
I. INTRODUCTION

INTRODUCTION

The Canyon Hills project (the “proposed project”) consists of the development of 280 single-family homes on subdivided residential lots, a public equestrian park and approximately 693 acres of open space (see Section III (Project Description) of the Draft EIR for a complete description). The project site includes approximately 887 acres of land and is located at 7000-8000 La Tuna Canyon Road in the City of Los Angeles (the “City”).

The proposed project was reviewed by the Los Angeles Department of City Planning, Environmental Review Unit, which determined that the proposed project required the preparation of an Environmental Impact Report (EIR). On September 6, 2002, the City issued a Notice of Preparation (NOP) regarding the preparation of the Draft EIR for the proposed project in order to solicit comments on the proposed content of the Draft EIR (see Appendix A to the Draft EIR). The NOP was circulated for a period of 30 days, until October 7, 2002. All NOP comments relating to the EIR were reviewed and the issues raised in those comments were addressed, to the extent feasible, in the Draft EIR.

On October 2, 2003, the City released the Draft EIR for public comment. The comment period was 90 days, ending on December 31, 2003, which is 45 days longer than the public comment period required under California Environmental Quality Act (CEQA).

Before approving a project, the CEQA requires the lead agency to prepare and certify a Final Environmental Impact Report (Final EIR). The contents of a Final EIR are specified in Section 15132 of the CEQA Guidelines, as follows:

The Final EIR shall consist of:

- (a) *The Draft EIR or a revision of the Draft.*
- (b) *Comments and recommendations received on the Revised Draft EIR either verbatim or in summary.*
- (c) *A list of persons, organizations, and public agencies commenting on the Revised Draft EIR.*
- (d) *The responses of the Lead Agency to significant environmental points raised in the review and consultation process.*
- (e) *Any other information added by the lead agency.*

The lead agency must provide each agency that commented on the Draft EIR with a copy of the lead agency's proposed response at least 10 days before certifying the Final EIR.

ORGANIZATION OF THE FINAL EIR

This document, together with the Draft EIR for the proposed project and the Technical Appendices to the Draft EIR, constitute the "Final EIR" for the proposed project. The Draft EIR consisted of the following:

- The Draft EIR, which included the environmental analysis for the proposed project; and
- Technical Appendices, which included:
 - Appendix A: Notice of Preparation
 - Appendix B: Responses to the NOP
 - Appendix C: Letters from Public Service and Utility Agencies
 - Appendix D: Geotechnical Evaluation
 - Appendix E: Air Quality Report
 - Appendix F: Hydrology Report
 - Appendix G: Biological Technical Report
 - Appendix H: Noise Impact Study
 - Appendix I: Lighting Analysis
 - Appendix J: Traffic Impact Study
 - Appendix K: Phase I Environmental Site Assessment Report
 - Appendix L: Cultural Resources Assessment
 - Appendix M: Paleontological Resources Inventory / Impact Assessment

This Final EIR is organized in the following sections:

I. Introduction

This section is intended to provide a brief overview of the CEQA requirements and EIR history for the proposed project. This section also includes a list of acronyms and abbreviations that were used in the Draft EIR and are used throughout this Final EIR.

II. Summary

This section includes a brief overview of the proposed project, a summary of the environmental impacts and mitigation measures for each environmental issue area covered within the scope of the EIR. This section does not substantially deviate from the Summary section of the Draft EIR, but has been included herein for ease of reference.

III. Corrections and Additions

This section provides a complete overview of the corrections and additions that have been incorporated into the Draft EIR in response to the comments submitted during the public review period.

IV. Responses to Comments

This section includes detailed responses to the comment letters submitted to the City in response to the Draft EIR. Copies of the original comments letters are included in Appendix A to this Final EIR.

V. Mitigation Monitoring Program

This section includes a list of the required mitigation measures and includes detailed information with respect to the City's policies and procedures for implementation of the recommended mitigation measures. This Mitigation Monitoring Program (MMP) identifies the monitoring phase, the enforcement phase and the applicable department or agency who is responsible for ensuring each recommended mitigation measure is implemented.

Technical Appendices

- Appendix A: Original Comment Letters
- Appendix B: Proposed Vesting Tentative Tract Map
- Appendix C: Los Angeles Fire Department Correction Letter
- Appendix D: ITE Trip Generation Rates

- Appendix E: Addendum to the Tree Inventory and Impact Analysis
- Appendix F: Supplemental Noise Analysis
- Appendix G: 1992 Duke Property Agreement
- Appendix H: Los Angeles Police Department Correction Letter
- Appendix I: Los Angeles Department of Transportation Clarification Letter
- Appendix J: Consultant Resumes

LIST OF ACRONYMS AND ABBREVIATIONS

The following acronyms and abbreviations were used in the Draft EIR and are used throughout this Final EIR.

ADT	average daily traffic
ALS	Amyotrophic Lateral Sclerosis
ANSI	American National Standard Institute
AQMP	Air Quality Management Plan
ASL	Above seal level
AST	Above-ground storage tanks
ASTM	American Society of Testing and Materials
AVR	average vehicle ridership
bgs	below ground surface
BMP	best management practices
Caltrans	California Department of Transportation
CALSITES	Department of Toxic Substances Control Sites
CARB	California Air Resources Board
CBC	California Building Code
CCR	California Code of Regulations
CC&Rs	Covenants, Conditions and Restrictions
CDBH	Composite diameter at breast height
CDE	California Department of Education
CDFG	California Department of Fish and Game
CDMG	California Division of Mines and Geology
CEQA	California Environmental Quality Act
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
cfs	cubic feet per second
CGS	California Geologic Survey
CIWMB	California Integrated Waste Management Board
CMA	Critical Movement Analysis
CMP	Congestion Management Program
CNDDB	California Natural Diversity Data Base
CNEL	Community Noise Equivalent Level
CNPPA	California Native Plant Protection Act
CNPS	California Native Plant Society

CO	carbon monoxide
Corps	U.S. Army Corps of Engineers
CPUC	California Public Utilities Commission (also see PUC)
CRI	Color Rendering Index
CSP	Corrugated steel pipe
CSS	coastal sage scrub
CTA	composite trunk area
CWA	Clean Water Act
dB	decibel
dBA	A-weighted decibel
DBH	Diameter at breast height
DTSC	Department of Toxic Substances Control
du	dwelling unit
Dudek	Dudek and Associates
DWP	Department of Water and Power
EDR	Environmental Data Resources, Inc.
EIR	Environmental Impact Report
ELF	extremely low frequency fields
EMF	Electromagnetic fields
EMFAC	emission factors
EMT	Emergency Medical Treatment
EPA	Environmental Protection Agency
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
ESHA	Environmentally Sensitive Habitat Areas
fc	footcandle
FESA	Federal Endangered Species Act
G	gauss
GCASWP	General Construction Activity Storm Water Permit
GIS	Geographic Information System
GLA	Glenn Lukos & Associates, Inc.
gn	Gneissic rock
gpd	gallons per day
gpm	gallons per minute
GPS	Global Position System
gr	Granitic rock
HHW	Household Hazardous Waste
H ₂ S	Hydrogen Sulfide
HSA	Hyperion Service Area

HTP	Hyperion Treatment Plant
IARC	International Agency for Research on Cancer
IESNA	Illuminating Engineering Society of North America
IGR	Intergovernmental Review
IPM	Integrated Pest Management
ITE	Institute of Transportation Engineers
kV	kilovolt
kWh	kilowatt-hours
LABC	Los Angeles Building Code
LACDPW	County of Los Angeles Department of Public Works
LACMVP	Los Angeles County Museum Vertebrate Paleontology Department
LACPL	Los Angeles County Public Library
LADOT	Los Angeles Department of Transportation
LADRP	Los Angeles Department of Recreation and Parks
LAFD	Los Angeles Fire Department
LAGWRP	L.A.-Glendale Wastewater Reclamation Plant
LAMC	Los Angeles Municipal Code
LAPD	Los Angeles Police Department
LAPL	Los Angeles Public Library
LAUSD	Los Angeles Unified School District
lbs/day	pounds per day
L _{eq}	equivalent sound level
LLG	Linscott, Law & Greenspan Engineers
LOS	Level of Service
LUST	leaking underground storage tank
mgd	million gallons per day
MPE	Maximum Probable Event
MPH	miles per hour
msl	mean sea level
MTA	Metropolitan Transportation Authority
Mw	Moment magnitude
MWD	Metropolitan Water District of Southern California
NAC	Noise Abatement Criteria
NAHC	Native American Heritage Commission
NIEHS	National Institutes of Environmental Health Sciences Working Group
NO ₂	nitrogen dioxide
NOI	Notice of Intent
NOP	Notice of Preparation
NOx	nitrogen oxides

NPDES	National Pollutant Discharge Elimination System
NPL	National Priorities List
NRC	National Research Council
NRPB	British National Radiological Protection Board
O ₃	Ozone
OPZ	Optimal Protection Zone
Pb	lead
PCB	Polychlorinated Biphenyls
pcph	passenger cars per hour
PGA	Peak Ground Acceleration
PLP	Master Plan of Public Libraries
PM	particulate matter
PM ₁₀	respirable particulate matter
PM _{2.5}	fine particulate matter
ppm	parts per million
PSCP	Pre-stressed concrete pipe
psi	pounds per square inch
PUC	Public Utilities Commission (also see CPUC)
Qa	Alluvium
Qcol	Topsoil/colluvium
qd	Quartz diorite
Qls	Landslide debris
RCPG	Regional Comprehensive Plan and Guide
RCRA	Resource Conservation and Recovery Act
RD	Reporting District
ROW	right-of-way
RSA	Regional Statistical Area
RTP	Regional Transportation Plan
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCCIC	South Central Coastal Information Center
SCE	Southern California Edison
SCG	Southern California Gas Company
SEA	Significant Ecological Area
sf	square feet
SHPO	State Historic Preservation Office
SIP	State Implementation Plan
SO ₂	sulfur dioxide

SO ₄	sulfates
SO _x	sulfur oxides
SPOC	Species of Special Concern
SRRE	Source Reduction and Recycling Element
SWL	solid waste disposal facilities and transfer stations
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
T	tesla
TA	trunk cross-sectional area
TIA	Traffic Impact Assessment
TRIS	Toxic Release Inventory System
TSDs	Treatment, storage, or disposal sites
Ttug	Topanga Formation – Sandstone/Conglomerate
Tvb	Topanga Formation - Volcanic Flows/Breccia
UBC	Uniform Building Code
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
UST	underground storage tank
UTM	Universal Transverse Mercator
v/c ratio	Volume-to-Capacity ratio
VHFHSZ	Very High Fire Hazard Severity Zone
V/m	volts per meter
VOC	Volatile Organic Compound
VTTM	vesting tentative tract map