

PRE-DRAFT ENVIRONMENTAL IMPACT REPORT REQUEST FOR COMMENTS AND
NOTICE OF PUBLIC SCOPING MEETING

EAF NO.: ENV-2002-2481-EIR

PROJECT NAME: Canyon Hills Project

PROJECT DESCRIPTION: Vesting Tentative Tract Map, Development Agreement, and Major Plan Review to permit the construction of 280 single-family homes to be clustered on approximately 246 acres of the 887-acre project site. Approximately 210 homes will be constructed on approximately 176 acres north of Interstate 210 (Development Area A). The remaining 70 homes will be constructed on approximately 70 acres south of Interstate 210 (Development Area B). Approximately 641 acres (72.3 percent) of the project site will be preserved as permanent open space. General Plan Amendment to permit the change in the Sunland-Tujunga Community Plan land use designations, on the developed portion of the site, from Minimum Residential, Very Low I Residential, and Very Low II Residential to Minimum Residential and Low Residential. Zone Change for the developed portions of the site from A1 Agricultural and RE11 Residential Estate to RE9-H Residential Estate and RE11-H Residential Estate. Conditional Use to permit an equestrian park on approximately three acres adjacent to La Tuna Canyon Road that will be available for public use. Other permanent open space areas and private recreation facilities will be provided within both Development Areas A and B. All proposed development will be within the portion of the project site located within the Sunland-Tujunga Community Plan. The entire portion of the project site located in the Sun Valley Community Plan Area will become permanent open space. Regional vehicular access to and from the project will be provided by existing on- and off ramps along Interstate 210. Development Area A will be accessed by a future roadway extension south of the adjoining Duke development site (VTM 48754) off of La Tuna Canyon Road. Emergency (only) access to and from Development Area A will be provided via Verdugo Crestline Drive. Development Area B will be served by two access points along La Tuna Canyon Road. Additional entitlements, certifications, agreements, and/or permits may include: Oak Tree Removal/Relocation Permit, Haul Route Permit, B-Permit for necessary street, sewer, storm drain and lighting improvements, Grading Permits, Building Permits, Section 401 Water Quality Certifications from the California Regional Water Quality Control Board, Section 1603 Streambed Alteration Agreement(s) from the California Department of Fish and Game, Section 404 Individual Permit(s) from the U.S. Army Corps of Engineers, Encroachment Permit from Caltrans, and any other necessary discretionary or ministerial permits and approvals required for the construction or operation of the proposed project.

PROJECT LOCATION/ADDRESS: 8000 West La Tuna Canyon Road. The project site lies within the Verdugo Mountains and is roughly bounded by Verdugo Crestline Drive on the North and La Tuna Canyon Road on the south. Interstate 210 bisects the project site in an east-west direction. For additional information regarding the project's location, see the attached Vicinity Map.

PLANNING AREA: Sun Valley & Sunland- Tujunga

COUNCIL DISTRICT: 2

DUE DATE: October 7, 2002

PUBLIC SCOPING MEETING DATE AND LOCATION: The Los Angeles Department of City Planning, Environmental Review Section will hold an EIR public Scoping Meeting.

Date: September 23, 2002

Time: 6:00 PM

Location: Sunland Tujunga Municipal Building - 7747 Foothill Blvd., Sunland Tujunga.

Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards & Hazardous Materials, Hydrology/Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, and Utilities/Energy Conservation.

The enclosed materials describe a proposed land development project and suggest possible environmental impacts of the project, which lies in an area that has been determined to be of interest to yourself and/or the organization you represent. An Environmental Impact Report (EIR) is to be prepared for this project by this office. We welcome all comments on the possible environmental impacts of the proposed project so that we can take them into consideration in the preparation of the EIR. All comments should be in writing and must be submitted to this office by **October 7, 2002**.

Please direct your responses to:

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012 (213) 978-1355

Con Howe
Director of Planning

Maya E. Zaitzevsky
City Planning Associate
Environmental Review Section

Enclosures