

## **NOTICE OF PUBLIC SCOPING MEETING**

**EIR NO.:** ENV-2002-1230-EIR

**PROJECT NAME:** Corbin and Norhoff

**PROJECT LOCATION/ADDRESS:** 19601 Nordhoff Street

**PLANNING AREA:** Chatsworth-Porter Ranch

**COUNCIL DISTRICT:** 12

**PUBLIC SCOPING MEETING DATE AND LOCATION:** June 4, 2002 at 6:00 PM. Cal State University Northridge: University Student Union - Grand Salon. 18111 Nordhoff Street, Northridge. Parking will be validated at Parking Lot G4 located on the west side of Zelzah Avenue at Plummer Street. Enter this lot and stop at the booth.

**PROJECT DESCRIPTION:** The proposed project includes a Zone Change and Plan Amendment over 43.5 acres in the Chatsworth - Porter Ranch Community Planning Area. The Zone Change is from the existing zoning of [Q] M1-1, MR2-1, and P-1 to C2-1. The Plan Amendment is from Limited Manufacturing and Parking Buffer to Community Commercial. A specific development scenario for the property is not known at this time. However, for assessment and planning purposes, four potential development scenarios have been identified to demonstrate the range of development options.

Development Scenario One consists of 540,000 square-feet of retail. Development Scenario Two consists of 1,516,000 square-feet of office. Development Scenario Three consists of 400,000 square-feet of retail and 400 condominium units. Development Scenario Four consists of 1,125,000 square-feet of office space and 400 condominium units. Each development scenario includes a Retirement Community which has already been approved on the project site and consists of 336 Senior housing units, a 100 bed nursing home, and 50 assisted living units. The proposed project will include demolition, to the south of Prairie Street, of one- and two-story research and development buildings of approximately 326,5000 square-feet.

Additionally, there is an Add Area for the Zone Change located north of Prairie Street that will be analyzed in the Master Environmental Impact Report, but which is not under the applicant's control. This Add Area consists of approximately 42,000 square feet of industrial space, 30,000 square feet of warehouse space, 83,000 square feet of manufacturing space, 27,000 square feet of office space, 98,000 square feet of household storage, a tennis/skate park, and associated surface parking. Grading and building permits and other permits including, but not limited to, Department of Public Works permits will be obtained for installation of public street improvements, and a subdivision Tract Map may be requested.

**AREAS OF POSSIBLE ENVIRONMENTAL IMPACT:** Aesthetics, Air Quality, Biological 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.