<i>Quercus agrifolia</i>	31	40	40' diameter	B-	A-	Old tree, average crown density, deadwood
7	Lemon tree	<i>Citrus limon</i>	12" @ base	10	16' diameter	C	C-	Needs water
8	Orange tree	<i>Citrus sinensis</i>	15" @ base	16	18' diameter	B-	B	Needs water
9	Orange tree	<i>Citrus sinensis</i>	14" @ base	16	18' diameter	B-	B	Needs water
10	Orange tree	<i>Citrus sinensis</i>	12" @ base	10	14' diameter	B+	B+	Needs water



Tree Location Map on ALTA Survey

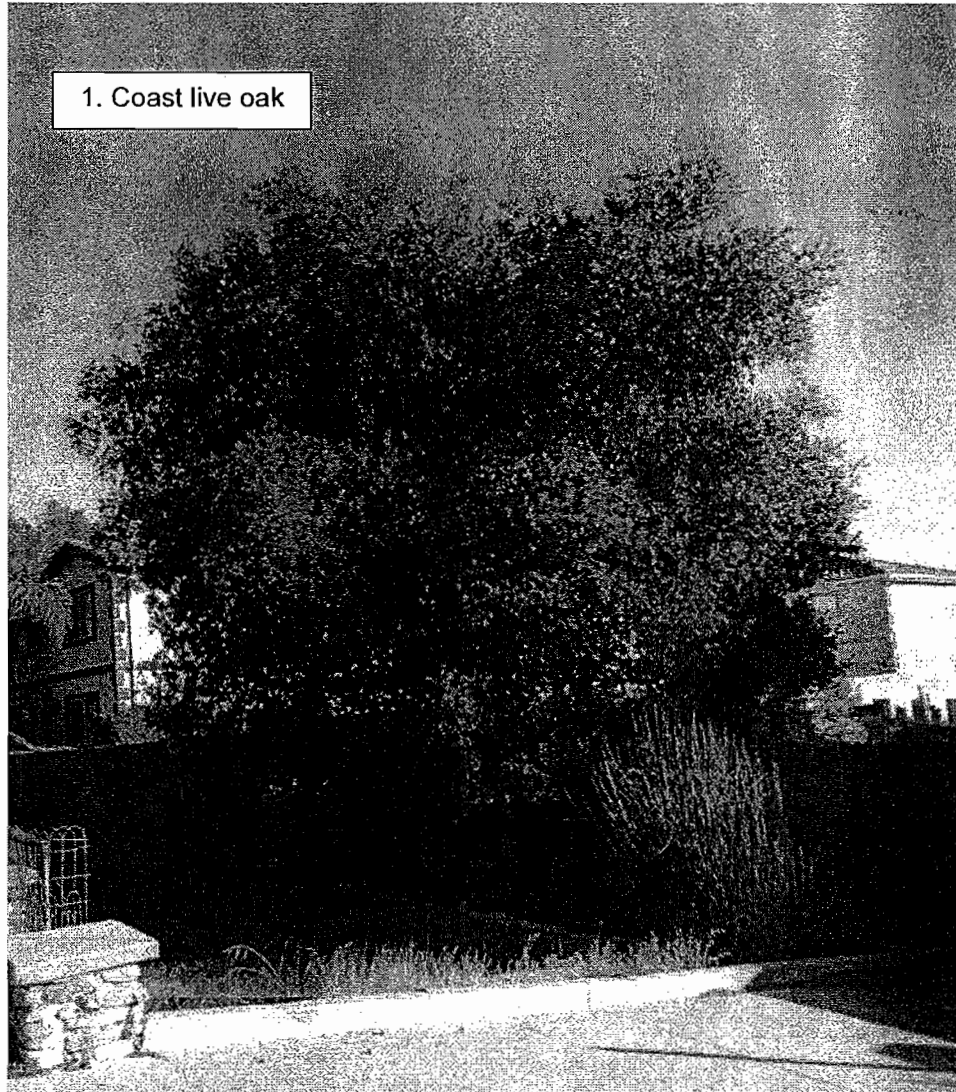




Aerial Image of Subject Property



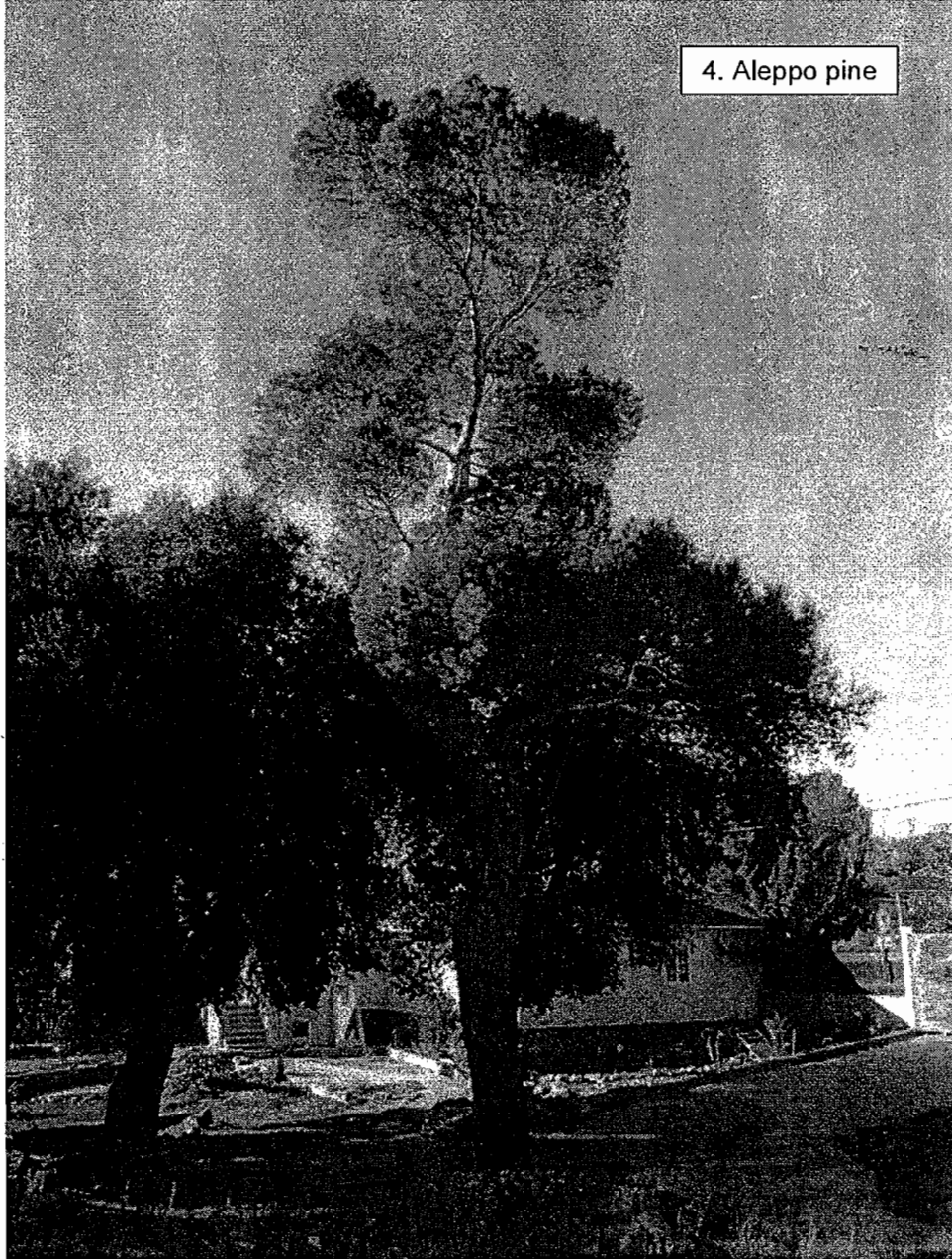
Site Photos





3. Coast live oak

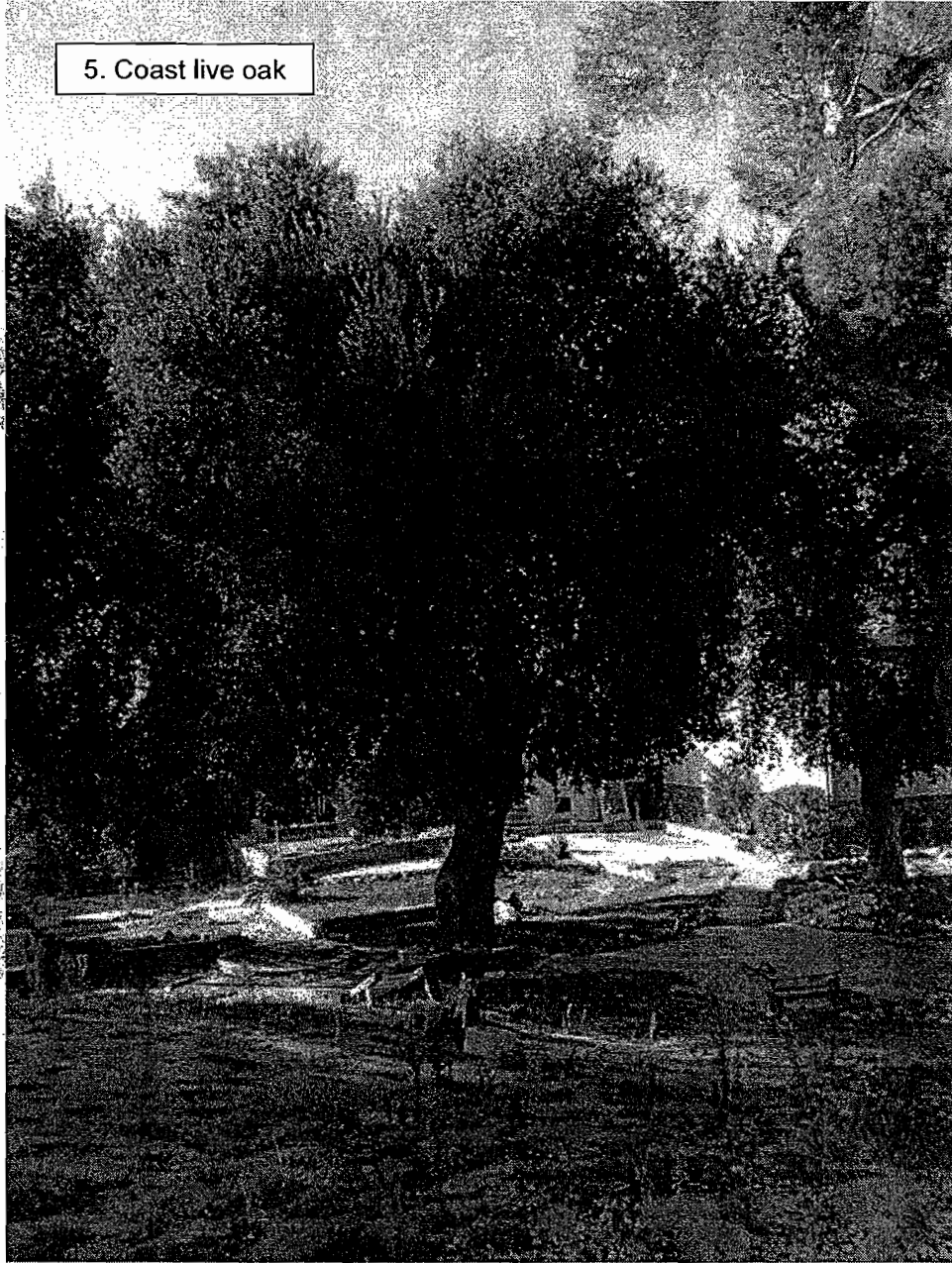




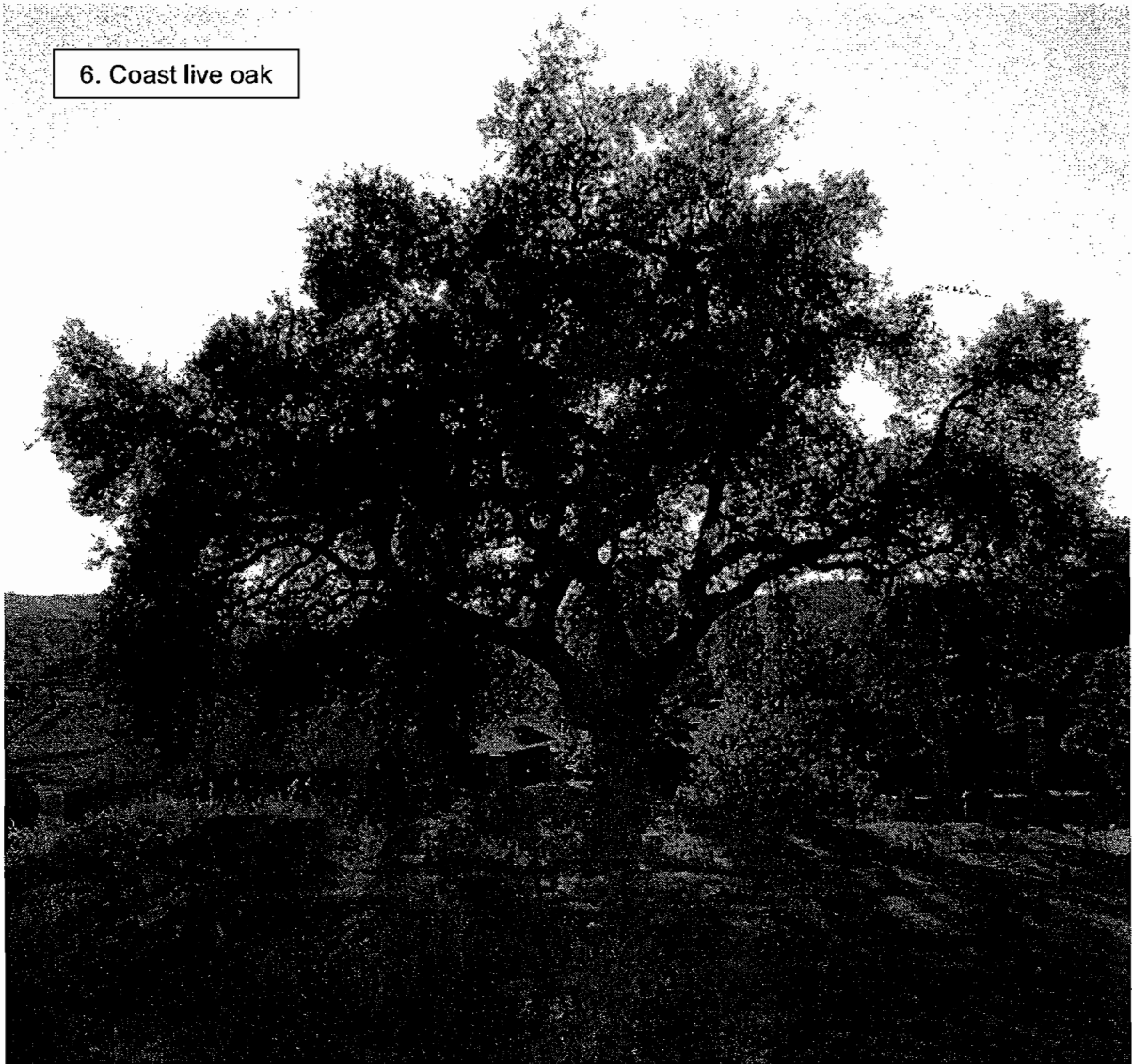
4. Aleppo pine

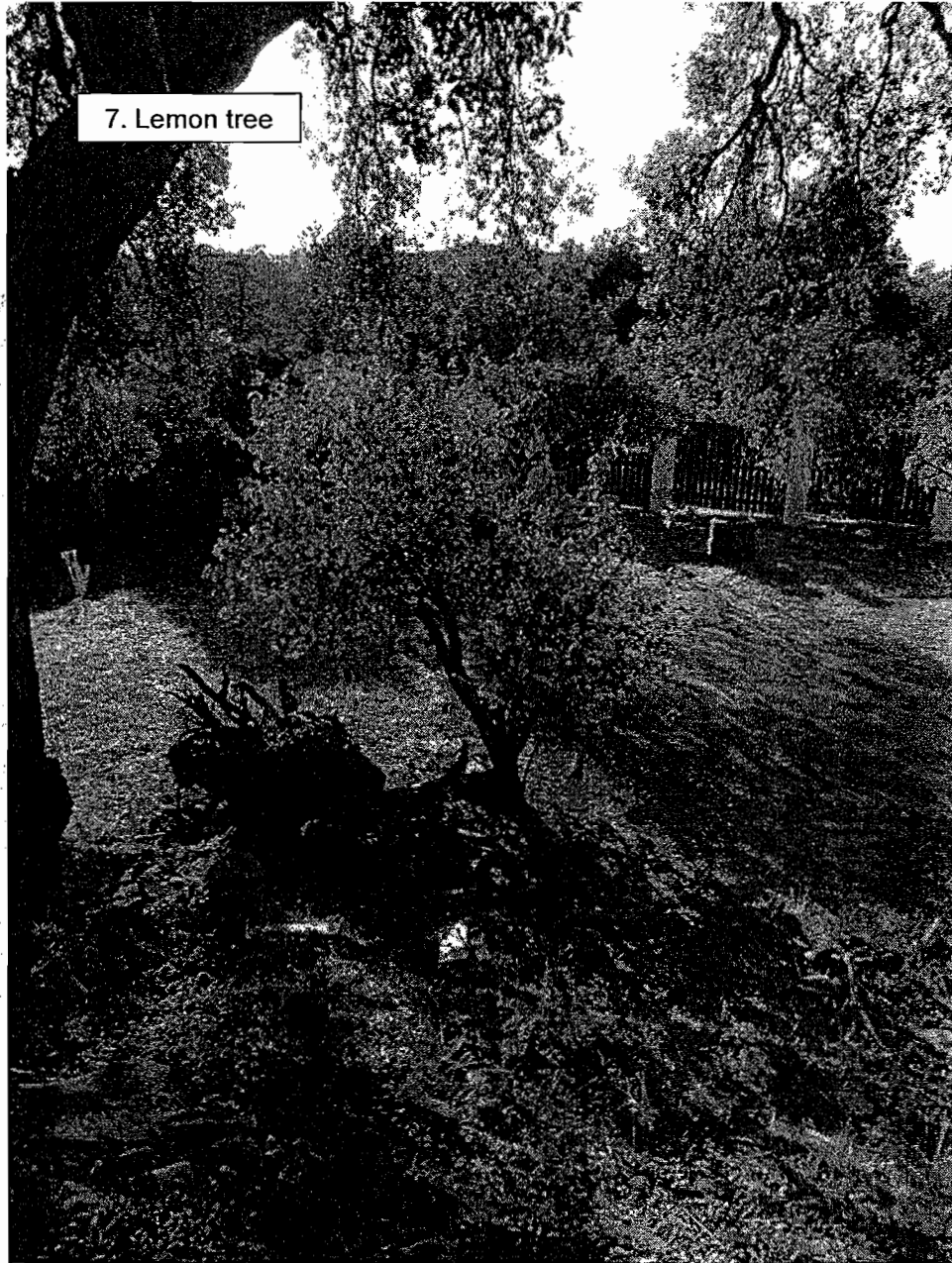


5. Coast live oak



6. Coast live oak

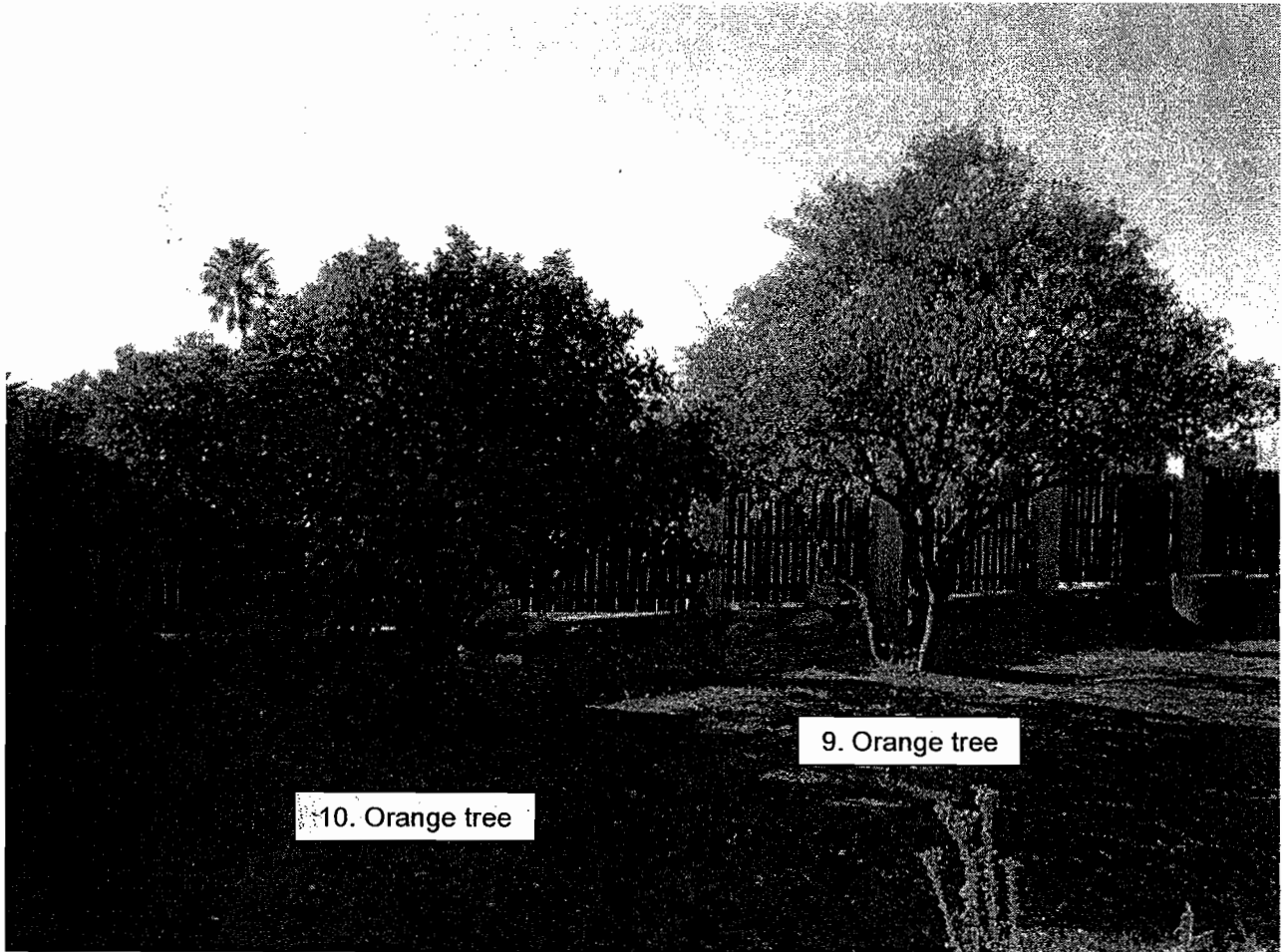






8. Orange tree





CY CARLBERG

CARLBERG ASSOCIATES

2402 California Avenue, Santa Monica, California 90403
(310) 453-TREE cy@cycarlberg.com

<u>Education</u>	B.S., Landscape Architecture, California State Polytechnic University, Pomona, 1985 Graduate, Arboricultural Consulting Academy, American Society of Consulting Arborists, Chicago, Illinois, February 2002 Graduate, Municipal Forestry Institute, Lied, Nebraska, 2012
<u>Experience</u>	Consulting Arborist, Carlberg Associates, 1998-present Manager of Grounds Services, California Institute of Technology, Pasadena, 1992-1998 Director of Grounds, Scripps College, Claremont, 1988-1992
<u>Certificates</u>	Certified Arborist (#WE-0575A), International Society of Arboriculture, 1990 Registered Consulting Arborist (#405), American Society of Consulting Arborists, 2002 Certified Urban Forester (#013), California Urban Forests Council, 2004 Certified Tree Risk Assessor (#1028), International Society of Arboriculture, 2011

AREAS OF EXPERTISE

Ms. Carlberg is experienced in the following areas of tree management and preservation:

- Tree health and risk assessment
- Master Planning
- Tree inventories and reports to satisfy jurisdictional requirements
- Expert Testimony
- Post-fire assessment, valuation, and mitigation for trees and native plant communities
- Value assessments for native and non-native trees
- Pest and disease identification
- Guidelines for oak preservation
- Selection of appropriate tree species
- Planting, pruning, and maintenance specifications
- Tree and landscape resource mapping – GPS, GIS, and AutoCAD
- Planning Commission, City Council, and community meetings representation

PREVIOUS CONSULTING EXPERIENCE

Ms. Carlberg has overseen residential and commercial construction projects to prevent damage to protected and specimen trees. She has thirty-five years of experience in arboriculture and horticulture and has performed tree health evaluation, value and risk assessment, and expert testimony for private clients, government agencies, cities, school districts, and colleges. Representative clients include:

The Huntington Library and Botanical Gardens The Los Angeles Zoo and Botanical Gardens The Rose Bowl and Brookside Golf Course, Pasadena Walt Disney Concert Hall and Gardens The Art Center College of Design, Pasadena Pepperdine University Loyola Marymount University The Claremont Colleges (Pomona, Scripps, CMC, Harvey Mudd, Claremont Graduate University, Pitzer, Claremont University Center) Quinn, Emanuel, Urquhart and Sullivan (attorneys at law)	The City of Claremont The City of Beverly Hills The City of Pasadena The City of Los Angeles The City of Santa Monica Santa Monica/Malibu Unified School District San Diego Gas & Electric Los Angeles Department of Water and Power Rancho Santa Ana Botanic Garden, Claremont Latham & Watkins, LLP (attorneys at law)
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AFFILIATIONS

Ms. Carlberg serves with the following national, state, and community professional organizations:

- California Urban Forests Council, Board Member, 1995-2006
- Street Tree Seminar, Past President, 2000-present
- American Society of Consulting Arborists Academy, Faculty Member, 2003-2005
- American Society of Consulting Arborists, Board of Directors, 2013-Present
- Member, Los Angeles Oak Woodland Habitat Conservation Strategic Alliance, 2010-present



SOLAR ENERGY
FEASIBILITY REPORT (FINAL)

PREPARED BY:

Solargy, Inc.
22028 Ventura Boulevard, Suite 207
Woodland Hills, CA 91364
(818) 347-6096 www.solargy.com
January 23, 2014 Job# 13032202



TRACT NUMBER:

61741

PROJECT ADDRESS:

7018 Valmont Street
Tujunga, CA 91042

OWNER:

Jeb & Associates 7018 Valmont, LLC
7018 Valmont Street
Tujunga, CA 91042
(310) 728-9363

EXISTING LAND USE:

Single-family Residence.

PROJECT DESCRIPTION:

The proposed project consists of a small lot subdivision of 8 lots intended for eight 2-story single-family homes with individual grade level garages. The maximum height of the new homes above grade will be 29 feet. Minimum setback from the Valmont Street property line property line is 15 feet. Minimum setback from the east property line is 5 feet. Minimum setback from the south property lines is 5 feet. Minimum setback from the west property line is 5 feet. The majority of the roofs will be suitable for collectors mounted on racks for proper tilt.

ADJACENT LAND USE AND STRUCTURES:

To the north, about 60 feet across Valmont Street, are a 2-story multi-unit building and a 1-story single-family residence. To the east, with a minimum setback of about 5 ft., are 2-story multifamily buildings. To the south, with minimal setbacks, are storage sheds and beyond 1-story multi-family buildings. To the west, with a setback of five feet, is a 1-story single-family residence. Solar access is not affected by adjacent land use.

SITE CHARACTERISTICS:

The topography of the site is sloping down from north to south. The site is nearly trapezoidal in shape with a frontage on Valmont Street of 132 feet with a maximum depth of the site southward there from of 195.53 feet. Solar access to the south is good for roof-mounted collectors. Access to the prevailing winds from the west is good for the most part because of the height of, and distance to, the house to west and land south of it. There is self-blocking.

PASSIVE FEATURES:

The homes will be wood frame type, which is not useful for passive heat storage. Although no specific passive features are contemplated at this time, Title 24 regulations that went into effect January 1, 2010, mandate many passive features and devices; e.g. a minimum R-13 and R-19 insulation in walls and roofs, respectively.

ACTIVE SOLAR SYSTEMS:

The project is not now planned for active Solar. Future retrofitting for solar might be possible. In order for the new structures to comply with the energy regulations, it is usually not necessary to have active solar. Water heating would require about 50 square feet of collector and 80 gallons of storage per unit. Photovoltaic systems are usually not cost effective unless subsidized.

PASSIVE OR NATURAL HEATING AND COOLING AND ENERGY CONSERVATION REPORT

1. GENERAL CLIMATOLOGICAL DATA

Tujunga is located in Solar Zone 5 of the state as determined by the State Energy Commission. The climate is normally pleasant and mild throughout the year. The Pacific Ocean is the primary modifying influence, but coastal mountain ranges lying along the north and east sides of the Los Angeles coastal basin act as a buffer against extremes of summer heat and winter cold occurring in desert and plateau regions in the interior. A variable balance between mild sea breezes and either hot or cold winds from the interior results in some variety in weather conditions, but temperature and humidity are usually within the limits of human comfort.

Approximate Annual Climatological Data for the area is as follows:

Temperature (°F)	63.6	
Heating Degree Days	1800	
Cooling Degree Days	1310	
Freeze Days	<1	
Precipitation (inches)	16.12	
Relative Humidity	5 a.m.	75%
	10 a.m.	53%
	5 p.m.	53%
	10 p.m.	72%

Approximate Annual Solar Radiation Data for the area is as follows:

Radiation (KBtu/Ft ²)	Horizontal	549
	Direct Beam	644
% Possible Sunshine		.73
Mean Cloud Cover		.40
Fraction Extraterrestrial Radiation		.57

Compared to many areas of the country, the location is a very good one for solar energy applications.

Wind	June	July	August	September
Mean Speed (mph)	5.7	5.4	5.3	5.3
Maximum Speed (mph)	32	21	24	27
Prevailing Direction	W	W	W	W

2. SITE ORIENTATION

The site is trapezoidal in shape with long axis N/S. This is poor for passive gain, but as it stands, passive heating is not planned and hence no passive devices are contemplated except those that are required by the Title 24 energy analysis.

3. BUILDING CONFIGURATION AND ORIENTATION

Ideally, the homes on the proposed site would have their long axis east-west but they are nearly square with no long axis as such. This is fair for passive design but it is unlikely passive design features will be implemented, except for those required by the Title 24 Energy Regulations.

4. ADJACENT BUILDINGS

There is little shading of the site by adjacent buildings. Reflected solar radiation, although minimal, cannot be avoided. Solar access to the south is good for roof-mounted collectors. Access to the prevailing winds from the west is good for the most part because of the height of, and distance to, the house to west and land south of it. There is self-blocking.

5. EXTERIOR WALLS

The walls of future homes will be insulated (R-13 or more), caulked and weather-stripped in accordance with Title 24 energy regulations. Light stucco, if used, will reduce the cooling load in summer.

6. ROOF

The roofs may be suitable for solar collecting devices. Racks may be needed for proper tilt. Tile roofs, which tend to be dark, will probably be used.

7. WINDOWS

Some windows may require special treatment. Title 24 energy calculations will probably require dual pane Low-E windows to be used on this project.

8. ROOM USE

Passive heating and cooling (primary source) will not be utilized, so living areas have not been planned with this as a major constraint.

9. SPACE CONDITIONING

Care will be exercised in sizing and installing equipment as oversized units cost more to purchase and operate. An SEER of 13.0 or greater will be required on all condensers, if manufactured after January 23, 2006. Minimum furnace AFUE will be 78% and heat pump HSPF will be 7.7. Installation of other devices such as zone damper controls is being considered. Automatic thermostats and electronically controlled ignition devices will be mandatory.

10. TREES AND VEGETATION

Landscape plans will consider the items below. Vegetation can provide both shade and insulation. Deciduous trees offer summer shade but allow solar energy to enter in the winter months. Trees with low foliage can shade east or west windows from a low altitude sun. Evergreens provide good shade in summer, insulate in winter and reduce heat loss at night. Outside ground planting reduces absorbed solar energy hence lowers the outdoor temperature. Obviously, there is little area with which to apply these principles.

11. WATER CONSERVATION

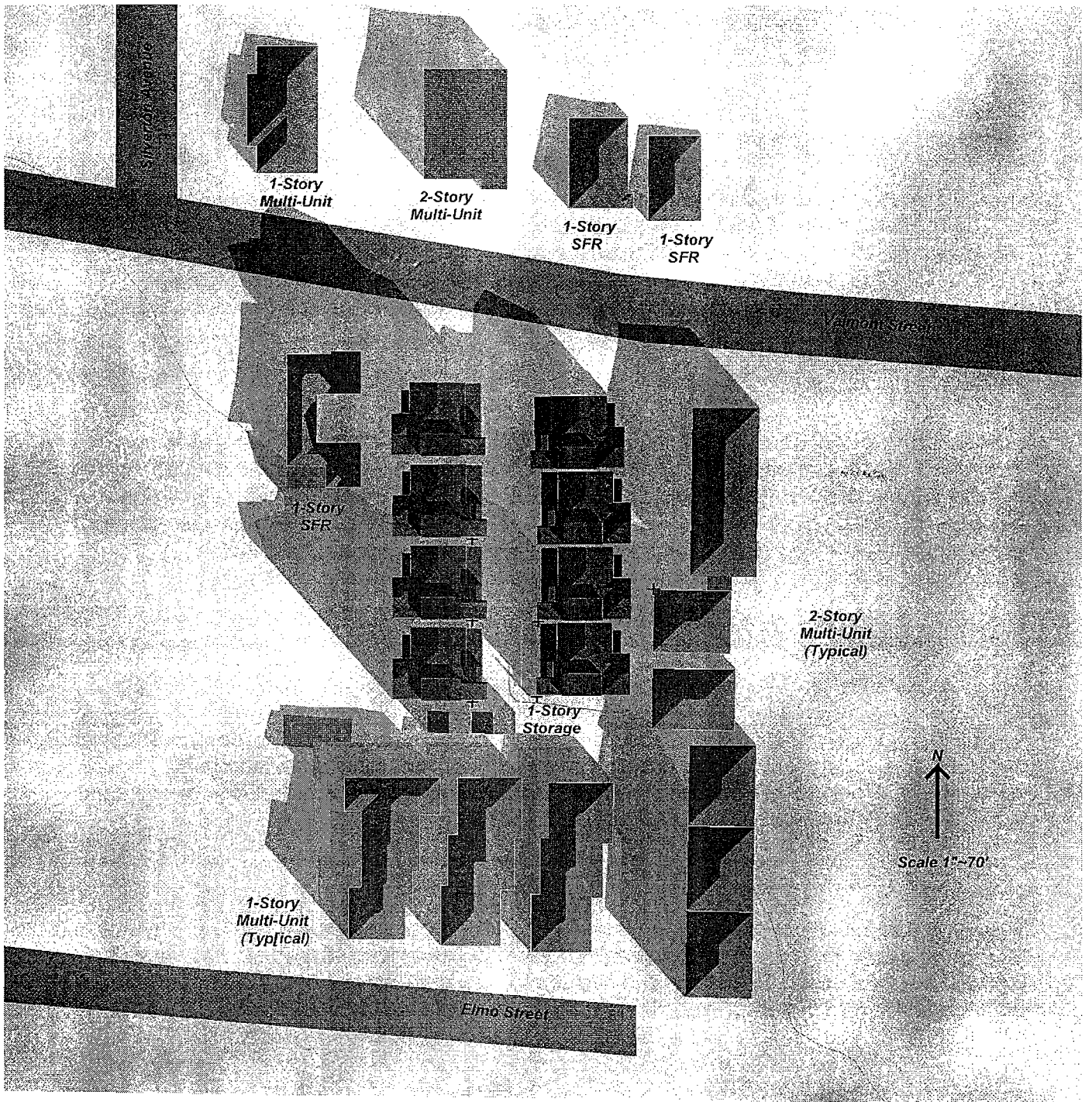
Water conservation by itself is an important goal. California is highly susceptible to water shortages so conservation of this vital resource is necessary. Conserving water conserves energy, particularly hot water uses such as sinks, dishwashers, showers, clothes washers and water heaters. Water-saving and energy-conserving appliances in compliance with Title 24 will be used. The landscape architect may investigate low water consumption plantings and low waste watering systems.

12. FUTURE ACTIVE SOLAR SYSTEMS

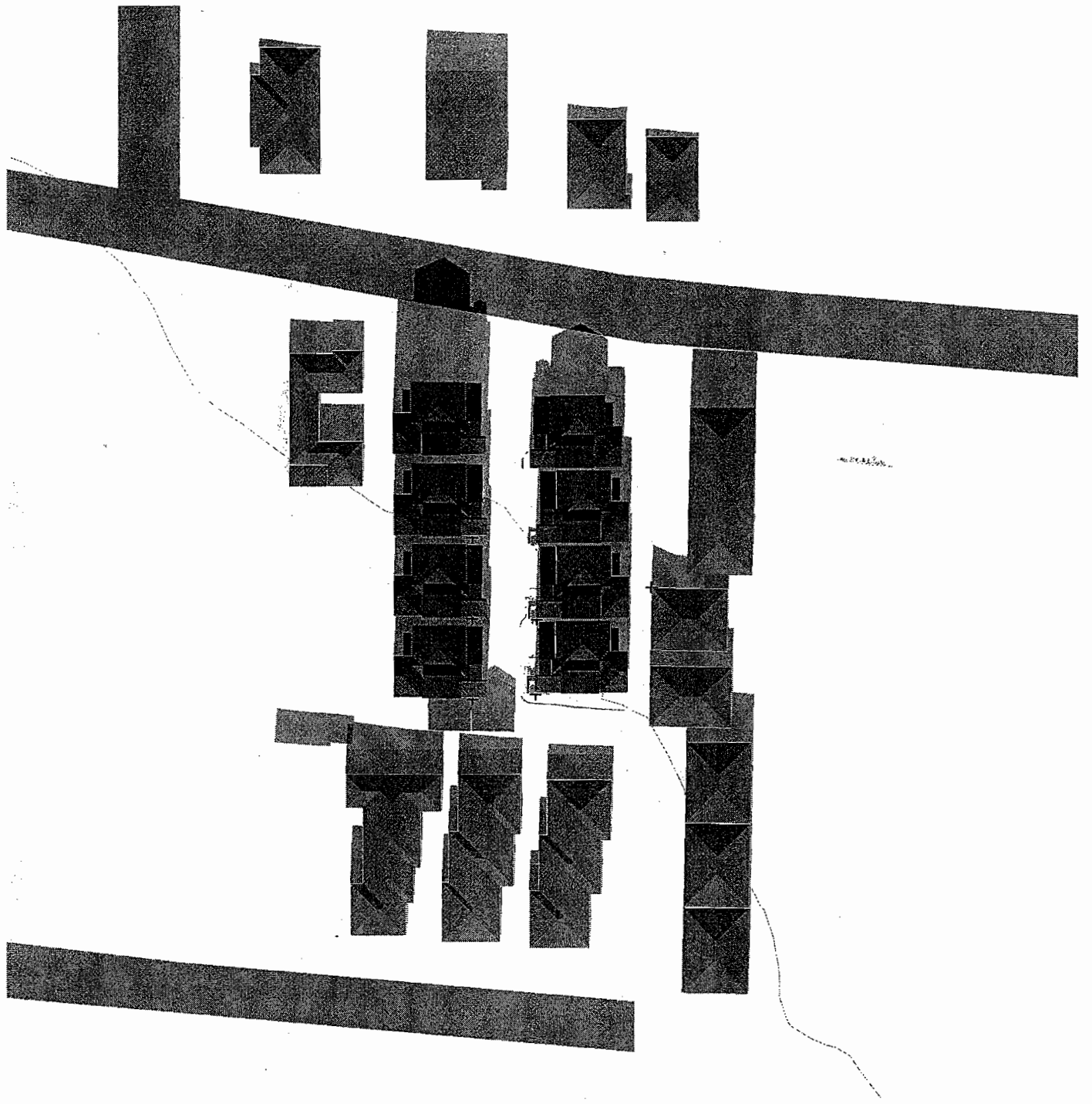
The Solar Index is a number between 0 and 100 which measures the amount of heat that could be supplied on a given day by a solar system. Analyses are based on a system using 80 to 90 ft² of flat collectors serving a family of four using 80 gallons of hot water per day. A Solar Index (SI) of 75 means that 75% of the heat required for hot water could have been provided by the sun. The SI for Los Angeles ranges from 40 (winter worst) to 85 (summer best). There may be sufficient room on the roofs for future solar collectors. The roofs will probably support the added weight as designed, but structural calculations would be required. Photovoltaic systems are usually not cost effective unless heavily subsidized.

13. GREEN BUILDING CODE

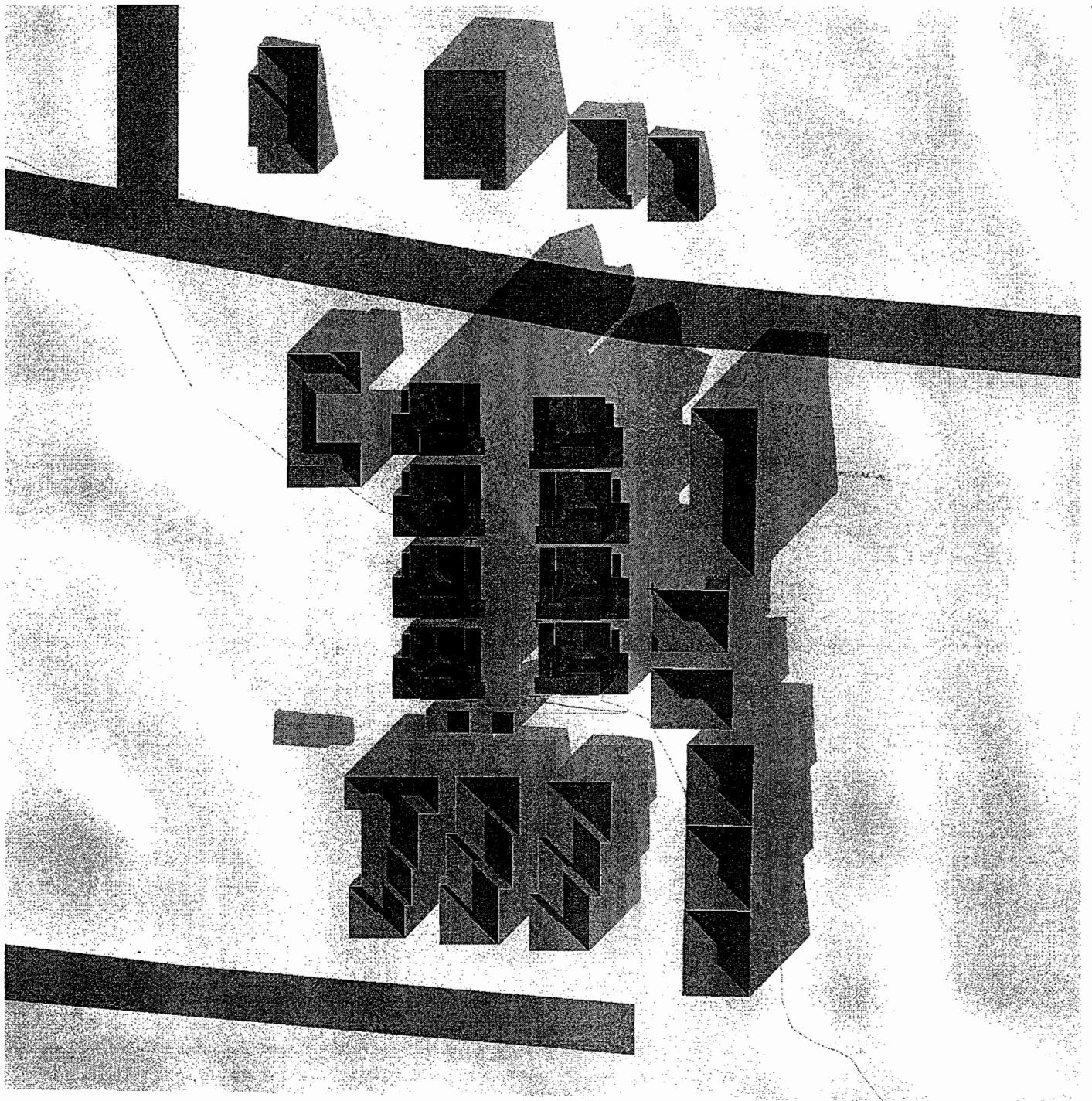
All the provisions of the Green Building Code appropriate to this building at the time of permitting will be adhered to.



Winter Solstice Shading Diagram
9 a.m.



Winter Solstice Shading Diagram
Noon



***Winter Solstice Shading Diagram
3 p.m.***



City of Los Angeles Department of City Planning

10/7/2014

PARCEL PROFILE REPORT (modified version)

PROPERTY ADDRESSES

7018 W VALMONT ST

ZIP CODES

91042

RECENT ACTIVITY

None

CASE NUMBERS

CPC-967

CPC-1986-608-GPC

ORD-92116

ORD-164330-SA2780

ZA-2004-6848-ZAA

TT-61741

ENV-2004-6829-MND

Address/Legal Information

PIN Number	202-5A201 8
Lot/Parcel Area (Calculated)	23,857.3 (sq ft)
Thomas Brothers Grid	PAGE 504 - GRID A4 PAGE 504 - GRID B4
Assessor Parcel No. (APN)	2568003010
Tract	LOS TERRENITOS TRACT
Map Reference	M B 23-38/39
Block	None
Lot	FR 141
Arb (Lot Cut Reference)	1
Map Sheet	202-5A201 204B201

Jurisdictional Information

Community Plan Area	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon
Area Planning Commission	North Valley
Neighborhood Council	Sunland - Tujunga
Council District	CD 7 - Felipe Fuentes
Census Tract #	1012.20
LADBS District Office	Van Nuys

Planning and Zoning Information

Special Notes	None
Zoning	RD3-1
Zoning Information (ZI)	None
General Plan Land Use	Low Medium I Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	Foothill Boulevard Corridor
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

500 Ft School Zone	Active: Pinewood Elementary School
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	2568003010
APN Area (Co. Public Works)*	0.550 (ac)
Use Code	0100 - Single Residence
Assessed Land Val.	\$348,000
Assessed Improvement Val.	\$87,000
Last Owner Change	04/30/14
Last Sale Amount	\$9
Tax Rate Area	13
Deed Ref No. (City Clerk)	791014-5
	3518682
	1996055

Building 1

Year Built	1914
Building Class	D45B
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	1
Building Square Footage	1,438.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	YES
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Verdugo
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	0.50000000
Slip Geometry	Reverse
Slip Type	Unconstrained
Down Dip Width (km)	18.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	45.00000000
Maximum Magnitude	6.90000000
Alquist-Priolo Fault Zone	No
Landslide	No

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Liquefaction	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
State Enterprise Zone Adjacency	No
Targeted Neighborhood Initiative	None

Public Safety

Police Information

Bureau	Valley
Division / Station	Foothill
Reporting District	1658

Fire Information

Division	3
Battalion	12
District / Fire Station	74
Red Flag Restricted Parking	No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number: CPC-1986-508-GPC

Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)

Project Descriptions(s): AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - SUNLAND AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUITE WOODS/CICCARELLI

Case Number: ZA-2004-6848-ZAA

Required Action(s): ZAA-AREA, HEIGHT, YARD, AND BLDG LINE ADJMNTS GT 20% (SLIGHT MODIFICATIONS)

Project Descriptions(s): ZONING ADMINISTRATOR ADJUSTMENT TO PERMIT AN ADDITIONAL UNIT FOR A TOTAL OF 8 UNITS IN THE RD3 ZONE WITH LESS THAN THE REQUIRED AREA OF 1,066 SQ. FOT.

Case Number: TT-61741

Required Action(s): Data Not Available

Project Descriptions(s): A TENTATIVE TRACT MAP TO ALLOW AN 8-UNIT RESIDENTIAL CONDOMINIUM PROJECT ON 0.548 NET ACRES IN THE RD3-1 ZONE. 16+4 PARKING SPACES ARE BEING PROVIDED.

Case Number: ENV-2004-6829-MND

Required Action(s): MND-MITIGATED NEGATIVE DECLARATION

Project Descriptions(s): ENV FOR TRACT 61741.

DATA NOT AVAILABLE

CPC-967

ORD-92116

ORD-164330-SA2780