

NOTICE OF PREPARATION
OF AN ENVIRONMENTAL IMPACT REPORT (EIR) AND
NOTICE OF SCOPING MEETING
FOR THE GRANADA HILLS-KNOLLWOOD NEW COMMUNITY PLAN

Date: February 13, 2008

To: Affected Agencies, Organizations, and Interested Parties

From: City of Los Angeles Department of City Planning
Anna M. Vidal
6262 Van Nuys Boulevard, Suite 351
Van Nuys, CA 91401
(818) 374-5043 tel.,
(818) 374-5070 fax.

Re.: **Notice of Preparation (NOP) of an Environmental Impact Report (EIR) and Notice of Scoping Meeting for the Granada Hills-Knollwood Community Plan Project Case No.: ENV-2006-5624-EIR**

The City of Los Angeles Department of City Planning (Lead Agency) will prepare an EIR for the proposed Granada Hills-Knollwood 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 Granada Hills-Knollwood Community Plan Area (CPA) comprises an area of approximately 9,651 acres, located about 21 miles north of downtown Los Angeles. The CPA is generally bounded by the unincorporated County of Los Angeles on the northwest, the Sylmar Community Plan Area (City of Los Angeles) on the northeast, the Northridge Community Plan Area (City of Los Angeles) on the southwest, and the Mission Hills-Panorama City-North Hills Community Plan Area (City of Los Angeles) on the southeast. The CPA is shown in Figure 1.

Project Characteristics: The Granada Hills-Knollwood Community Plan is one of the 35 Community Plans which comprise the Land Use Element of the General Plan and are intended to promote an arrangement of land uses, streets, and services which will encourage and contribute to the economic, social and physical health, safety, welfare and convenience of the people who live and work in the Community. The Community Plan will allocate land for the range of uses that the community will need through 2030, including land for housing, jobs, and recreation, and improve the link between land use

and transportation in a manner that is consistent with the General Plan Framework (GPF), the citywide growth strategy.

The Community Plan's goals, objectives, policies, and programs are specific, action-oriented ideals which the City will promote during the life span of the Plan.

The project is the proposed restudy of the Granada Hills-Knollwood Community Plan, which is intended to:

- a. Guide development through 2030 which replaces the existing 1996 Community Plan;
- b. Refine and amend the existing 1996 General Plan Framework Element;
- c. Amend the Mobility Element of the General Plan;
- d. Initiate General Plan Amendments and Zone Changes to protect undeveloped hillsides, equestrian uses, and single family areas, and to be consistent with and implement the General Plan Framework Element;
- e. Initiate additions and changes to the Granada Hills Specific Plan, a portion of the New Community Plan; and
- f. Refine and amend any applicable Citywide Elements of the General Plan.

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 change zones, amend plan designations and districts, and establish overlay zones, as appropriate. Plan amendments will potentially change or refine plan designations, plan footnotes, and make changes to other Citywide Elements, as necessary. Zone changes (implemented by ordinance) will regulate development standards such as heights of structures, setbacks, lot coverage, density and intensity, open space, use of land, parking and design.

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:

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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 4 p.m. on March 14, 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 5, 2008** starting at **6:30 PM** at the following location:

**Granada Hills Charter High School - Rawley Hall
10353 Zelzah Avenue
Granada Hills, CA 91344.**

For additional information, please contact Anna M. Vidal at (818) 374.5043.

x Anna M. Vidal

Date: 2/13/08

Anna M. Vidal
City of Los Angeles Department of City Planning

Unincorporated
Los Angeles County

Sylmar

Chatsworth -
Porter Ranch

Northridge

Mission Hills -
Panorama City North Hills

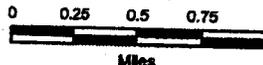
Legend

-  Freeway
-  Railroad
-  Major Streets
-  Local Streets
-  Granada Hills Community Plan Area Boundary

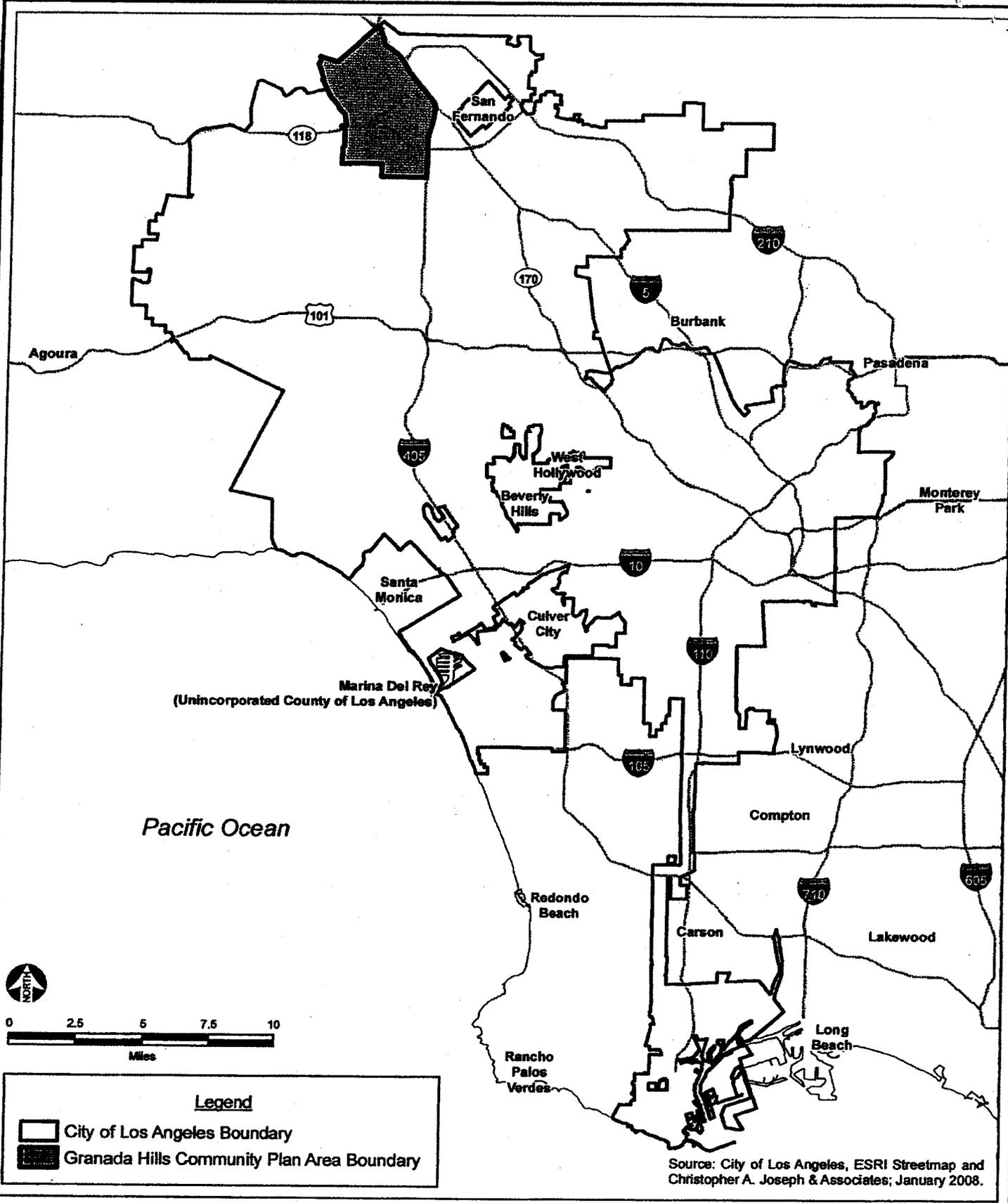
Source: City of Los Angeles and Christopher A. Joseph & Associates; January 2008.



CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research



Granada Hills
Community Plan Area



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

Legend

- City of Los Angeles Boundary
- Granada Hills Community Plan Area Boundary



CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

**Regional Context and Project Site Location
for the Granada Hills Community Plan**