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December 5, 2014

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETINGS *

*Asterisk denotes changes made from previous notice

EIR NUMBER: ENV-2014-3225-EIR

PROJECT NAME: Canyon Park Homes.

PROJECT ADDRESS: 12400 North Big Tujunga Canyon Road

COMMUNITY PLANNING AREA: Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon

COUNCIL DISTRICT: 7, Honorable Felipe Fuentes

SCOPING MEETING DATE: December 11, 2014 and January 15, 2015*

DUE DATE FOR PUBLIC COMMENTS: February 6, 2014*

As Lead Agency, the City of Los Angeles Department of City Planning will oversee and review the preparation of an Environmental Impact Report (EIR) for the project identified herein (Project). The Department of City Planning requests your comments as to the scope and content of the EIR. The Project description, location, and the potential environmental effects anticipated to be studied in the EIR are set forth below. Also, included below are the date, time, and location of the two Scoping Meetings that will be held in order to solicit input regarding the content of the Draft EIR. The Scoping Meetings will be comprised of an open house format. No decisions about the Project will be made at the scoping meetings. The due date for public comments has been extended from December 22, 2014 to February 6, 2015 due to the addition of a second scoping meeting scheduled for January 15, 2015.*

PROJECT DESCRIPTION: The Applicant proposes residential development on privately owned land consisting of 242 single-family dwellings, three private parks, and associated infrastructure on an approximate 78.04-acre site. The proposed project's

residential lots would range in size from approximately 9,000 to approximately 19,000 square feet. The development would include four floor plans of two-story structures with heights of approximately twenty-eight feet, each with five bedrooms. Each of the four floor plans has been designed with reversed layout for a total of eight variations. Each of the proposed homes would provide 2,482 to 2,783 square feet of living space, with attached two-car garages, for a total structural development of 763,995 square feet. A bridge would be constructed over an unnamed dry wash that crosses the southern portion of the project site to provide internal access to proposed residences south of the dry wash. Residential access to the project site would be via two entrances from Big Tujunga Canyon Road, and several streets would be constructed within the project site for internal circulation and access to individual lots. An emergency-use access road would be constructed to the southern portion of the development area from Big Tujunga Canyon Road. Grading will follow the general contours of the existing topography, with cut and fill quantities of approximately 487,000 cubic yards balanced onsite so that off-site soil hauling will not be required.

ANTICIPATED DISCRETIONARY ACTIONS:

The anticipated City entitlement requests are: a General Plan Amendment to change the land use designation from Minimum Residential to Low Density Residential, a Zone Change from A1-1-H to RE9-1-H, a Vesting Tentative Tract Map, Site Plan Review, and Project Permit Compliance (per the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan). Also, if approved, pursuant to various sections of Los Angeles Municipal Code, the Applicant will request approvals and permits from the Department of Building and Safety (and other municipal agencies) for project construction-related activities.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

Aesthetics, Air Quality; Biological Resources; Cultural Resources; Geology and Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use/Planning; Noise; Population/Housing; Public Services; Recreation; Transportation/Traffic; Utilities/Service Systems; and Mandatory Findings of Significance.

PUBLIC SCOPING MEETING DATE AND LOCATION:

The purpose of a Scoping Meeting is to solicit public comments regarding issues to be addressed in the Draft EIR. The Scoping Meetings will provide information regarding the Project and the anticipated scope of analyses to be contained in the Draft EIR. The Department of City Planning encourages all interested individuals and organizations to attend this meeting. There will be no verbal comments or public testimony taken at the open house meetings. Written comments may be submitted at the Scoping Meetings.

Date: December 11, 2014 and January 15, 2014*
Time: 6:00 p.m. to 8:00 p.m.
Location: North Valley Neighborhood City Hall
7747 Foothill Boulevard
Tujunga, CA 91042

The Department of City Planning welcomes all comments regarding the environmental impacts of the proposed Project and the issues to be addressed in the EIR. All comments will be considered in the preparation of the EIR. **Written comments** must be submitted to this office by **5:00 pm February 6, 2015**.* Written comments will also be accepted at the scoping meetings described above.

Please direct your comments to:

Nick Hendricks
6262 Van Nuys Blvd., Suite 351
Van Nuys, CA 91401
Tel: (818) 374-5046
E-mail: nick.hendricks@lacity.org

Michael J. LoGrande,
Director of Planning

A handwritten signature in black ink, appearing to read "Nick Hendricks", written over a horizontal line.

Nick Hendricks,
City Planner, Major Projects Section

