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November 21, 2014

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

EIR NUMBER: ENV-2014-3225-EIR

PROJECT NAME: Canyon Park Homes.

PROJECT ADDRESS: 12400 North Big Tujunga Canyon Road

COMMUNITY PLANNING AREA: Sunland-Tujunga-Lake View Terrace-Shadow Hills-
East La Tuna Canyon

COUNCIL DISTRICT: 7, Honorable Felipe Fuentes

SCOPING MEETING DATE: December 11, 2014

DUE DATE FOR PUBLIC COMMENTS: December 22, 2014

As Lead Agency, the City of Los Angeles Department of City Planning will oversee and review the preparation of an Environmental Impact Report (EIR) for the project identified herein (Project). The Department of City Planning requests your comments as to the scope and content of the EIR. The Project description, location, and the potential environmental effects anticipated to be studied in the EIR are set forth below. Also, included below are the date, time, and location of the Scoping Meeting that will be held in order to solicit input regarding the content of the Draft EIR. The Scoping Meeting will be comprised of an open house format. No decisions about the Project will be made at the scoping meeting.

PROJECT DESCRIPTION: The Applicant proposes residential development on privately owned land consisting of 242 single-family dwellings, three private parks, and associated infrastructure on an approximate 78.04-acre site. The proposed project's residential lots would range in size from approximately 9,000 to approximately 19,000 square feet. The development would include four floor plans of two-story structures with heights of approximately twenty-eight feet, each with five bedrooms. Each of the four floor plans

has been designed with reversed layout for a total of eight variations. Each of the proposed homes would provide 2,482 to 2,783 square feet of living space, with attached two-car garages, for a total structural development of 763,995 square feet. A bridge would be constructed over an unnamed dry wash that crosses the southern portion of the project site to provide internal access to proposed residences south of the dry wash. Residential access to the project site would be via two entrances from Big Tujunga Canyon Road, and several streets would be constructed within the project site for internal circulation and access to individual lots. An emergency-use access road would be constructed to the southern portion of the development area from Big Tujunga Canyon Road. Grading will follow the general contours of the existing topography, with cut and fill quantities of approximately 487,000 cubic yards balanced onsite so that off-site soil hauling will not be required.

ANTICIPATED DISCRETIONARY ACTIONS:

The anticipated City entitlement requests are: a General Plan Amendment to change the land use designation from Minimum Residential to Low Density Residential, a Zone Change from A1-1-H to RE9-1-H, a Vesting Tentative Tract Map, Site Plan Review, and Project Permit Compliance (per the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan). Also, if approved, pursuant to various sections of Los Angeles Municipal Code, the Applicant will request approvals and permits from the Department of Building and Safety (and other municipal agencies) for project construction-related activities.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

Aesthetics, Air Quality; Biological Resources; Cultural Resources; Geology and Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use/Planning; Noise; Population/Housing; Public Services; Recreation; Transportation/Traffic; Utilities/Service Systems; and Mandatory Findings of Significance.

PUBLIC SCOPING MEETING DATE AND LOCATION:

The purpose of the Scoping Meeting is to solicit public comments regarding issues to be addressed in the Draft EIR. The Scoping Meeting will provide information regarding the Project and the anticipated scope of analyses to be contained in the Draft EIR. The Department of City Planning encourages all interested individuals and organizations to attend this meeting. There will be no public testimony taken at this open house meeting. Written comments may also be submitted at the Scoping Meeting.

Date: December 11, 2014
Time: 6:00 p.m. to 8:00 p.m.
Location: North Valley Neighborhood City Hall
7747 Foothill Boulevard
Tujunga, CA 91042

The Department of City Planning welcomes all comments regarding the environmental impacts of the proposed Project and the issues to be addressed in the EIR. All comments will be considered in the preparation of the EIR. **Written comments** must be submitted

to this office by **5:00 pm December 22, 2014**. Written comments will also be accepted at the scoping meeting described above.

Please direct your comments to:

Nick Hendricks
6262 Van Nuys Blvd., Suite 351
Van Nuys, CA 91401
Tel: (818) 374-5046
E-mail: nick.hendricks@lacity.org

Michael J. LoGrande,
Director of Planning

A handwritten signature in black ink, appearing to read "Nick Hendricks", written in a cursive style.

Nick Hendricks,
City Planner, Major Projects Section

CANYON PARK HOMES PROJECT
12400 North Big Tujunga Canyon Road

INITIAL STUDY
Case No. ENV-2014-3225-EIR

Prepared for:

THE CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401
Contact: Mr. Nick Hendricks, City Planner

Prepared by:

ENVICOM CORPORATION
4165 E. Thousand Oaks Blvd.
Westlake Village, California 91362
Contact: Mr. Charles Cohn
(818) 879-4700

Applicant:

Big Tujunga Villas, LLC

November 5, 2014

1.0 PROJECT DESCRIPTION

The proposed Canyon Park Homes Project (Project), previously referred to as Big Tujunga Villas, would develop 242 single-family residences on a vacant 78.04-acre site at 12400 North Big Tujunga Canyon Road in the City of Los Angeles community of Tujunga. The Project would include associated infrastructure including streets and utilities to serve the proposed residences, which would be constructed on individual lots that range in size from $\pm 9,000$ square feet to $\pm 19,277$ square feet. Additionally, the Project would include three private parks with recreational amenities, to be created within the Project site. The proposed street layout within the Project site would include a bridge to allow internal access across an unnamed dry wash and associated riparian habitat area that crosses the site, as well as a paved route for emergency use only that would allow the proposed development area south of the dry wash to be accessed by emergency vehicles directly from Big Tujunga Canyon Road if needed. A component of the Project is a requested General Plan amendment to re-designate the site's allowable land use from Minimum Residential to Low Residential and a Zoning change from an agricultural zone A1-1-H, to a residential zone RE9-1-H.

1.1 PROJECT LOCATION

The Canyon Park Homes Project site is located at 12400 North Big Tujunga Canyon Road in the northeastern portion of the City of Los Angeles as shown in **Figure 1**. The site is situated adjacent to and east of Big Tujunga Canyon Road, approximately 0.75 mile north of the intersection with Mount Gleason Avenue, and is approximately 2-3-miles north of the Foothill Freeway (I-210) along Big Tujunga Canyon Road (**Figure 2**). The Project site consists of contiguous parcels, identified by the following Assessor's Parcel Numbers (APNs): 2552-001-003, 2552-001-004, 2552-001-005, 2552-001-011, 2552-002-003, 2552-002-004, 2552-002-009, 2552-002-010, 2552-002-012, and 2552-002-014. As depicted on the United States Geological Survey (USGS), Sunland, California 7.5 Minute Topographic Map Quadrangle, the Project site is shown in Township 2 North, Range 13 West, predominantly within the Southwest quarter of Section 6, with a minor portion extending south into the northwest quarter of Section 7.

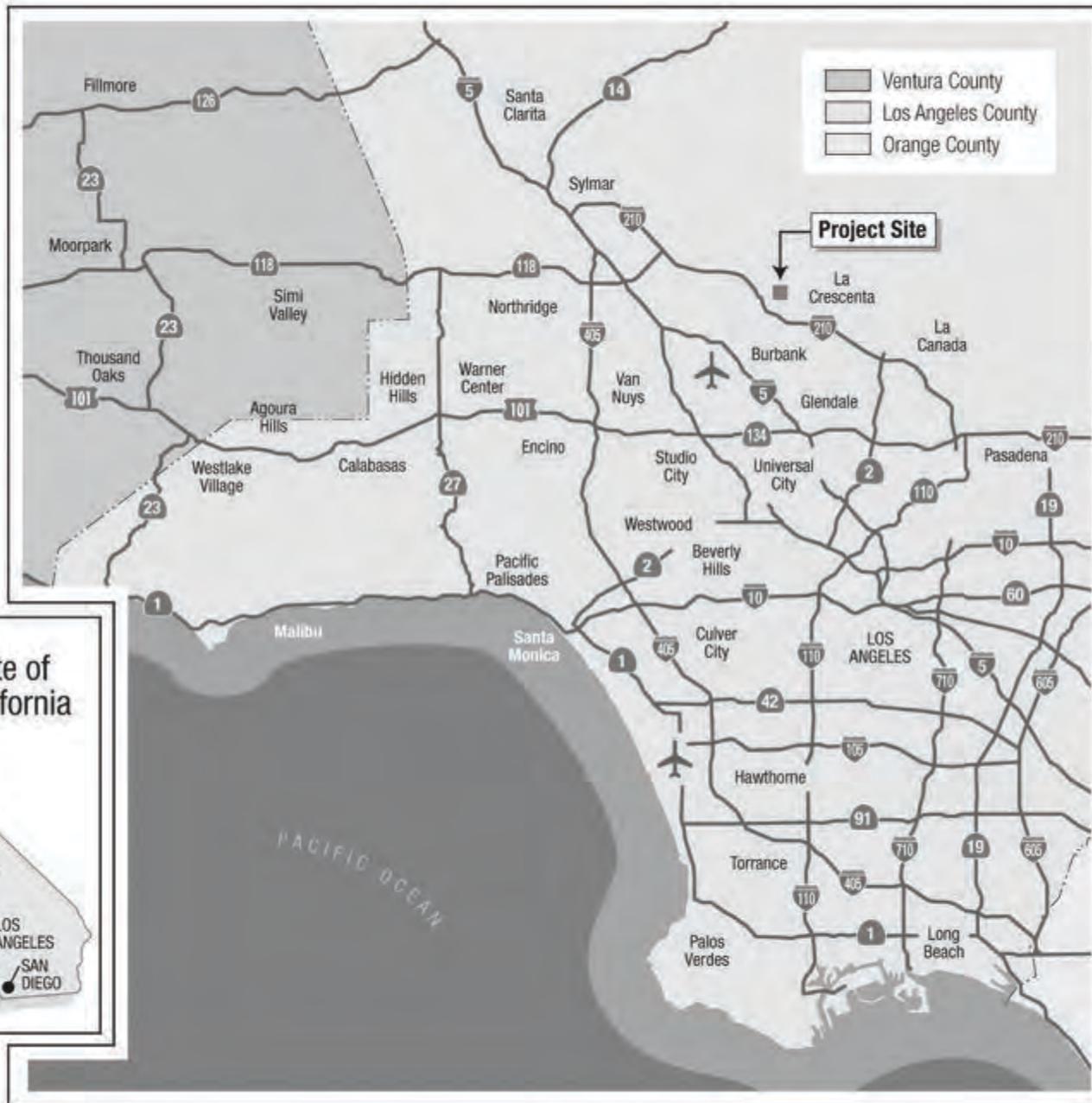
1.2 PROJECT SITE

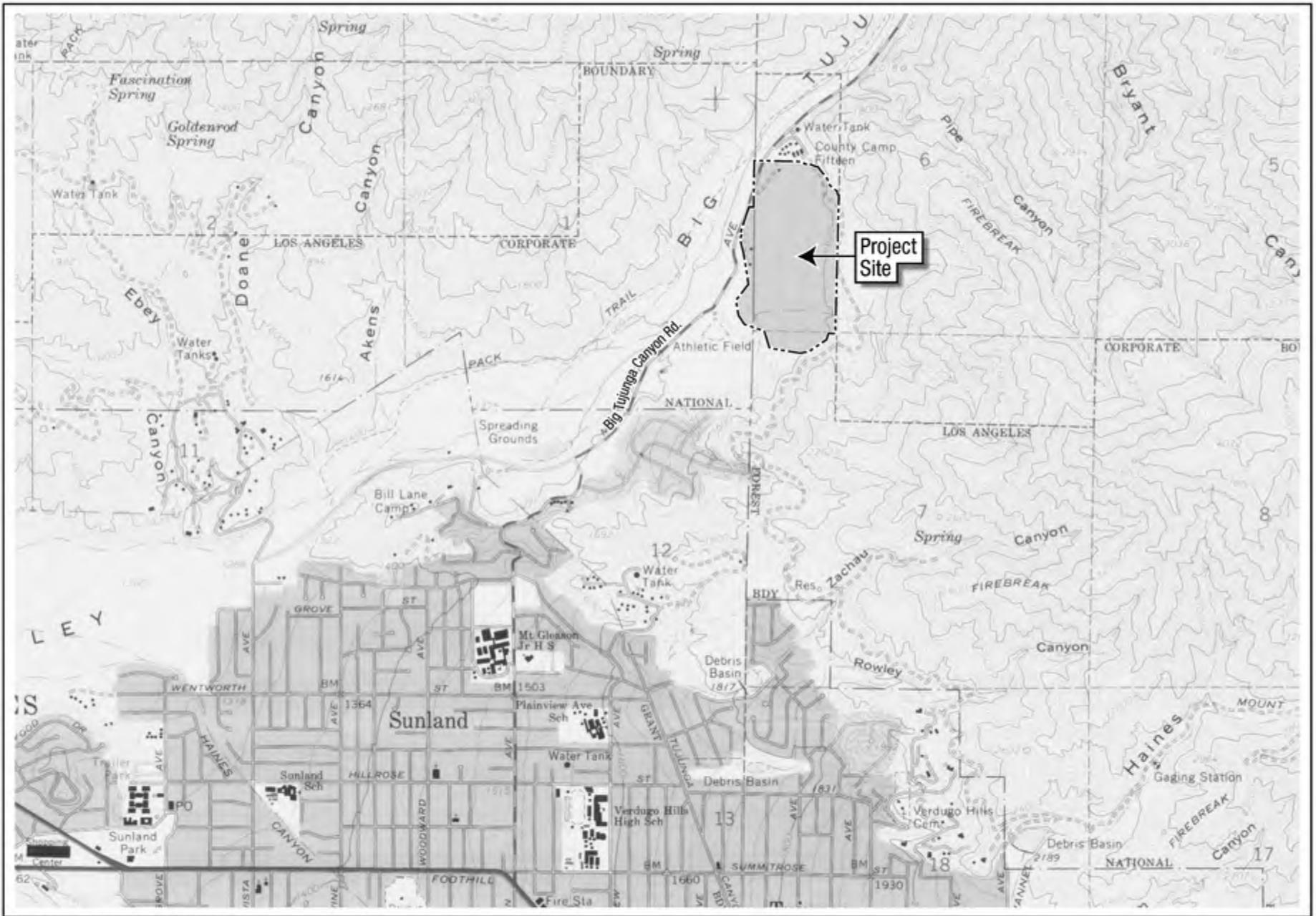
The subject property is an irregularly shaped assemblage of parcels, with the western boundary generally abutting Big Tujunga Canyon Road. The Project site is primarily composed of a gently sloping terrace located between the Big Tujunga Wash to the west and the foothills of the San Gabriel Mountains to the east. The eastern Project boundary is contiguous with the City of Los Angeles city limits, and the site is located within the Angeles National Forest boundary, however, the Project site is a privately held property that is designated as Non-Forest System Land within the National Forest.¹

The Project site elevations range from 1,480 to 1,630 feet above sea level with the lower elevations occurring in the western portion of the Project site near Big Tujunga Canyon Road, while the upper elevations are located in the northern and eastern portions of the site. Approximately 63 percent of the site lies on slopes with less than 15 percent grades in the western and southern portions of the site, and approximately 27 percent is located on slopes of 15 percent or greater. The steeper slopes on the site are predominantly in the north and northeast of the site, and along the banks of an unnamed dry wash channel

¹ U. S. Forest Service, Angeles National Forest Final Land Management Plan, September 2005, Land Use Zones Map accessed at http://www.fs.usda.gov/wps/portal/fsinternet!/ut/p/c4/04_SB8K8xLLM9MSSzPy8xBz9CP0os3gjAwhwtDDw9_AI8zPwhQoY6BdkOyoCAPkAtIA!/?ss=110501&navtype=BROWSEBYSUBJECT&cid=FSE_003756&navid=130100000000000&pnavid=130000000000000&position=BROWSEBYSUBJECT&ttype=main&pname=Angeles%2520National%2520Forest-%2520Planning on August 11, 2014.

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Source: Sunland, California, U.S.G.S. 7.5 Minute Quadrangles

CANYON PARK HOMES PROJECT

Project Location Map

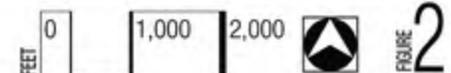


FIGURE 2

that crosses the southern portion of the site from east to west. The unnamed dry wash is shown as an ephemeral blue-line stream on the USGS Sunland Quadrangle map, which drains runoff from the slopes located east of the site and provides associated riparian habitat.

The Project site is located in the Sunland - Tujunga - Verdugo Hills - Lake View Terrace - Shadow Hills - La Tuna Canyon Community Plan area of Los Angeles, which designates the site's land use as Minimum Residential. The site is zoned A1-1-H, which is an agricultural zone that allows residential development with a maximum density of one dwelling unit per 2.5 acres. In addition to the Community Plan area, the Project site also lies within the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan area, which designates the portion of Big Tujunga Canyon Road adjacent to the Project site as a Scenic Highway Corridor that extends into the northern portion of the Project site a distance of 500 feet from the roadway centerline.

1.3 EXISTING CONDITIONS

The Project site is currently vacant, although much of the site has been disturbed by previous use, which included a residence and associated shed structures within the site. All previously existing structures have been removed from the site. A fire road, the Graveyard Truck Trail, traverses the foothill slopes along the eastern boundary of the site. An aerial image of the site provided in **Figure 3** shows the existing conditions as of 2013, prior to removal of the residence and storage structures from the site.

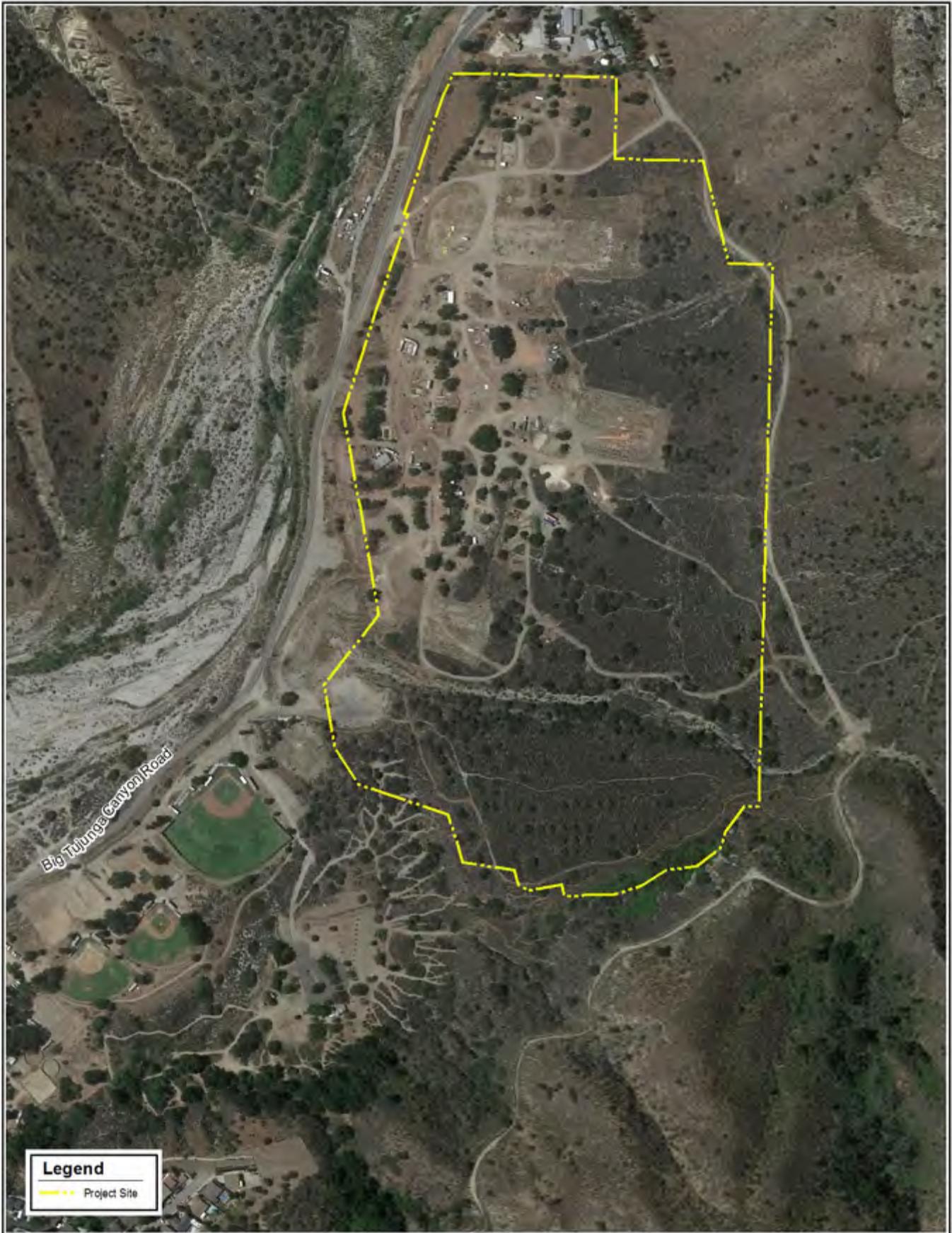
Vegetation on the Project site consists of a combination of native and non-native species, and includes six oak trees. The natural communities include Coastal Scrub, Chaparral, Scale Broom Scrub (Alluvial Fan Scrub), Oak Woodland and Undifferentiated Riparian Scrub (River Wash). The vegetation within the unnamed dry wash on the site represents riparian habitat under the jurisdiction of the California Department of Fish and Wildlife (CDFW), which includes the streambed that is also jurisdictional under the Army Corps of Engineers and the Regional Water Quality Control Board. An existing detention basin, which the Project would retain, is located partially within the Project site, adjacent to the east side of Big Tujunga Canyon Road. The detention basin receives stormwater from the unnamed dry wash, which originates in the San Gabriel Mountains east of the Project site. Stormwater runoff released from the detention basin is conveyed by an existing culvert under Big Tujunga Canyon Road and discharged to the Big Tujunga Wash.

Adjacent land uses include open space consisting of undeveloped foothills of the San Gabriel Mountains within the Angeles National Forest immediately east and southeast of the Project site. Big Tujunga Canyon Road and Big Tujunga Creek are located to the west of the Project site, with Angeles National Forest lands extending west beyond the Wash. The northern Project site boundary lies adjacent the Los Angeles County Fire Camp 15/Camp Louis Routh juvenile probation camp (closed), and the southwest Project boundary abuts recreational land uses including Little League baseball fields and an archery range. A residential development of single-family homes lies beyond the baseball fields to the southwest, at a distance of approximately 1,400 feet from the Project site.

1.4 PROJECT OBJECTIVES AND GOALS

The underlying purpose of the Project is to provide single-family housing within the applicant's property in Big Tujunga Canyon. The following is a list of the objectives and goals of the Project:

- Provide single-family residential housing to satisfy local supply deficiencies in market-rate housing.



Source: GoogleEarth Pro, Aug. 27, 2012.

- Preserve sensitive biological resources by avoiding grading impacts in jurisdictional riparian habitat within the site.
- Execute a development featuring balanced on-site grading in order to avoid the import or export of earthen materials.
- Amend the General Plan to replace the Project site's Minimum Residential to Low Residential designation for consistency with the proposed Project.
- Effectuate a zone change to remove the current agricultural designation A1-1-H and replace it with a residential estate zoning of RE9-1-H, consistent with the proposed General Plan Amendment.

1.5 PROJECT COMPONENTS

The Project would develop 242 single-family homes within the northern portion of the community of Tujunga, with associated amenities, infrastructure, and landscaping. **Figure 4** shows the proposed site plan for the Project. The Project would also amend the General Plan land use designation for the site to Minimum Residential to Low Residential, and change the zoning from agricultural to residential estate.

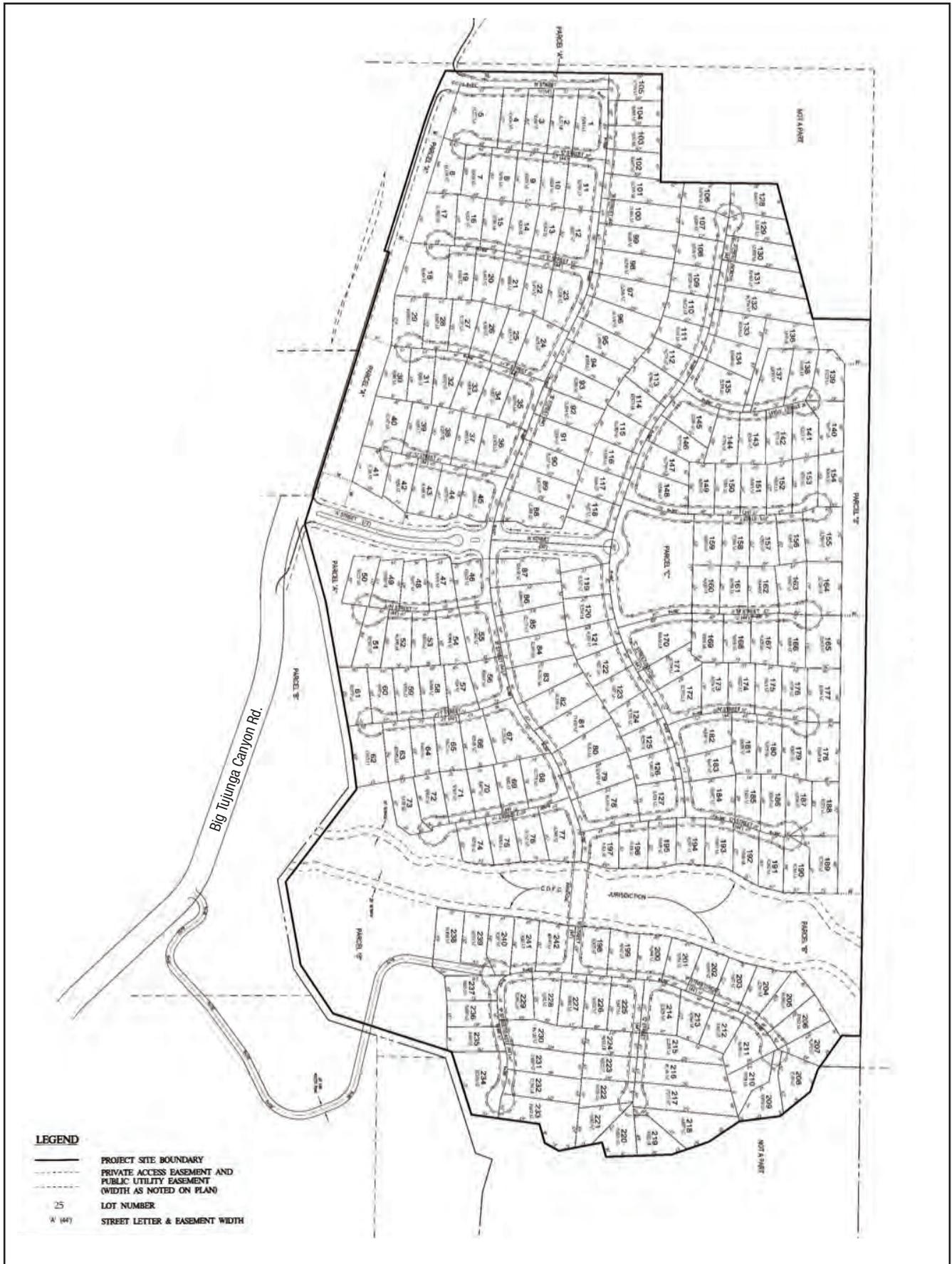
1.5.1 Residences

The Project would develop 242 single-family homes on individual lots that would range from approximately 9,000 square feet to approximately 19,000 square feet each. A total of 197 units would be constructed north of the unnamed dry wash that traverses the property, with the remaining 45 units to be located south of the dry wash. Building pads would step down from the east to the west creating a terraced development, conforming to the general topographical form of the site. The residential lots have been sited to minimize impacts to sensitive biological resources including riparian vegetation within the dry wash that traverses the southern portion of the site. Four types of residential units are proposed, each residence providing five bedrooms in two-story designs, with heights of approximately 28 feet. The floor area for each residence would range from approximately 2,500 square feet to 2,900 square feet, with attached two-car garage areas, resulting in an overall development total of approximately 763,995 square feet of structural floor space. The architectural styles will incorporate exterior coloring and roofing materials to blend with the natural palette of the surrounding area. **Table 1** provides a summary of proposed Project's residential components

Table 1
Summary of Proposed Residential Structures

Residential Unit Types ^a	Units	Residential Floor Area per Unit (sf)	Garage Space per Unit (sf)	Structural Floor Space per Unit (sf)	Total Structural Floor Space by Unit Type (sf)
Type 1	74	2,783	522	3,305	244,570
Type 2	60	2,715	458	3,173	190,380
Type 3	47	2,482	406	2,888	135,736
Type 4	61	2,724	445	3,169	193,309
Totals	242				763,995

^aAll units feature 5 bedrooms and three bathrooms



Source: Permo Engineering & Management, June 5, 2014



1.5.2 Recreational Facilities

The proposed recreational facilities would include a total of approximately 2.95 acres of private parks within the development area. The locations of the proposed parks are shown in Figure 4. Recreational amenities to be provided within the parks include sport courts for tennis and basketball, a tot lot, seating areas, walkways, and a lawn play area, as seen in **Table 2**.

Table 2
Summary of Proposed Project Recreational Amenities

Park Areas	Acres	Amenities
Park A	1.01	Tot lot, lawn play area, walking path, trellis/seating area
Park B	1.09	Tennis court, basketball court, seating area
Park C	0.85	Tennis court and seating area
Total	2.95	

Landscaping would be provided within the three park areas and along entrance drives and intersections within the development area, as well as common areas to be maintained by the HOA including engineered slopes at the site's perimeter and frontage areas along Big Tujunga Canyon Road. In addition, street trees would be planted throughout the development area, and native coast live oaks (*Quercus agrifolia*) would be planted on some perimeter slopes of the development area.

1.5.3 Access, Circulation and Parking Facilities

The Project would be accessed from Big Tujunga Canyon Road, with a main entrance to be located on the western edge of the property, near the southern extent of the Project frontage along Big Tujunga Canyon Road, which would be approximately central to the overall development area. A second entrance would be provided at the northwest corner of the Project site. The Project's residential lots will be accessed via an internal network of streets and cul-de-sacs to be constructed within the development. One of the internal circulation roadways would include a bridge to provide access to proposed homes south of the dry wash that crosses the site. Sidewalks would be provided throughout the development area to facilitate pedestrian circulation.

In addition to the two entrances to the site, the Project would construct a paved emergency access route from Big Tujunga Canyon Road to the development area south of the dry wash. This access road would not be used for general access purposes, but would be provided for emergency use only by first responder vehicles, or for an emergency egress route. The emergency access route would be constructed to Los Angeles Fire Department standards.

The Project would also provide dedication and improvements on a portion of Big Tujunga Canyon Road along the Project frontage from the northerly end of the Project site to just south of the proposed main entry street. Improvements would involve dedicating up to 15 feet of right of way, and widening the Big Tujunga Canyon Road by paving a one-half street section to 35 feet from the roadway centerline on the eastern (northbound) side. Additionally, a 10-foot sidewalk with curb and gutter would be installed on the east side of the widened roadway section.

Externally, the Project would generate additional traffic on area roadways, predominantly distributed along Mt. Gleason Avenue and Oro Vista Avenue to Foothill Boulevard, with minor increases on other area roadways. Based on a traffic impact report prepared for the Project, when completed and occupied,

the proposed development of 242 single-family residences would generate an estimated 182 vehicle trips during the AM peak hour and 242 net new vehicle trips during the PM peak hour, with a daily volume of 2,304 trips.

The Project would provide two parking spaces per dwelling unit for a total of 484 parking spaces consisting of a two-car garage for each residence. Additional parking would be available in private driveways or curbside along the Project's residential streets.

1.5.4 Drainage Facilities and Stormwater Treatment

The drainage pattern within the Project site would continue to be directed to the west and southwest toward Big Tujunga Wash as under existing conditions. Approximately 74 percent of the Project site would remain permeable as either undisturbed riparian areas or landscaped areas, including the Project's approximately three acres of park area and approximately five acres of common areas to be maintained by a homeowner's association (HOA), as well as private yards associated with each residential lot. Runoff control features would be provided to facilitate onsite detention and infiltration of stormwater runoff from impermeable surfaces, including 18,259 square feet of permeable paving surfaces within the roadway system at Project entrances and crosswalks, and sidewalks constructed of a permeable material, such as decomposed granite, throughout the development area. Onsite stormwater that is not infiltrated by these surface features would be directed into a drainage system and conveyed to stormwater infiltration areas with underground rainwater storage tanks near the main entry driveway and within the recreation areas in the southern portion of the development area. Maintenance of storm drain lines and appurtenances within the proposed development area would be the responsibility of the homeowners association.

The Project would construct concrete stormwater/mud diverter channels near the site boundary to collect offsite runoff from the undeveloped hillsides east of the Project site, and convey those flows around the site perimeter. The diverter channels would be up to five feet wide per the Offsite Hydrology and Debris Flow Analysis report prepared for this Project, and would outlet either directly into Big Tujunga Wash north of the site, or by way of the unnamed dry wash that crosses the southern portion of the site. An existing debris basin that detains flows from the ephemeral dry wash that crosses the site would be retained and continue to function as under existing conditions. A two-foot wide concrete stormwater/mud diverter channel would be provided along the southeastern site boundary, which would collect off-site stormwater flows from south of the site and direct flows into an existing drainage ravine where flows from those areas are collected under existing conditions. By preventing offsite runoff from flowing over the developed portion of the Project, the diverter channels would minimize any Project-related effects on offsite surface water quality or quantity. All stormwater outlets would include rip-rap aprons to dissipate velocity, and the northern diverter channel would include a culvert to be constructed beneath Big Tujunga Canyon Road to outlet on the west side of the roadway at the Big Tujunga Wash. The off-site stormwater flows, once diverted around the Project site, would enter Big Tujunga Wash and continue towards the Los Angeles River, as occurs under existing conditions.

1.5.5 Grading

The Project's grading plan has been designed to follow the contours of the site's natural topography, and would implement landform-grading techniques. Grading activities would move a total of approximately 487,000 cubic yards of soil, which would be balanced onsite; avoiding soil import/export hauling activities and associated impacts.

1.5.6 Water and Wastewater Services

Municipal water and wastewater service is currently provided in the vicinity of the Project site by the Los Angeles Department of Water and Power (LADWP) and the City of Los Angeles Department of Public Works Bureau of Sanitation, respectively; however, existing utility lines for these services terminate south of the Project site within the Big Tujunga Canyon Road right-of-way, and do not currently serve the Project site. The Project would extend these existing utility lines within the Big Tujunga Canyon Road right-of-way to the Project site from the current terminations near the intersection of Mt. Gleason Avenue. Off-site construction would be required in order to install the utility line extensions from the existing termination points for each utility, located approximately 0.75 mile southwest of the Project site.

1.6 APPLICABLE PLANS/ ENTITLEMENTS REQUESTED

The following is a list of applicable Plans that guide development in the region occupied by the subject Project site, and entitlements requested for development of the proposed land uses on the Project site:

1.6.1 Plans and Policies

The Project site is subject to regulations and guidelines of the following City planning documents:

- The Los Angeles Citywide General Plan Framework
- Sunland-Tujunga-Verdugo Hills-Lake View Terrace-Shadow Hills-La Tuna Canyon Community Plan
- San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan

1.6.2 Requested Lead Agency Approvals

The following is a list of approvals requested by the Lead Agency, including but not limited to:

- Vesting Tentative Tract Map.
- General Plan Amendment to re-designate the site's land use from Minimum Residential to Low Residential.
- Zone Change (from A1-1-H to RE9-1-H).
- Site Plan Review findings
- Project Permit Compliance approval pursuant to the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan.
- Environmental clearance.
- Fuel Modification Plan from the Los Angeles City Fire Department.

1.6.3 Responsible Agency Approvals

The following is a list of potentially required approvals from Responsible Agencies, including but not limited to:

- Section 404 Permit from the US Army Corps of Engineers (USACOE).
- Section 1602 Agreement from the California Department of Fish and Wildlife (CDFW).
- Section 401 Certification from the Regional Water Quality Control Board (RWQCB).

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
AND CHECKLIST
 (Article IV – City CEQA Guidelines)

LEAD CITY AGENCY: Department of City Planning	COUNCIL DISTRICT: CD 7	DATE: October 27, 2014
RESPONSIBLE AGENCIES: Department of Fish & Wildlife, Army Corps of Engineers, Regional Water Quality Control Board		
PROJECT TITLE/NO.: Canyon Park Homes 12400 North Big Tujunga Canyon Road	CASE NO.: ENV-2014-3225-EIR	
PREVIOUS ACTIONS CASE NO.:	DOES have significant changes from previous actions. DOES NOT have significant changes from previous actions.	
PROJECT DESCRIPTION: The project, previously referred to as Big Tujunga Villas, is a proposed residential development consisting of 242 single-family residential units, three private parks, and associated infrastructure on a 78.04-acre site. The proposed project’s residential lots would range in size from approximately 9,000 to approximately 19,000 square feet. The development would include four floor plans of two-story structures with heights of approximately twenty-eight feet, each with five bedrooms. Each of the four floor plans has been designed with reversed layout for a total of eight variations. Each of the proposed homes would provide 2,482 to 2,783 square feet of living space, with attached two-car garages, for a total structural development of 763,995 square feet. A bridge would be constructed over an unnamed dry wash that crosses the southern portion of the project site to provide internal access to proposed residences south of the dry wash. Residential access to the project site would be via two entrances from Big Tujunga Canyon Road, and several streets would be constructed within the project site for internal circulation and access to individual lots. An emergency-use access road would be constructed to the southern portion of the development area from Big Tujunga Canyon Road. Grading will follow the general contours of the existing topography, with cut and fill quantities of approximately 487,000 cubic yards balanced onsite so that off-site soil hauling will not be required. The anticipated City entitlement requests are: a General Plan Amendment to change the land use designation from Minimum Residential to Low Residential, a Zone Change from A1-1-H to RE9-1-H, a Vesting Tentative Tract Map, Site Plan Review findings, and Project Permit Compliance (per the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan).		

ENVIRONMENTAL SETTING:

The proposed project site lies in the northeastern portion of the community of Tujunga in the City of Los Angeles. The Project site is located within the Angeles National Forest boundary, but is designated as Non-Forest Service System Lands. The site is currently vacant with a considerable portion previously disturbed by development with a residence, associated shed structures, and equestrian facilities. All structures have been removed from the site; however, there are some remnant foundations, landscaping, and dirt roads and trails within the site. The site's topography slopes downward from east to west with elevation ranges from 1,480 to 1,630 feet above sea level. The site's lower elevations are at the western portion near Big Tujunga Canyon Road, and the upper elevations are located in the undeveloped northern and eastern portions of the site where the topography steepens as it transitions to the foothills of the Angeles National Forest. A dirt road, the Graveyard Truck Trail fire road, runs along the project site boundary on the east. The project site is generally gently sloped, with slopes of less than 10 percent occurring on approximately 38 percent of the site, slopes of between 10 and 15 percent on approximately 35 percent of the site, and slopes of 15 percent or greater on approximately 27 percent of the site.

An unnamed dry wash, shown as a blue-line stream on the USGS Sunland Quadrangle map, originating in the San Gabriel Mountains to the east, crosses the southern portion of the site and terminates at a detention basin adjacent to Big Tujunga Canyon Road, where runoff is directed into a culvert beneath the roadway that leads to the Big Tujunga Wash. Adjacent land uses include the non-operational Los Angeles County Fire Camp 15/Camp Louis Routh juvenile detention facility located north of the project site; which is currently closed and not planned to resume operations in the near future by either the County Fire Department or the County Probation Department. An outdoor storage area for landscaping/construction tools, materials, and vehicles is located on the west side of Big Tujunga Canyon Road, directly across the roadway from the project site. Open space areas associated with the Angeles National Forest including the San Gabriel Mountains are located east and west of the site, and Big Tujunga Wash, which lies on the opposite side of Big Tujunga Canyon Road west of the site. To the south of the project site, little league baseball fields and an archery range are located adjacent to the proposed development area, and residential developments of single-family homes are located beyond the baseball fields to the south of the project.

PROJECT LOCATION:

The project site is located on the east side of Big Tujunga Canyon Road approximately one mile north of the intersection with Mount Gleason Avenue in the community of Tujunga, along the northeastern limits of the City of Los Angeles. The project address is 12400 North Big Tujunga Canyon Road, Los Angeles; however, previous uses of the site have been referred to as 12232 North Big Tujunga Canyon Road or 12232 Mount Gleason Avenue in some previous documents related to this property.

PLANNING DISTRICT:

Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon

San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan

STATUS:

PRELIMINARY
 PROPOSED 11/18/97
 ADOPTED date

EXISTING ZONING: A1-1-H	MAX. DENSITY ZONING:	<input checked="" type="checkbox"/> DOES NOT CONFORM TO PLAN
PLANNED LAND USE & ZONE: Low Residential & RE9-1-H	MAX. DENSITY PLAN:	<input type="checkbox"/> DOES CONFORM TO PLAN
SURROUNDING LAND USES: Los Angeles County Fire Camp (closed), archery range, ball fields, Big Tujunga Wash, open space, outdoor storage yard	PROJECT DENSITY:	<input type="checkbox"/> NO DISTRICT PLAN/COMMUNITY PLAN

DETERMINATION (To be completed by Lead Agency)
On the basis of this initial evaluation:
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/> I find the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



 SIGNATURE



 TITLE

EVALUATION OF ENVIRONMENTAL IMPACTS:

- A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
- All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of a mitigation measure has reduced an effect from “Potentially Significant Impact” to “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analysis,” cross referenced).

Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:

- Earlier Analysis Used. Identify and state where they are available for review.
- Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
- Mitigation Measures. For effects that are “Less Than Significant With Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.

- This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whichever format is selected.

The explanation of each issue should identify:

- The significance criteria or threshold, if any, used to evaluate each question; and
- The mitigation measure identified, if any, to reduce the impact to less than significance.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Utilities/Service Systems |
| <input checked="" type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency):	
BACKGROUND:	
PROPONENT NAME: Big Tujunga Villas, LLC	PHONE NUMBER: 818-225-2400
PROPONENT ADDRESS: 24007 Ventura Blvd., Suite 102, Calabasas, CA 91362	
AGENCY REQUIRING CHECKLIST: Department of City Planning	DATE SUBMITTED: November 5, 2014
PROPOSAL NAME (If Applicable): Canyon Park Homes	

ENVIRONMENTAL IMPACTS (Explanations of all potentially and less than significant impacts are required to be attached on separate sheets)

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?		×		
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a city-designated scenic highway?		×		
c. Substantially degrade the existing visual character or quality of the site and its surroundings?		×		
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		×		
II. AGRICULTURAL RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				×
b. Conflict the existing zoning for agricultural use, or a Williamson Act Contract?			×	

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				×
III. AIR QUALITY. The significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations. Would the project result in:				
a. Conflict with or obstruct implementation of the SCAQMD or Congestion Management Plan?		×		
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		×		
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment (ozone, carbon monoxide, & PM-10) under an applicable federal or state ambient air quality standard?		×		
d. Expose sensitive receptors to substantial pollutant concentrations?		×		
e. Create objectionable odors affecting a substantial number of people?				×
IV. BIOLOGICAL RESOURCES. Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		×		
b. Have a substantial adverse effect on any		×		

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh vernal pool, coastal, etc.) Through direct removal, filling, hydrological interruption, or other means?				×
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		×		
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?		×		
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				×
V. CULTURAL RESOURCES: Would the project:				
a. Cause a substantial adverse change in significance of a historical resource as defined in State CEQA §15064.5?				×
b. Cause a substantial adverse change in significance of an archaeological resource pursuant to State CEQA §15064.5?		×		

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		×		
d. Disturb any human remains, including those interred outside of formal cemeteries?		×		
VI. GEOLOGY AND SOILS. Would the project:				
a. Exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			×	
ii. Strong seismic ground shaking?		×		
iii. Seismic-related ground failure, including liquefaction?		×		
iv. Landslides?		×		
b. Result in substantial soil erosion or the loss of topsoil?		×		
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potential result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?		×		

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?		×		
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				×
VII. GREENHOUSE GAS EMISSIONS. Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		×		
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		×		
VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials			×	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		×		
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				×
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code			×	

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				×
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the area?				×
g. Impair implementation of or physically interferes with an adopted emergency response plan or emergency evacuation plan?			×	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?		×		
IX. HYDROLOGY AND WATER QUALITY. Would the proposal result in:				
a. Violate any water quality standards or waste discharge requirements?		×		
b. Substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned land uses for which permits have been granted)?		×		

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?		×		
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off site?		×		
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		×		
f. Otherwise substantially degrade water quality?				×
g. Place housing within a 100-year flood plain as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				×
h. Place within a 100-year flood plain structures, which would impede or redirect flood flows?				×
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			×	
j. Inundation by seiche, tsunami, or mudflow?		×		

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING. Would the project:				
a. Physically divide an established community?				×
b. Conflict with applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			×	
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				×
XI. MINERAL RESOURCES. Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				×
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				×
XII. NOISE. Would the project:				
a. Exposure of persons to or generation of noise in level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			×	
b. Exposure of people to or generation of excessive groundborne vibration or groundborne noise levels?			×	
c. A substantial permanent increase in ambient noise levels in the project vicinity			×	

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
above levels existing without the project?				
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			×	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				×
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				×
XIII. POPULATION AND HOUSING. Would the project:				
a. Induce substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			×	
b. Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?				×
c. Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?				×
XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, construction of which could cause significant environmental impacts, in order to				

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a. Fire protection?		×		
b. Police protection?			×	
c. Schools?		×		
d. Libraries?		×		
e. Parks?			×	
f. Other governmental services (including roads)?				×
XV. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			×	
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?			×	
XVI. TRANSPORTATION/CIRCULATION. Would the project:				
a. Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to ratio capacity on roads, or congestion at intersections)?		×		
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion		×		

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
management agency for designated roads or highways?				
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				×
d. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				×
e. Result in inadequate emergency access?			×	
f. Result in inadequate parking capacity?				×
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			×	
XVII. UTILITIES. Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?		×		
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		×		
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		×		

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Have sufficient water supplies available to serve the project from existing entitlements and resource, or are new or expanded entitlements needed?		×		
e. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?		×		
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?		×		
g. Comply with federal, state, and local statutes and regulations related to solid waste?				×
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		×		

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Does the project have impacts, which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).		X		
c. Does the project have environmental effects, which cause substantial adverse effects on human beings, either directly or indirectly?		X		

DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

PREPARED BY	TITLE	TELEPHONE #	DATE
Envicom for LA City			11/21/2014

ENVIRONMENTAL EVALUATION**I. AESTHETICS.** Would the project:**a. Have a substantial adverse effect on a scenic vista?**

Potentially Significant Unless Mitigation Incorporated. The proposed project site is located adjacent to Big Tujunga Canyon Road, which is designated as a scenic highway as identified in the City of Los Angeles General Plan Transportation Element Scenic Highways Map, as well as the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan. The peaks and ridgelines of the San Gabriel Mountains dominate the viewshed in this area. The Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan states that scenic highways are subject to special controls for protection and enhancement of scenic resources, such as height restrictions, landscaping buffers, tree height limits and sign controls in order to protect the scenic vistas. Existing scenic vistas from Big Tujunga Canyon Road to the east in the vicinity of the project site include distant peaks and ridgelines of the San Gabriel Mountains and open space of the Angeles National Forest. The Project would avoid the steeper hillsides in the higher elevations of the northeast and southeast portions of the subject property. Directly adjacent to the project site, near views to the east are generally of a soil berm near the roadway rising approximately 10 to 30 feet above the roadway elevation, with remnant landscaping trees that screen views of the project site interior. The project has been designed to be consistent with the guidelines for development within the scenic corridor (500 feet from the centerline of Big Tujunga Canyon Road) for scenic highway viewshed protection, as set forth in the community plan and specific plan. The proposed project would incorporate design features in order to comply with standards of the Scenic Preservation Specific Plan, which include constructing homes with heights of approximately 28 feet that would comply with the 35-foot height limit allowed within the Scenic Highway Corridor. By developing single-family homes as individual structures on the site, the project would have limited massing of building planes, as would incorporate landscape and building materials intended to mute the visual impacts of structures. Additionally, the existing 10- to 30-foot high soil berm adjacent to Big Tujunga Canyon Road that effectively blocks most views of the interior of the development area from the roadway, would be graded and landscaped, but would remain at similar heights, which would continue to screen views of the interior of the proposed development area, with the exception of where landscaped entry driveways would intersect the Scenic Highway. Compliance with height limits, and use of materials, colors, and landscaping that blend with the surrounding palette would mitigate these potential impacts. These issues will be addressed as part of the aesthetics analysis in the EIR.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a scenic highway?

Potentially Significant Unless Mitigation Incorporated. Portions of the project site are vegetated, including riparian areas associated with the unnamed dry wash that crosses the site, and areas along the eastern site boundary. The majority of the project site that lies nearest Big Tujunga Canyon Road is currently disturbed with dirt roads, barren areas, and remnant landscaping from having previously been occupied by a residence and associated uses including storage sheds and equestrian training facilities. There are no rock outcroppings that would be disturbed by the project. All previously existing structures have been removed, including a

vacant residence and associated shed structures. The project would remove a total of six (6) oak trees that are within the proposed grading area. Any oak tree removals would be offset pursuant to City ordinance, by the planting of oak trees on site at a ratio of four new trees for every one tree removed as mitigation. A landscaping plan prepared for the project indicates that oak trees would be planted along the southwestern perimeter of the development area in view of the Scenic Highway. These issues will be addressed as part of the aesthetics analysis in the EIR.

c. Substantially degrade the existing visual character or quality of the site and its surroundings?

Potentially Significant Unless Mitigation Incorporated. The proposed project would develop a residential community within a site that includes areas of visible previous disturbance as well as naturally vegetated areas. The previously disturbed portion of the project site includes dirt roads and remnant foundations from demolished structures, and remnant landscaping features. Development of the site with residential uses would be consistent with the visual character of the surroundings, which includes a nearby residential development of single-family homes to the south; however, the development would represent a change to the visual character of the site, including disturbed and undisturbed portions. Project features that would comply with established height limits, use of materials and colors that blend with the environment, and landscaping features that also provide visual screening would mitigate these impacts. This issue will be discussed further in the EIR.

d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Potentially Significant Unless Mitigation Incorporated. The proposed project is not anticipated to introduce significant sources of glare as window reflections would be at various angles and landscaping features would provide substantial screening of reflections toward Big Tujunga Canyon Road. New sources of lighting such as window and exterior lighting and street lighting, and recreation lighting could potentially impact nighttime sky views in the vicinity of the proposed project, as minimal artificial light sources currently exist in the vicinity of the project site. This has the potential to impact night sky views from other existing residential properties in the surrounding area. Compliance with lighting ordinances would mitigate these impacts. The potential light and glare impacts will be addressed in the EIR.

II. AGRICULTURAL RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The proposed project site is not classified as prime farmland, unique farmland, or farmland of statewide importance. It does not include any agricultural use and is not known to

be included in the above listed farmland maps. Therefore, the proposed project would not result in impacts related to the conversion of farmland.

b. Conflict with the existing zoning for agricultural use, or a Williamson Act Contract?

Less than Significant. The proposed project site is currently zoned A1-1-H for agricultural uses as well as single-family dwellings, parks, playgrounds, community centers, golf courses and a variety of other uses. The maximum density allowed under this land use classification is one dwelling unit per 2.5 acres. The soil content of the property is not considered to be prime, unique, or of statewide importance for agricultural uses (see response II.a.) and the site has not been used for production cultivation purposes within contemporary history. As part of the proposed project, the applicant will be requesting a General Plan Amendment to re-designate the site's land use from Minimum Residential to Low Residential. The applicant also will be requesting a Zone Change of the site to a residential designation of RE9-1-H, allowing single-family residences on lots that are a minimum of 9,000 square feet each, which would be consistent with the proposed general plan amendment. The project site is not under a Williamson Act contract and there would be no conflict with such contracts. Impacts related to the rezoning of the site from an agricultural designation to residential are not expected to be significant; however, this issue will be discussed in the EIR.

c. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

No Impact. The proposed project site is not located in the vicinity of any farmland and its development would not result in the conversion of existing farmland to non-agricultural use.

III. AIR QUALITY. The significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations. Would the project:

a. Conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Unless Mitigation Incorporated. The applicable air quality plan is the South Coast Air Quality Management District's (SCAQMD) 2012 Air Quality Management Plan (AQMP). The EIR will include an air quality analysis, which will address the proposed project's consistency with the AQMP.

b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Potentially Significant Unless Mitigation Incorporated. Construction-related air emissions at the site would occur as a result of earthwork activities, operation of heavy equipment, and vehicular movement, although grading cut and fill quantities will be balanced onsite, which would eliminate large-scale soil import/export activities and associated emissions. Operational emissions would primarily occur as a result of mobile-source emissions associated with increased vehicular trips. The EIR air quality analysis will describe existing ambient air quality conditions in the project area, applicable air quality regulations and standards, project-generated air pollutant emissions for both construction and operational phases of the project, and potential

impacts of these emissions. The determination of significance of the project's impacts will be based on the emissions thresholds identified in the SCAQMD CEQA Air Quality Handbook.

c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Potentially Significant Unless Mitigation Incorporated. The project's cumulative air quality impact would be less-than-significant if consistent with an adopted General Plan designed to evaluate regional conditions. Cumulative impact significance is based upon a "substantial" contribution to regional emissions. The proposed project is located within the South Coast Air Basin (SCAB), which the California Air Resources Board (CARB) designates as a non-attainment area for ozone and PM-2.5 (particulate matter) as described in the 2012 AQMP. The EIR air quality analysis will estimate the project's potential to result in a cumulatively considerable increase in these pollutants.

d. Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Unless Mitigation Incorporated. As described above, the proposed project would generate some increase in pollutant emissions in the project area. Depending on the location of these emissions in relation to sensitive receptors such as residential uses, additional development in the project area could expose sensitive receptors to substantial pollutant concentrations. Land uses in the project area are currently a mix of open space, residential and institutional. The EIR air quality analysis will estimate the increase in pollutant concentrations in order to address this question. Mitigation will be identified if required to reduce potential impacts.

e. Create objectionable odors affecting a substantial number of people?

No Impact. Significant odors are typically generated by large-scale food processing or heavy industrial/chemical facilities, which are not located in the vicinity of the project site and are not proposed as part of the project. Operation of the proposed project, similar to other area residential projects, would not involve the use of materials or practices that generate objectionable odors.

IV. BIOLOGICAL RESOURCES. Would the project:

a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Potentially Significant Unless Mitigation Incorporated. A biological resources inventory was conducted for the proposed project site in 2013. Field surveys of the project site were conducted in June and October of 2013. Several rare or sensitive plant communities and one special-status plant species were identified. The project site and adjacent area are within critical habitat areas for two species that are listed in the Federal Endangered Species Act. Under existing conditions,

stormwater sheet flow is across Big Tujunga Canyon Road and into the Big Tujunga Wash, which is designated as critical habitat for the Santa Ana Sucker, a fish species that is listed as Federally Threatened. Although the project development area would not include areas west of Big Tujunga Canyon Road, and runoff from the developed area would be infiltrated or treated onsite, stormwater runoff from offsite undeveloped areas northeast of the project would be collected and directed west along the northern boundary to a culvert to be installed beneath Big Tujunga Canyon Road to Big Tujunga Wash, where existing drainage patterns currently direct such runoff. The EIR will include an analysis of the project's impacts on biological resources including sensitive species. Mitigation will be identified if the Project would impact candidate, sensitive or special status species.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Potentially Significant Unless Mitigation Incorporated. The proposed project has been designed to avoid or minimize potential impacts in sensitive riparian areas of the dry wash running through the project site, as well as the Big Tujunga Wash located west of the project boundary. The proposed construction of a bridge to cross the unnamed dry wash onsite would result in temporary and permanent impacts to jurisdictional areas regulated by the California Department of Fish and Wildlife, as well as the Army Corps of Engineers and the Regional Water Quality Control Board. Impacts to jurisdictional areas would require permitting from these agencies, which would include mitigation requirements based on the amount of disturbance that would occur. These issues will be addressed in the EIR for the proposed project. Mitigation will be identified if the Project would impact riparian habitat or other sensitive natural community.

c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. The construction of a bridge has the potential to impact the dry wash that traverses the site from east to west. An on-site investigation to delineate the amount and type of United States Army Corps of Engineers (USACE) jurisdictional "wetland" and "non-wetland" Waters of the United States and CDFW jurisdictional streambed and riparian habitat at the site was conducted on June 21, 2013. The investigation concluded that no portion of the dry wash or other areas of the project site include wetlands. The non-wetland and riparian habitat areas within the project site were identified and mapped for determination of potential impacts and obtaining appropriate permits from the USACE, CDFW, and the Los Angeles Regional Water Quality Control Board. This issue will be addressed as part of the EIR for the proposed project.

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Potentially Significant Unless Mitigation Incorporated. The project site is located adjacent to the Big Tujunga Wash, between Hansen Dam, and the upper waters of Big Tujunga Creek, a significant wildlife habitat area and home range of many species in the area. The Big Tujunga

Wash is part of an important linkage for many classes of animals including fishes, amphibians and several species of birds between the San Gabriel Mountains and coastal valleys of the Los Angeles Basin. The project would avoid development within the Big Tujunga Wash and would not interfere with fish or wildlife movement within that corridor. The project would also avoid development within the unnamed dry wash within the site, with the exception of constructing a bridge within the site, to avoid impeding wildlife movement through the project site. The EIR will address the project's potential impacts on wildlife movement. Mitigation will be identified if the Project would substantially interfere with movement of wildlife species.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Potentially Significant Unless Mitigation Incorporated. The build-out of the proposed project would result in the removal of six protected trees (coast live oak), which will require a permit from the City. An Oak Tree Report has been prepared for the site, which indicates that the City's ordinance requires replacement of these trees at a 4:1 ratio for a total of twenty-four (24) native oak trees to be planted. A preliminary landscape plan has been prepared for the site, showing that coast live oak trees would be planted at the southeastern perimeter of the development area. This issue will be discussed in the EIR.

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?

No Impact. The project site does not conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan.

V. CULTURAL RESOURCES: Would the project:

a. Cause a substantial adverse change in significance of a historical resource as defined in CEQA Section 15064.5?

No Impact. Field surveys and archaeological records searches of the project site found no evidence of significant historical resources within the project site, and none in the immediate vicinity that could be affected by the project. A cultural resources investigation conducted for the project site documented that an unoccupied residence and shed that existed on the site at the time of the investigation were not eligible for listing as a national or state historical resource as they were not associated with events or persons with significant contributions to California or national history, or exemplify distinctive architectural characteristics. The structures have since been removed from the site.

b. Cause a substantial adverse change in significance of an archaeological resource pursuant to CEQA Section 15064.5?

Potentially Significant Unless Mitigation Incorporated. The field surveys and records searches of the project site found no evidence of prehistoric archaeological remains within the study area. The area could be potentially sensitive regarding unknown prehistoric archaeological resources. The EIR will address the project's potential impacts during ground clearing activities

regarding unknown archaeological resources that may be uncovered.

c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Unless Mitigation Incorporated. Consultation with the Natural History Museum of Los Angeles County indicated that the project area is within an area where no fossil remains have been reported. Fossils are unlikely to be present within younger alluvium soils on the site, but may be present within underlying older alluvium deposits. Therefore, excavations that exceed the relative depth of the younger alluvium should be monitored for fossil specimens. Based on the results of the soils testing for a geology and soils report, the need for paleontological monitoring can be formally determined. The EIR will address the project's potential impacts during ground clearing activities regarding unknown paleontological resources that may be uncovered.

d. Disturb any human remains, including those interred outside of formal cemeteries?

Potentially Significant Unless Mitigation Incorporated. The project site does not include any cemeteries, and human remains are not otherwise known to exist at the site. The EIR will address the project's potential impacts during ground clearing activities regarding unknown human remains that may be discovered.

VI. GEOLOGY AND SOILS.

Would the project:

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less Than Significant. Portions of the project site are shown within a State Alquist-Priolo Earthquake Fault Zone for the Sunland Quadrangle. In 2006, an extensive subsurface fault investigation of the site was conducted to determine if previously unmapped extensions of the fault zone pass through the property.

The results of that investigation were reported in the *Fault Investigation for the Proposed Stonebridge Estates Development Site* (September 2006), which found that based on aerial photographs, exploratory trenching and seismic refraction evidence, there were no known faults active in the vicinity of the project site. A current geology and soils report for the proposed project evaluates this issue and provides recommendations as necessary based on the findings. This issue will be discussed in the EIR.

ii. Strong seismic ground shaking?

Potentially Significant Unless Mitigation Incorporated. A 2007 geologic and soils exploration of the project site included a listing of nearby known faults and potential intensity of earthquakes that could be generated by each fault listed. Based on the 2007 evaluation, known faults in the area could generate peak ground acceleration (PGA) levels greater than 0.67g at the project site. A PGA of .57g is expected to result in “severe” perceived shaking, with “moderate to heavy” damage potential. Seismic ground shaking for the site is anticipated to be consistent with the region in general for similar soil types. The current geotechnical study and soils report provides recommendations and addresses these issues, including appropriate Building Code measures to reduce seismic ground shaking risks. It is expected that conformance with applicable building codes and/or recommendations of the geotechnical study and soils report would mitigate this impact to less than significant. The EIR analysis of this issue will be based on the new geology and soils report as well as previous studies of the site as appropriate, and will address the project site’s potential for ground shaking and associated impacts.

iii. Seismic-related ground failure, including liquefaction?

Potentially Significant Unless Mitigation Incorporated. Liquefaction potential is greatest where the groundwater level is shallow, and loose, fine sands occur within a depth of 50 feet or less. Liquefaction potential decreases as grain size and gravel content increase. As ground acceleration and shaking duration increase during an earthquake, liquefaction potential increases. Based on the State of California Seismic Hazard Zones map for the Sunland Quadrangle, 1999, local geological or geotechnical conditions indicate a potential for liquefaction within the project site along an unnamed dry wash that crosses the site from east to west. Additionally, the map indicates potential liquefaction hazard areas adjacent to the proposed development that are associated with the Big Tujunga Wash to the west and a little league baseball field complex to the south. The project would avoid development within the unnamed dry wash and related riparian habitat areas, with the exception of a proposed bridge to access the southern portion of the development area. Additionally, the project would construct an emergency access roadway from the southerly portion of the development area to Big Tujunga Canyon Road that would cross the western portion of the little league baseball property, which is potentially susceptible to liquefaction hazards. The soils and geotechnical report for this project and the EIR will address these issues and identify appropriate measures for relieving or reducing the potential exposure of residents to these events, which may include regulatory requirements or mitigation measures as applicable.

iv. Landslides?

Potentially Significant Unless Mitigation Incorporated. The project site consists of less than 15% average slopes across the development area. Based on the State of California Seismic Hazard Zones map for the Sunland Quadrangle, 1999, steeper slopes to the north, east, and south of the project development area may potentially experience earthquake-induced landslides, although these hazard areas are outside of the proposed development area. The soils and geotechnical reports for this project site address the landslide potential. The EIR will include further analysis of the project site’s potential for landslides and mitigation measures, as necessary.

b. Result in substantial soil erosion or the loss of topsoil?

Potentially Significant Unless Mitigation Incorporated. During construction, the project would implement a Stormwater Pollution Prevention Plan (SWPPP) to minimize erosion. The project would retain existing topsoil, as grading quantities would be balanced onsite to the extent feasible. The Project would implement a landscape plan for graded areas to prevent erosion impacts during operations. The EIR will evaluate the potential for the proposed project to result in soil erosion or the loss of topsoil. Appropriate mitigation measures will be proposed as necessary.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Potentially Significant Unless Mitigation Incorporated. The soils and geotechnical report will address these issues as appropriate. The EIR will include further analysis of the project site's stability and include mitigation measures, as necessary.

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Potentially Significant Unless Mitigation Incorporated. The study area is not subject to hazards related to lateral spreading. The soils and geotechnical report will address this issue as appropriate. The EIR will include further analysis of the project site's stability and include mitigation measures, as necessary.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The proposed project does not include the use of septic tanks or alternative wastewater disposal systems.

VII. GREENHOUSE GAS EMISSIONS.**Would the project:****a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

Potentially Significant Unless Mitigation Incorporated. The Project would generate additional greenhouse gas emissions (GHGs) due to increased energy usage from stationary and mobile sources. The Project's EIR will include an air quality technical report to estimate the Project's GHG emissions, using the CalEEMod emission modeling program, and an evaluation regarding the significance based on regulations and guidance from the City, the South Coast Air Quality Management District and the State. The Project's EIR also will evaluate potential reductions in GHG emissions from incorporation of energy efficiency measures. Mitigation measures may be identified if necessary to reduce impacts to less than significant.

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Unless Mitigation Incorporated. The Project would incorporate applicable design features mandated by the City's Green Building Code to reduce GHG emissions and comply with applicable regulations regarding the implementation of AB 32. The Project's consistency with plans, policies, and regulations will be evaluated in the EIR.

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. The uses proposed for the residential development do not involve the routine transport, use, or disposal of hazardous materials that would represent a significant hazard. Although small quantities of hazardous materials (for example, cleaning products, pool chemicals, or paint) may be stored, they would not be stored or used onsite in quantities that would pose a significant hazard.

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less than Significant Impact with Mitigation. A Phase 1 Environmental Site Assessment report was completed by Citadel Environmental Services, Inc. for the project site July 1, 2013, and revised October 3, 2013. The Phase I report indicated potential concerns regarding a residential structure or other conditions that existed onsite at that time. The onsite structure has since been removed from the site with appropriate testing and abatement, and disposal in an authorized facility. The study indicated that the adjacent Fire Camp 15 facility, adjacent to the northern project site boundary was reported in 1999 to have a leaking underground storage tank for fuel. As of December 2013, the State Water Resource Control Board has made available a report indicating the leaking tank was removed from the Fire Camp 15 site in 1999 along with affected soils, and the case has been designated as "Open – Eligible for Closure as of September 10, 2014". The State Water Resource Control Board provides a list of Project Status Definitions, which defined the Open – Eligible for Closure status as meaning that "Corrective action at the Site has been determined to be completed and any remaining petroleum constituents from the release are considered to be low threat to Human Health, Safety, and the Environment. The case in GeoTracker is going through the process of being closed." The State Water Board posted an order from the Executive Director, directing that the LUST case related to the Fire Camp #15 site be closed, pending documentation from Los Angeles County Fire Department that any monitoring wells or borings have been properly destroyed, and any related waste piles or debris have been safely removed from the site. The potential for the project to result in foreseeable upset or accident conditions that involve the release of hazardous materials will be addressed in the EIR, based on the latest information provided by the State Water Resource Control Board, and mitigation identified if necessary.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. The proposed residential uses would not involve the emission or handling of hazardous or acutely hazardous materials, substances, or waste. Additionally, the site is not located within one-quarter mile of a school.

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less than Significant Impact. The Phase 1 study performed for this project included a search of standard environmental records sources to help identify recognized environmental conditions in connection with the project site. The site was not identified in any of the data bases searched. The Phase I study did report that an adjacent property identified as Fire Camp 15 was reported to have a leaking underground storage tank for fuel, which was removed from the site in 1999 and the State Water Resources Control Board currently recommends the case for closure. This issue will be addressed in the EIR as discussed above in response VIII. b.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

No Impact. The proposed project is not located within an Airport Land Use Plan area or within two miles of an existing public airport.

f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the area?

No Impact. The proposed project is not located in the vicinity of an existing private airstrip.

g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The proposed project involves minor widening of Big Tujunga Canyon Road where it is located adjacent to the project site, which may improve emergency access or evacuation plans. Otherwise, the proposed project does not involve changes to major access routes providing emergency access in the area or other aspects that would substantially affect emergency access or evacuation plans. Road widening activities would not result in a full closure of Big Tujunga Canyon Road. The Project would include an emergency access route to the proposed residences on the south side of a dry wash that crosses the site, which could be used for an emergency evacuation. This issue will be discussed in the EIR.

h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Potentially Significant Unless Mitigation Incorporated. The proposed project site is located within a Very High Fire Hazard Severity Zone (VHFHSZ) as designated by Los Angeles Fire

Department. The potential exposure of people and structures to wildland fires as a result of the proposed project will be addressed in the EIR and mitigation measures developed as necessary.

IX. HYDROLOGY AND WATER QUALITY. Would the proposal:

a. Violate any water quality standards or waste discharge requirements?

Potentially Significant Impact Unless Mitigation Incorporated. The proposed project would introduce impervious surfaces to the site, which may result in the introduction of urban pollutants in stormwater runoff from developed areas of the site; however, the project must be designed to comply with all applicable construction and operational water quality standards and waste discharge requirements. During construction, a Storm Water Pollution Prevention Plan (SWPPP) will be implemented as required by the Regional Water Quality Control Board. The SWPPP will identify pollution sources and Best Management Practices (BMPs) to control and mitigate pollutants during the construction of the project. A hydrology report being prepared for the project will quantify stormwater runoff from the completed project and design stormwater control features to facilitate infiltration and retention of runoff onsite, so that flows leaving the site would not exceed volumes under existing conditions. The project would construct underground stormwater detention/infiltration basins with adequate capacity based on the hydrology report findings to contain runoff for infiltration during operations, and release runoff in volumes that do not exceed existing conditions. Project features to minimize stormwater runoff includes permeable paving materials for portions of the project entry drives and onsite crosswalk areas, as well as permeable sidewalks constructed with decomposed granite. The EIR will evaluate stormwater runoff impacts and identify mitigation as necessary.

b. Substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned land uses for which permits have been granted)?

Potentially Significant Unless Mitigation Incorporated. Potable water will be supplied to the project by LADWP and no groundwater use is proposed on the site. The project would introduce impermeable surfaces within the project site; however, the project has been designed with features to facilitate groundwater recharge, including pervious paving placed at the site entrances and at crosswalks, and sidewalks throughout the site, and underground detention and infiltration basins to conform with Low Impact Development regulations. The project would retain an existing detention basin onsite at the western end of the unnamed ephemeral drainage, which would continue to allow infiltration of a similar portion of flows from this channel as under existing conditions. As such, groundwater recharge on the site would not be substantially reduced. Additionally, all runoff leaving the site via Big Tujunga Wash would potentially be subject to diversion into spreading grounds located at Hansen Dam, or other existing sites downstream, for groundwater recharge purposes. Mitigation may be identified regarding studies of onsite hydrology to determine adequate capacity and locations for stormwater detention/infiltration basins to be placed within the site. These issues will be further addressed and potential impacts will be analyzed in the EIR.

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

Potentially Significant Unless Mitigation Incorporated. The project would not alter the existing drainage pattern of the site area, which would continue to drain west to Big Tujunga Wash, as well as to the ephemeral drainage in the southern portion of the site, which then enters Big Tujunga Wash. An Offsite Hydrology and Debris Flow Analysis has been prepared that determined a proposed debris channel around the perimeter of the site would adequately convey offsite runoff from east of the site to natural drainages that currently accept runoff from the offsite slopes under existing conditions. The proposed development will provide pervious surfaces and stormwater detention/infiltration basins that would be required to ensure runoff from the project site would not result in increased volumes in downstream waterways. Additionally, construction of the proposed storm drain improvements and site development will be in conformance with the City of Los Angeles Department of Public Works design criteria and guidelines and will not adversely impact persons or properties on-site or downstream. This issue will be addressed in the EIR.

d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off site?

Potentially Significant Unless Mitigation Incorporated. See response to VIII-c above.

e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Potentially Significant Unless Mitigation Incorporated. See response to VIII-c above.

f. Otherwise substantially degrade water quality?

No Impact. As indicated above in the response to Question VIII-a, the proposed project may result in water quality impacts associated with stormwater runoff prior to implementation of BMPs. Other water quality impacts are not anticipated.

g. Place housing within a 100-year flood plain as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. The northwest corner of the project site extends into the Tujunga Wash, which is within the 100-year floodplain; however, the project does not propose residential development within this area.

h. Place within a 100-year flood plain structures, which would impede or redirect flood flows?

No Impact. See response to VIII-g above.

i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Less than Significant. The project site is located approximately seven miles downstream of the Big Tujunga reservoir and is within a Dam Inundation Hazard Area identified by the City's Local Hazard Mitigation Plan. As indicated in the Local Hazard Mitigation Plan, over one-third of the City's land area and population are in areas potentially threatened by dam failure, with the entire City designated as a "moderate risk" of dam failure. A seismic retrofit of the Big Tujunga Dam was completed in 2011 to reduce risks of dam failure. Ongoing inspections of dam facilities by the California Department of Water Resources - Division of Safety of Dams reduces the potential for a dam failure to result in impacts to the proposed Project, and as such, this potential impact would be less than significant. This impact will be addressed in the EIR.

j. Inundation by seiche, tsunami, or mudflow?

Potentially Significant Unless Mitigation Incorporated. The proposed project site is not along the coast and is not located within a tsunami hazard area. Seiches are oscillating waves that form in an enclosed or semi-enclosed body of water. The Big Tujunga reservoir is located approximately seven miles upstream from the site along Big Tujunga Creek. To prevent overtopping during seiche conditions, reservoirs are generally maintained with extra capacity. Therefore, inundation by seiche is not expected at the site. Heavy rains and storm runoff have the potential to generate mudflow in the dry wash crossing the project site; however, the project would not develop residences within the dry wash portion of the site. The geotechnical and soils report prepared for the project site determined that some slopes southeast of the site could become surficially unstable during heavy rains, potentially impacting the backyards of some homes to be located on the perimeter of that portion of the site. The geotechnical report identified a mitigation measure for this that would include constructing a debris basin and barrier to protect those proposed homes that could be affected. The project would be required to comply with recommendations of the approved soils report, including implementing identified mitigation, which would reduce this potential impact to less than significant. This issue will be addressed in the EIR.

X. LAND USE AND PLANNING. Would the project:

a. Physically divide an established community?

No Impact. The area surrounding the proposed project site is predominantly undeveloped and as a result the project would not physically divide an established community.

b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less than Significant. Applicable land use plans and regulations are the City of Los Angeles General Plan, the Sunland-Tujunga-Lake View Terrace- Shadow Hills-East La Tuna Canyon Community Plan, San Gabriel Verdugo Mountains Scenic Preservation Specific Plan, and the City of Los Angeles Zoning Ordinance. According to the information contained in the City of

Los Angeles Zoning Information and Map Access System (ZIMAS), the project site is currently zoned A1-1-H. A1 zoning is designated for agricultural uses as well as single-family dwellings, parks, playgrounds, community centers, golf courses and a variety of other uses. The minimum lot area is 5 acres under the current zoning designation, with a minimum area of 2.5 acre per dwelling unit. The Community Plan designates the project site's land use for Minimum Residential, with related zone classes of OS, A1, A2, and RE40, and a density range from 0 to 1 units per acre. The maximum allowable building height under the A1-1-H zoning classification is 45 feet for the majority of the site, with a maximum height of 30 feet within 500 feet of the Big Tujunga Canyon Road scenic corridor pursuant to the San Gabriel/Verdugo Mountains Scenic Preservation specific Plan. The proposed development of 242 residential units within the 77.9-acre site would exceed the number of allowable dwelling units per acre based on the current zoning and land use designation. As a result, a zoning change is required for the proposed project. The project is proposing a zone change to the RE 9-1-H zoning classification with a Residential Low land use designation. The minimum lot size for the requested land use category is 9,000 square feet.

The City of Los Angeles General Plan and the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community designate the project site for Low Density Residential - Minimum land uses. The category allows a range of 0 to 1 dwelling units per acre. The proposed zone change would result in a Land Use designation of Residential Low, which would be compatible with the proposed zone change for the site. The EIR will discuss the project's consistency with the General Plan documents.

c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. See response to IV-f above.

XI. MINERAL RESOURCES. Would the project:

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. The proposed project site is located adjacent to the Tujunga Wash, separated by Big Tujunga Canyon Road. The City of Los Angeles General Plan Framework Conservation Element identifies the Tujunga Wash as a rock and gravel resource area. The State Mining and Geology Board has classified the Tujunga Wash as a "Mineral Resource Zone-2" which indicates that significant mineral deposits are present. The resource preserves classification of the wash is consistent with the objective of the Surface Mining and Reclamation Act to preclude development that would prevent future mining. However, there are no existing mineral resources on the project site, and the project does not propose development within the Big Tujunga Wash, and therefore, the project would not impact mineral resources.

b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No Impact. The City of Los Angeles General Plan (Framework Element) identifies areas containing significant mineral resource deposits in the City as those contained within the State

Mining and Geology Board Mineral Resource Zone 2. The proposed project is not located within this Zone and the project is not expected to result in a significant impact with regard to the loss of availability of any mineral resources.

XII. NOISE. Would the project:

a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant Impact. The proposed project would result in short-term construction noise and long-term operational noise. Construction-period noise will result from the use of heavy equipment at the project site. Long-term noise would result from increased vehicular activity in the vicinity of the project site. A noise study was conducted for the project and evaluated impacts to the nearest residences located south of the site. Based on the City's noise ordinance and CEQA guidelines, the project would not exceed the City's minimum baseline ambient noise levels by a margin that would be considered significant. The Noise study also concluded that during operations, project noise from traffic would not result in a significant noise impact. Potential noise impacts during the project's construction and operation will be evaluated and discussed in the EIR.

b. Exposure of people to or generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact. The potential for construction activities associated with the proposed project to generate excessive groundborne vibration or noise is not expected to be significant due to the distance of the proposed project from sensitive land uses. Operation of the project would not involve activities that generate groundborne noise or vibration. Construction vibration impact potential will be addressed in the EIR.

c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Less Than Significant Impact. See response to XII.a, above.

d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less Than Significant Impact. See response to XII.a, above.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The proposed project site is not located within an airport land use plan or within two miles of a public use airport.

f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The proposed project site is not located within the vicinity of a private airstrip.

XIII. POPULATION AND HOUSING. Would the project:

a. Induce substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact. The proposed project would result in the construction of a total of 242 single-family dwelling units at project completion. Based on a factor of 2.97 persons per dwelling unit for low density residential land uses (from the Sunland-Tujunga Community Plan) the proposed project would directly result in a gross population increase of 719 residents. As the project site is currently vacant, the net population increase would be 719 residents. This potential impact will be addressed in the EIR.

The proposed project will be extending utilities to the project site and improving a portion of Big Tujunga Canyon Road. However, as the project is surrounded by National Park Service lands to the north and east, the expansion of utilities and infrastructure would not indirectly induce population growth, as no additional development would likely connect to the extended utilities from this location, or make use of project-related improvements to Big Tujunga Canyon Road.

b. Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?

No Impact. The proposed project site is currently vacant; therefore, no housing or residents would be displaced.

c. Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?

No Impact. See response to Question XIII.b., above.

XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a. Fire protection?

Potentially Significant Unless Mitigation Incorporated. The proposed project would increase demand for fire protection services. The City's Fire Department has indicated that the project would be required to provide mitigation to minimize potential impacts related to the response distance from existing fire stations. Mitigation will be determined by further consultation with the Fire Department. This issue will be addressed in the EIR.

b. Police protection?

Less Than Significant Impact. The proposed project would increase demand for police protection services. The Los Angeles Police Department has indicated that the project would not result in significant impacts regarding police protection services that would require provision of new or physically altered governmental facilities. This issue will be addressed in the EIR.

c. Schools?

Potentially Significant Impact Unless Mitigation Incorporated. The proposed project's residential development would increase demand for school services. LAUSD operates elementary school, middle school, and high school facilities within a two-mile radius of the project site, and three additional elementary schools within a 2.5-mile radius of the project site. This impact is mitigated with the payment of school impact fees. This issue will be addressed in the EIR.

d. Libraries?

Potentially Significant Impact Unless Mitigation Incorporated. The proposed project's residential development would increase demand for library services. The Los Angeles Public Library (LAPL) operates the Sunland – Tujunga Branch Library within approximately 2.5 miles of the project site. The LAPL has indicated that it would request developer fees from this project as mitigation for increasing demand. This issue will be addressed in the EIR.

e. Parks?

Less than Significant Impact. The project proposes to provide three (3) parks totaling approximately three acres within the project site for use by resident's of the development, which would reduce potential project-related increases in demand for existing offsite park facilities. The proposed parks would include active recreation amenities including tennis courts, a basketball court, and a tot lot. This issue will be addressed in the EIR in the Recreation section.

f. Other governmental services (including roads)?

No Impact. The proposed project is not expected to significantly impact other government services.

XV. RECREATION.**a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

Less Than Significant Impact. The Project would provide a total of approximately three acres of parks within the development area for use by Project residents to offset project-related increases in demand for neighborhood and regional parks. The proposed parks would include active recreation amenities including tennis courts, a basketball court, and tot lot. This issue will be addressed in the EIR.

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

Less Than Significant Impact. The project proposes to provide three (3) parks within the project site for use by resident's of the development, with active recreation amenities. As these parks would be provided within the development area of the proposed project, potential effects on the environment associated with their construction will be analyzed in the EIR within applicable sections, with mitigations provided where necessary.

XVI. TRANSPORTATION/CIRCULATION. Would the project:

a. Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to ratio capacity on roads, or congestion at intersections)?

Potentially Significant Impact Unless Mitigation Incorporated. The proposed project would result in increased traffic, adding to demands on the street system. A traffic analysis for the proposed project has been prepared according to the methodology established by the Los Angeles Department of Transportation (LADOT) as well as the regional Congestion Management Plan (CMP). The LADOT has reviewed and accepted the study, which includes an estimate of trip generation from the proposed project at build-out, a distribution analysis and assignment of the project traffic and impacts of the proposed project on specific intersections. The traffic study identified a mitigation measure to reduce impacts to one intersection in the study area, which LADOT has also accepted as adequately mitigating the identified potential impact. The findings of the traffic study will be incorporated into the EIR and project-specific mitigation measures will be proposed as appropriate.

b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

Potentially Significant Impact Unless Mitigation Incorporated. The impacts on specific intersections in the project vicinity (see response to Question XVI.a. above) will be evaluated using the significance criteria for traffic impacts adopted by the LADOT and appropriate mitigation identified. These impacts will be analyzed in the EIR and specific mitigation measures will be identified if needed.

c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact. The proposed project would not affect air traffic patterns.

d. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. There are no such impacts identified as part of the traffic study, however, potential hazards associated with traffic design features will be discussed in the EIR. Implementation of the project would include widening a portion of Big Tujunga Canyon Road in the vicinity of the proposed entrances, which would improve sight lines, and the proposed single-family homes would not be an incompatible use in the area.

e. Result in inadequate emergency access?

Less Than Significant Impact. In addition to providing two entrances to the project from Big Tujunga Canyon Road for residents and guests, the project would develop an emergency access road from Big Tujunga Canyon Road to the southern portion of the proposed development. Emergency access to the project will be reviewed as a part of the on-going site plan review of all development proposals in the City. Significant impacts are not anticipated. The potential for traffic impacts to affect emergency response times will be addressed in the fire and police protection services analyses of the EIR (see responses to Questions XIV.a. and b., above.)

f. Result in inadequate parking capacity?

No Impact. The proposed project is a residential development with no other planned land uses. A total of 484 parking spaces would be provided onsite consisting of two garage spaces at each residence, with additional parking available within private driveways or curbside along the project's residential streets. Parking capacity is not expected to be an issue with the proposed project.

g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Less than Significant Impact. The proposed project is not expected to conflict with these policies, however, the EIR will include an assessment of the extent to which the project supports plans for increased use of alternative transportation modes, as well as the project's potential of increased ridership of public transit vehicles.

XVII. UTILITIES. Would the project:

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Potentially Significant Impact Unless Mitigation Incorporated. Wastewater generated by the proposed project would be collected and transported through local, trunk and mainline sewers to the Hyperion Treatment Plant in Playa Del Rey. Wastewater treatment at the plant is carried out in conformance with the requirements of the Regional Water Quality Control Board. The project would result in additional wastewater generation, and therefore, the project's generation relative to the treatment plant's capacity will be evaluated to determine if the project would potentially disrupt treatment processes at the Hyperion Treatment Plant or result in violations of the NPDES permit issued for that treatment plant's operation. Based on recent reporting of capacity and treatment volumes of the wastewater system and treatment plant, the existing wastewater system

and treatment plant would have capacity to serve the project. City requirements for water efficiency would reduce the potential generation of wastewater from this project. The EIR will address this issue.

b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Potentially Significant Impact Unless Mitigation Incorporated. The proposed project would include the extension of water and wastewater lines within the Big Tujunga Canyon Road right-of-way to serve the project site, which would not anticipated to result in significant environmental effects. The project's increase in demand for water and wastewater treatment capacity would not exceed current excess capacity for existing facilities. City requirements for water efficiency would reduce the potential demands on treatment facilities. The utility agencies that provide those services (Los Angeles Department of Water and Power (LADWP), and Los Angeles Bureau of Sanitation) will be contacted regarding this project to provide comment, or specific mitigation, if any, would be required to reduce potential impacts to less than significant. The EIR will address this issue.

c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Potentially Significant Impact Unless Mitigation Incorporated. The project would include stormwater drainages constructed within the site, and would install underground modular stormwater detention and infiltration facilities onsite, and debris channels to collect and convey runoff from offsite slopes to existing natural drainages. The project will be required to prepare a technical report to evaluate onsite stormwater runoff under existing conditions and determine the quantity of onsite stormwater detention facilities would be required to ensure that stormwater flows from the project site would not exceed current volumes that downstream facilities are provided for. Stormwater impacts will be evaluated in the Hydrology section of the EIR and mitigation may be identified to require the preparation of the onsite hydrological drainage study.

d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Potentially Significant Impact Unless Mitigation Incorporated. Additional potable water demand will occur as a result of the proposed project. Compliance with City codes regarding water efficiency would reduce project demand for potable water. The project's water use would not be anticipated to exceed projected demands for LADWP potable water; however, the EIR will include an analysis of the project demand as compared to the existing supply, and identify mitigation measures if applicable regarding minimization of potable water use.

e. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Potentially Significant Impact Unless Mitigation Incorporated. Additional wastewater treatment demand would occur as a result of the project. Based on recent reporting of capacity and treatment volumes of the wastewater system and treatment plant, the existing wastewater system and treatment plant would have capacity to serve the project. City requirements for water efficiency would reduce the potential generation of wastewater from this project. The EIR will include an analysis of the project demand as compared to the existing capacity and identify appropriate mitigation if applicable.

f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Potentially Significant Impact Unless Mitigation Incorporated. The proposed project would increase the demand for landfill services. The City provides separate solid waste collection for recyclables and green waste for single-family homes, to encourage separation of waste to reduce landfill disposal. The EIR will include an analysis of the project's construction and operational impacts to local landfill capacity and will identify mitigation if required to reduce landfill impacts.

g. Comply with federal, state, and local statutes and regulations related to solid waste?

No Impact. The proposed project would comply with federal, state, and local statutes and regulations related to solid waste. The project would dispose of solid waste in a manner consistent with City requirements, which reflect federal, state and local regulations.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Impact Unless Mitigation Incorporated. The proposed project has the potential to degrade the quality of the environment by developing a partially disturbed, undeveloped area, which could impact biological resources; however, mitigation measures will be identified as needed to reduce these potential impacts to less than significant. These and other potential environmental impacts will be evaluated in detail in the EIR that will be prepared for this proposed project.

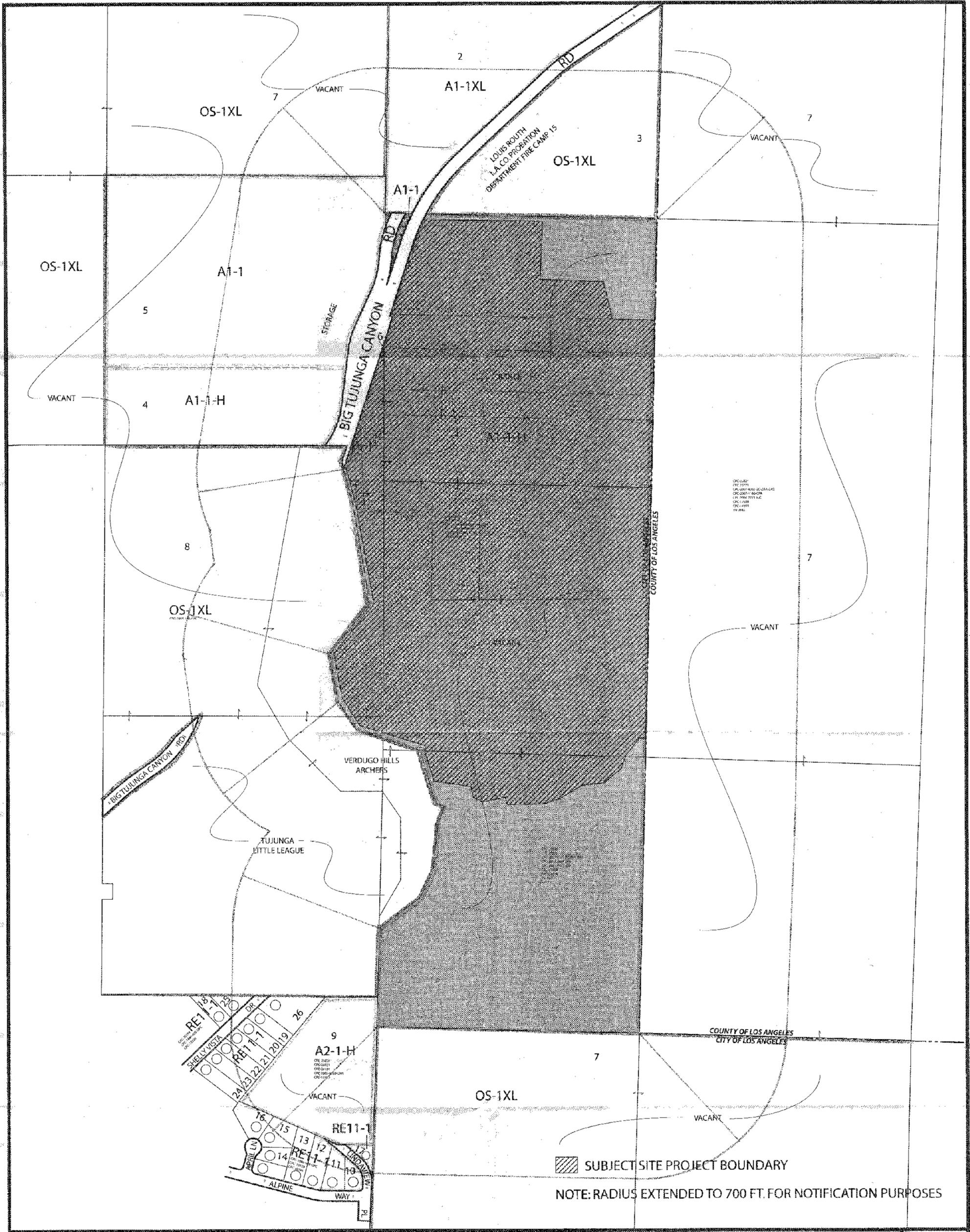
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).

Potentially Significant Impact Unless Mitigation Incorporated. All currently identified proposed projects in the vicinity would be located at distances of approximately two miles or greater from the Project site. As such, the Project would not result in a substantial contribution

to cumulative environmental impacts for most issues, as distance would prevent the Project from potentially contributing to most adverse effects related to those distant projects. Mitigation identified for Project impacts would likely reduce the Project's contribution to any cumulative impacts to less than significant. Analysis of potential impacts in the EIR will include a cumulative impact assessment for each environmental issue evaluated.

c. Does the project have environmental effects, which cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact Unless Mitigation Incorporated. The proposed project may potentially have significant impacts on human beings including exposure to geologic hazards and air quality impacts, which would likely be reduced by compliance with existing codes and ordinances or implementation of mitigation. These environmental issues will be addressed in the EIR (see responses to each checklist question, above).



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CASE NO:
SCALE: 1"=200'
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