

NOTICE OF PREPARATION
OF AN ENVIRONMENTAL IMPACT REPORT (EIR) AND
NOTICE OF SCOPING MEETING
FOR THE SYLMAR COMMUNITY PLAN

Date: February 19,2008

To: Affected Agencies, Organizations, and Interested Parties

From: City of Los Angeles Department of City Planning
Anita Cerna
6262 Van Nuys Blvd., Room 351, Van Nuys, CA 91401
(818) 374.5042
(818) 374.5070 (Fax)

Re: **Notice of Preparation (NOP) of an Environmental Impact Report (EIR) and Notice of Scoping Meeting for the Sylmar Community Plan Project**

The City of Los Angeles Department of City Planning (Lead Agency) will prepare an EIR for the proposed Sylmar Community Plan Project. This Notice of Preparation (NOP) is being distributed to applicable responsible agencies, trustee agencies, and interested parties as required by the California Environmental Quality Act (CEQA). Comments from interested agencies are requested as to the scope and content of the environmental information that is pertinent to each agency's statutory responsibilities in connection with the proposed project.

Project Location: The Sylmar Community Plan Area (CPA) contains approximately 7,990 acres and is located about 23 miles north of downtown Los Angeles. The Community Plan is generally bounded by: the Los Angeles City Boundary line on the north and east, the City of San Fernando on the south and southwest, and the San Diego (1-405) and Golden State (1-5) Freeways on the west. The Granada Hills – Knollwood Community Plan area is located to the west of the 1-405 and 1-5 Freeways. The City of Santa Clarita and the Angeles National Forest are directly north of Sylmar. Figure 1 illustrates the regional and program site location. The CPA is shown in Figure 2.

Project Characteristics: The Sylmar Community Plan (Community Plan) is one of 35 Community Plans which comprise the Land Use Element of the General Plan, one of the seven state-mandated elements of the General Plan that also include noise, transportation, conservation and others. The Community Plan is intended to promote an arrangement of land uses, streets, and services in the Community Plan area to encourage economic vitality; social and physical well-being; and general health, safety, welfare and convenience of the people who live and work in the community

The project is the proposed New Community Plan Program, or restudy, of the Sylmar Community Plan, which is intended to:

- a. Guide development through 2030 and replace the existing 1997 Sylmar Community Plan;
- b. Refine and amend the existing 1996 General Plan Framework Element;
- c. Amend the Mobility Element of the General Plan with respect to policies pertinent to the Sylmar;
- d. Initiate Plan Amendments and Zone Changes necessary to implement the General Plan and accomplish the stated objectives of the Community Plan program (see below);
- e. Amend and establish Overlay Districts to portions of the Sylmar Community Plan, as necessary to implement the General Plan Framework and community plan policies;
- f. Refine and amend any applicable Citywide Elements of the General Plan as necessary.

The Community Plan is also intended to guide development by informing the general public of the City's broad planning goals, policies, and objectives, as well as specific development standards for the Community Plan area. The Community Plan would allocate land for the range of uses that the community will need through 2030, including land for housing, jobs and, recreation, and would improve the link between land use and transportation in a manner that is consistent with the General Plan Framework Element, the Citywide growth strategy. The Community Plan's goals, objectives, policies and programs are specific, action-oriented ideals that the City will promote for the duration of the Plan.

The Community Plan will implement changes to zoning, initiate amendments to land use plan designations and establish overlay zones, as appropriate. Plan amendments would potentially change or refine plan designations and footnotes and make changes to other Citywide Elements, as necessary. In concert with the proposed Plan amendments, new zones may be necessary to maintain Plan consistency (implemented by ordinance). The zones would serve to regulate development standards such as: heights of structures, setbacks, lot coverage, density and intensity, open space, use of land, parking and design. Overlay zones, districts and other plans would additionally be established to regulate development that is consistent with the General Plan, enhance the unique character of neighborhoods and accommodate growth within the Sylmar Community Plan area. Areas of focused study will include, but not be limited to, San Fernando Road, Foothill Boulevard, Hubbard Street, Roxford Street, Polk Street and portions of Glenoaks Boulevard and Maclay Street. Granada Hills – Knollwood Community Plan will also be studied as part of its own restudy program.

Issues to Be Addressed In the EIR: Based on the project description and the Lead Agency's understanding of the environmental issues associated with the project, the following topics will be analyzed in detail in the EIR:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities and Service Systems

Alternatives to be analyzed in the EIR will be defined based on their potential to reduce or eliminate significant environmental impacts associated with the proposed Community Plan project. The specific alternatives to be evaluated in the EIR may include, but are not limited to, the "No Project" alternative as required by CEQA and alternative land use configurations.

Submittal of Written Comments: The Lead Agency solicits comments regarding the scope and content of the EIR from all interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. In accordance with the time limits established by CEQA, please send your response at the earliest possible date, but no later than thirty days after receipt of this notice.

Please send your **written/typed** comments (including a name, telephone number, and contact information) to the following:

City of Los Angeles Department of City Planning
 Anita Cerna
 6262 Van Nuys Blvd., Room 351,
 Van Nuys, CA 91401
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Because of time limits mandated by state law, **written comments** must be provided to the City of Los Angeles at the earliest possible date, but **no later than 5 p.m. on March 20,2008.**


Notice of Scoping Meeting: Pursuant to California Public Resources Code §§21081.7, 21083.9, and 21092.2, the Lead Agency will conduct a public scoping meeting for the same purpose of soliciting oral and written comments from interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved federal agencies, as to the appropriate scope and content of the EIR.

ALL INTERESTED PARTIES ARE INVITED TO ATTEND A PUBLIC SCOPING MEETING TO ASSIST IN IDENTIFYING ISSUES TO BE ADDRESSED IN THE EIR. ATTENDEES WILL HAVE AN OPPORTUNITY TO PROVIDE INPUT TO THE CONSULTANTS PREPARING THE EIR.

The public scoping meeting will be held on March 11, 2008 starting from 6:00 to 7:30 p.m. at the following location:

**Sylmar Branch Library
14561 Polk Street
Sylmar, CA 91342**

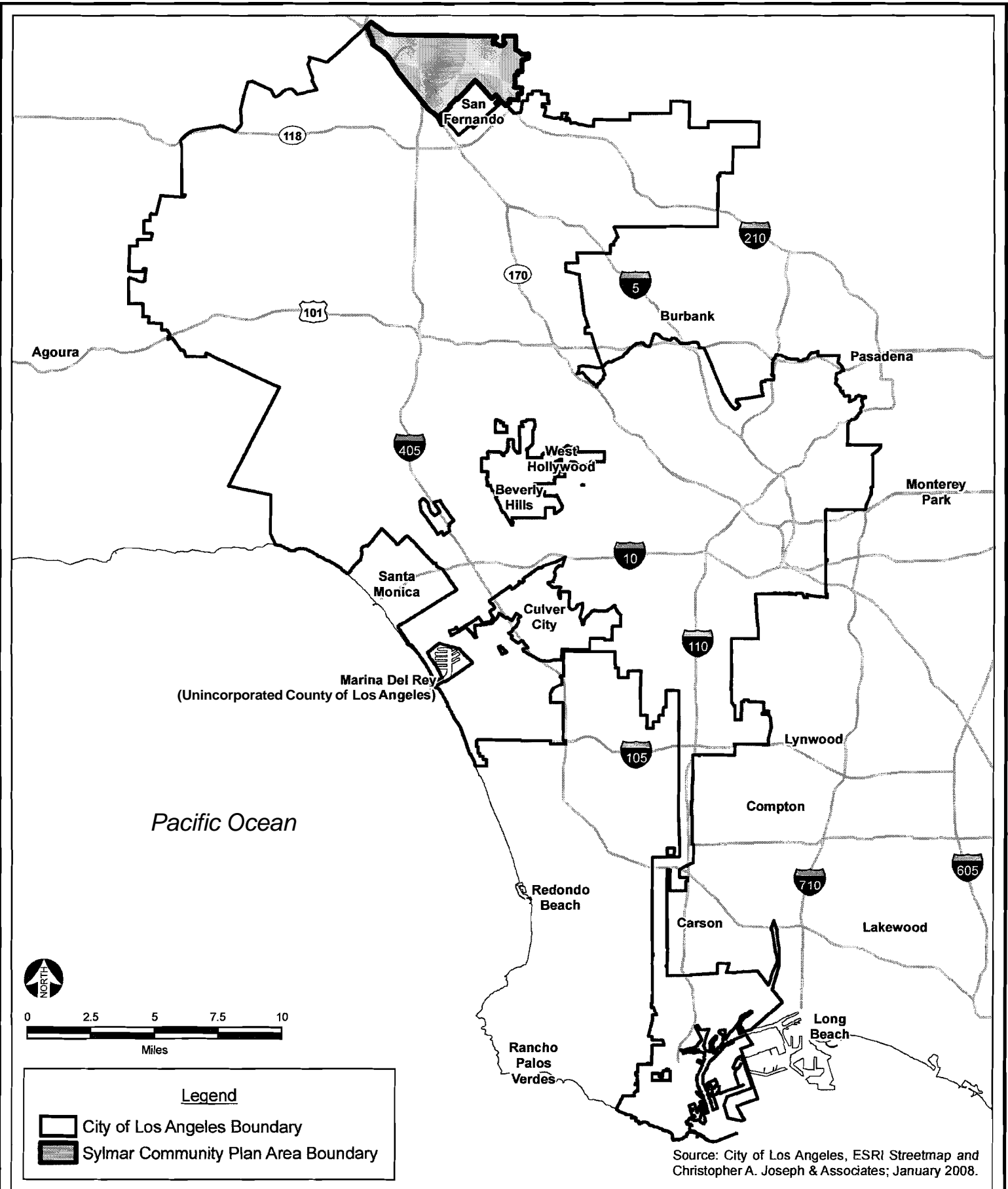
For additional information, please contact Anita Cerna at (818) 374.5042.





Date: February 19, 2008

Anita Cerna:

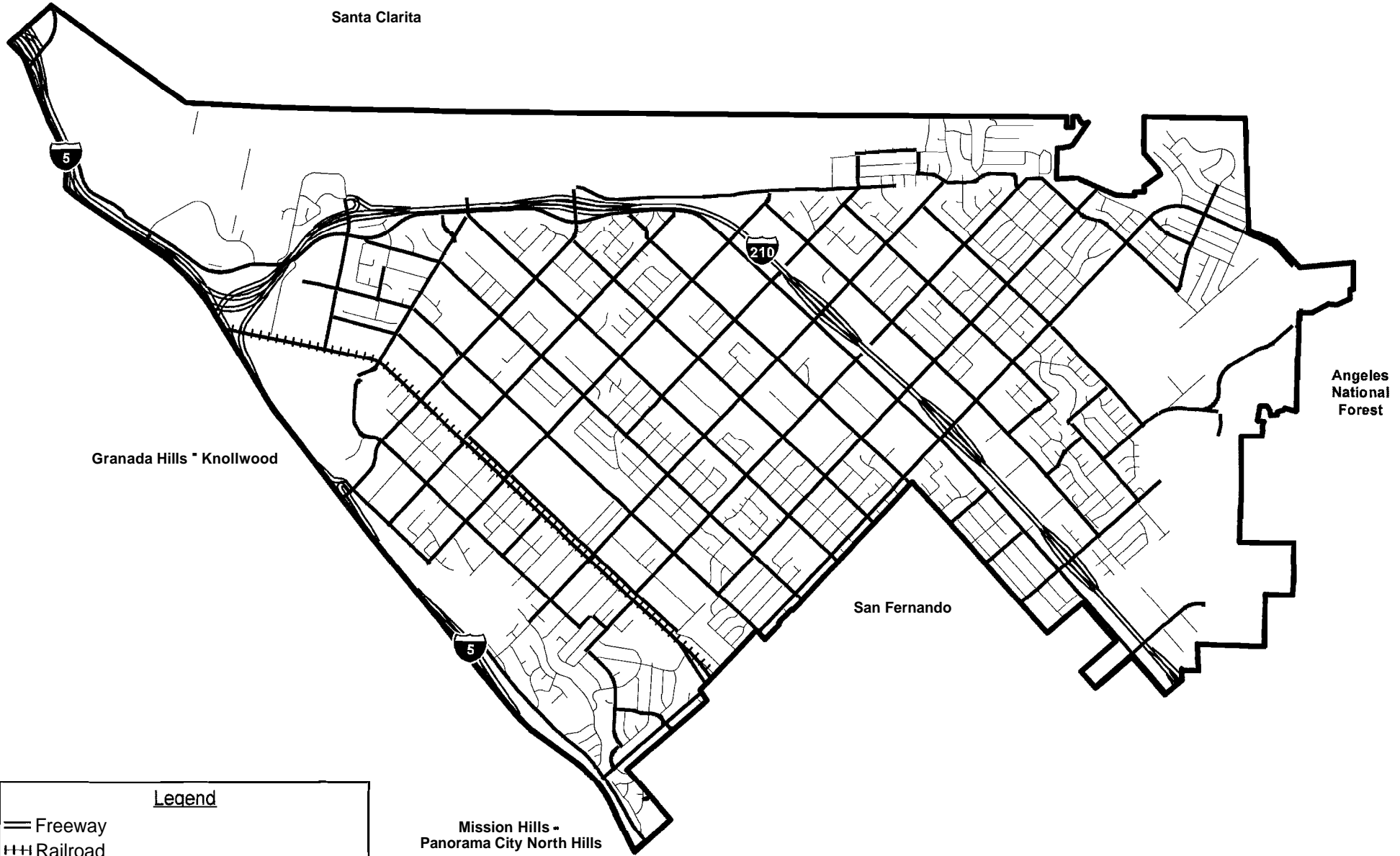
City of Los Angeles Department of City Planning



Legend

 City of Los Angeles Boundary
 Sylmar Community Plan Area Boundary

Source: City of Los Angeles, ESRI Streetmap and Christopher A. Joseph & Associates; January 2008.



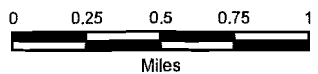
Legend

- Freeway
- Railroad
- Major Street
- Local Street
- Sylmar Community Plan Area Boundary

Source City of Los Angeles and Christopher A. Joseph & Associates January 2008



CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research



Sylmar
Community Plan Area