

Notice of Determination

To:
Office of Planning and Research
[CEQA Submit](#)

From:
Department of Fish and Wildlife
South Coast Region
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San Diego, CA 92123
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Lead Agency
City of Los Angeles
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401
Contact: Milena Zasadzien
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SUBJECT: Filing of Notice of Determination pursuant to Public Resources Code section 21108

State Clearinghouse Number: 2015021057

Project Title: Andora Subdivision Project (Lake or Streambed Alteration Agreement No. 1600-2018-0244-R5)

Project Location (Los Angeles County): The Andora Subdivision Project is located at 9503 Andora Place in the Chatworth Community within the City of Los Angeles.

Project Description: The California Department of Fish and Wildlife (CDFW) has executed Lake and Streambed Alteration Agreement (1600-2018-0244-R5), pursuant to Fish and Game Code section 1602, to the project Applicant, Toll West Coast, LLC.

The project is limited to the construction of 33 single-family lots and the preservation of one open space lot on a 91-acre parcel. The open space lot (Lot 34) is approximately 61 acres and will be permanently preserved by way of an open space conservation easement. The 33 residential lots will be constructed in the easterly portion of the parcel, with an extension of Andora Avenue constructed for access. Other project components include an emergency access road, utility infrastructure, equestrian trails, a horse-watering station, and stormwater infrastructure. The project will permanently impact a total of 0.21-acres of streambed habitat.

This is to advise that CDFW, acting as a Responsible Agency, approved the project described above on 5/9/2023 and has made the following determinations regarding the project pursuant to California Code of Regulations section 15096, subdivision (i):

1. The project **will not** have a significant effect on the environment. This determination is limited to effects within CDFW's permitting jurisdiction as a Responsible Agency.
2. CDFW considered the environmental impact report prepared by the Lead Agency for this project pursuant to California Code of Regulations section 15096, subdivision (f).
3. Mitigation measures **were** made a condition of CDFW's approval of the project.
4. A Mitigation Reporting or Monitoring Plan **was** adopted by CDFW for this project.
5. A Statement of Overriding Considerations **was not** adopted by CDFW for this project.
6. Findings **were** made by CDFW pursuant to California Code of Regulations section 15091.

The Final EIR prepared for the project is available to the general public at the office location listed above for the Lead Agency. CDFW's record of project approval as a Responsible Agency is available at CDFW's regional office.

DocuSigned by:
Erinn Wilson
Signature: _____ Date: 5/9/2023
Erinn Wilson - Origin, Environmental Program Manager

Date Received for filing at OPR: _____