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September 28, 2017

**NOTICE OF COMPLETION AND AVAILABILITY OF  
A RECIRCULATED PORTION DRAFT  
ENVIRONMENTAL IMPACT REPORT NO. ENV-2007-3038-EIR  
STATE CLEARINGHOUSE NO. 2007121012**

**To:** Owners of Property and Occupants and other interested parties.

**PROJECT NAME:** 6433 La Tuna Canyon Road Project

**SITE LOCATION:** 6433 La Tuna Canyon Road, Los Angeles, California.

**COMMENT REVIEW PERIOD:** September 28, 2017 – November 13, 2017

NOTICE IS HEREBY GIVEN that the City of Los Angeles, as lead agency, has prepared and is recirculating portions of the Draft Environmental Impact Report (DEIR) for the 6433 La Tuna Canyon Road Project for public review and comment pursuant to State of California Public Resources Code Section 21092 and California Environmental Quality Act (CEQA) Guidelines Section 15087. This notice is provided under State CEQA Guidelines Section 15088.5(d). Pursuant to State CEQA Guidelines Section 15088.5(c), if a revision to an EIR is limited to a few chapters or portions of the EIR, only chapters or portions that have been modified need to be recirculated. This recirculated portion DEIR (RP-DEIR) contains new information and analysis regarding energy conservation. No other portions of the Original DEIR or previous RP-DEIR are being altered or changed.

Interested agencies and parties are invited to comment on the Recirculated Portion DEIR. Pursuant to State CEQA Guidelines Section 15088.5(f)(2), reviewers of this document should limit their comments to the new material that has been included in this recirculated document and should not make new comments on matters not included in the document. Comments that were previously submitted on the DEIR and RP-DEIR during the previous public comment periods for sections that are not being recirculated will be responded to by the City and should not be resubmitted. New comments that do not relate to the material that has been included in this recirculated document will not receive a response. This RP-DEIR is available for review at the locations listed at the bottom of this notice.

**PROJECT DESCRIPTION:** The current Proposed Project consists of the same general development proposal (i.e., the same land uses, floor areas, project elements, and features) as described in the Original DEIR and RP-DEIR. Given the time that has passed since publication of the Original DEIR and subsequent

RP-DEIR, the timing of project construction and buildout would change, but construction phasing and its duration would still consist of consecutive phases over the course of approximately one and a half years.

The Project proposes to subdivide and subsequently develop 229 homes on the 58.32-acre Project Site (approximately 3.93 units per acre). The development will be a private community with gated access and private roads. Lot sizes will range from 2,560 to 10,720 square feet in area. Lot widths will range from 32 feet to 40 feet: 84 lots will have a width of 32 feet, 80 lots will have a width of 35 feet, and 65 lots will have a width of 40 feet. The proposed homes will range in size from 1,800 to 2,700 square feet in building area and will have a maximum height of 30 feet (two-stories). Two basic models are proposed: 137 units will have four bedrooms while 92 will have five bedrooms. Each home will have a two-car garage. The proposed 229 homes will be built in two locations. Most of the homes (211 units) will be built in the southeast corner of the Project Site on the portion of the site currently occupied by the Verdugo Hills Golf Course. A further 18 homes will be built farther to the north, between the Verdugo Wash right-of-way on the west and Tujunga Canyon Road on the east.

Appendix F of the State *CEQA Guidelines* states that, in order to ensure that energy implications are considered in project decisions, the potential energy implications of a project shall be considered in an EIR, to the extent relevant and applicable to the project. Appendix F further states that a project's energy consumption and proposed conservation measures may be addressed, as relevant and applicable, in the Project Description, Environmental Setting and Impact Analysis portions of technical sections, as well as through mitigation measures and alternatives. In accordance with Appendix F of the State *CEQA Guidelines*, this Recirculated DEIR includes relevant information and analyses that address the energy implications of the Project only. As stated, no other sections or changes are proposed under this RDEIR.

**PERMITS AND APPROVALS:** The Proposed Project would still require approval of discretionary actions by the City of Los Angeles, which may include the following:

- Approval of Vesting Tentative Tract Map No. 69976, which will subdivide the project site into 229 single-family lots (in accordance with Small Lot Subdivision Ordinance No. 176,354), plus open space.
- A Vesting Zone Change, pursuant to Section 12.32 of the Municipal Code, a Zone Change from RA-1 (Residential Agricultural Zone) and A1-1 (Agricultural Zone) to RD5-1 (Restricted Density Multiple Family Zone)
- Site Plan Review findings, pursuant to Section 16.05 of the LAMC, for a development project which creates, or results in an increase of 50 or more dwelling units.
- Project Compliance Review, pursuant to Section 11.5.7 C, for a development within the San Gabriel/Verdugo Mountains Scenic Preservation Plan Area.

**ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:** Based on the analysis contained in the Original DEIR, the previous RP-DEIR, and this RP-DEIR, the Proposed Project would result in significant and unavoidable environmental impacts with regard to aesthetics and recreation. All other potential impacts identified in both the Original DEIR and RP-DEIR would be mitigated to less than significant levels.

**DOCUMENT REVIEW AND COMMENT:** If you wish to review a copy of the RP-DEIR or the documents referenced in the RP-DEIR, you may do so at the City of Los Angeles, Department of City

Planning, at 200 N. Spring Street, City Hall, Los Angeles, CA, Room 750. Digital versions of the RP-DEIR are also available at the following Library Branches:

1. Sunland – Tujunga Branch Library – 7771 Foothill Blvd., Tujunga, CA 91042
2. Los Angeles Central Library, 630 W. 5th Street, Los Angeles, CA 90071

The RP-DEIR is also available online at the Department of City Planning's website [(http://cityplanning.lacity.org/ (click on "Environmental" and then "Draft Environmental Impact Reports")]. The RP-DEIRs can be purchased on CD-ROM for \$5.00 per copy. Contact Erin Strelch of the City of Los Angeles at (213) 978-1351 to purchase one.

If you wish to submit comments following review of the RP-DEIR, please reference the file number above, and submit them in writing by **November 13, 2017, no later than 4:00 PM.**

Please direct your comments to:

Erin Strelch, City Planning Associate  
Los Angeles Department of City Planning  
200 N. Spring Street, Room 750  
Los Angeles, CA 90012  
Fax: (213) 978-1343  
Erin.Strelch@lacity.org (email)

When a public hearing is required for the Project, a separate hearing notice will be mailed at a later date for such purpose. If you have any questions, please contact Erin Strelch at the location and email above.

Vincent P. Bertoni, AICP  
Director of Planning



Erin Strelch  
City Planning Associate  
Environmental Review Section