



NOTICE OF AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT REPORT

September 24, 2018

ENVIRONMENTAL CASE NO.: ENV-2007-3083-EIR
STATE CLEARINGHOUSE NO.: 2007121012
PROJECT NAME: 6433 La Tuna Canyon Road Project (formerly Verdugo Hills Golf Course)
PROJECT APPLICANT: Snowball West Investments, L.P.
PROJECT ADDRESS: 6433 La Tuna Canyon Road, Tujunga, CA 91042
COMMUNITY PLAN AREA: Sunland – Tujunga – Shadow Hills – Lake View Terrace – East La Tuna Canyon
COUNCIL DISTRICT: 7 — Rodriguez

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared an Environmental Impact Report (EIR) for the proposed 6433 La Tuna Canyon Road Project (Project) to assess potential environmental impacts. An EIR is comprised of four parts, the Original Draft EIR, the first Recirculated Portions Draft EIR, the second Recirculated Portions Draft EIR, and the Final EIR. A Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of CEQA, for an extended 90-day public review period from May 21, 2009 to August 19, 2009. A Recirculated Portions Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of the California Environmental Quality Act (CEQA), for a 45-day public review period from December 3, 2015 to January 19, 2016. A second Recirculated Portions Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of the CEQA for a 45-day public review period from September 28, 2017 to November 13, 2017.

The Final EIR was released on September 24, 2018 and includes a response to comments received during the public review period and includes text revisions to the Draft EIR as well as both Recirculated Portion Draft EIRs in response to input received. Unlike the Draft EIR and Recirculated Portions Draft EIRs, comments on the Final EIR are not required to be responded to by the City. If written comments are received, they will be included in the case file for the record and will be provided to the decision-maker for consideration. The EIR will be submitted to the decision-maker for requested certification and action on the Project.

PROJECT DESCRIPTION: The Project proposes to subdivide and subsequently develop 229 homes on the 57.45-acre Project Site (approximately 3.93 units per acre). The development will be a private community with gated access and private roads. Lot sizes will range from 2,560 to 10,720 square feet in area. Lot widths will range from 32 feet to 40 feet: 84 lots will have a width of 32 feet, 80 lots will have a width of 35 feet, and 65 lots will have a width of 40 feet. The proposed homes will range in size from 1,800 to 2,700 square feet in building area and will have a maximum height of 30 feet (two-stories). Two basic models are proposed: 137 units will have four bedrooms while 92 will have five bedrooms. Each home will have a two-car garage. The proposed 229 homes will be built in two locations. Most of the homes (211 units) will be built in the southeast corner of the Project Site on the portion of the site currently occupied by the Verdugo Hills Golf Course. A further 18 homes will be built farther to the north, between the Verdugo Wash right-of-way on the west and Tujunga Canyon Road on the east.

FILE REVIEW:

The Final EIR and the documents referenced in the Final EIR are available for public review at the City of Los Angeles, Department of City Planning, 221 North Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. To review the file, please contact the Staff Planner listed below to schedule an appointment.

The Final EIR is also available online at the Department of City Planning's website at <http://planning.lacity.org> (click on the "Environmental Review" tab on the left-hand side, then "Final EIR", and click on the Project title); and copies are also available at the following Library Branches:

- 1) Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- 2) Sunland – Tujunga Branch Library, 7771 Foothill Blvd., Tujunga, CA 91042
- 3) Huntington Beach Central Library, 7111 Talbert Ave, Huntington Beach, CA 92648
- 4) Santa Ana Main Library, 26 Civic Center Plaza, Santa Ana, CA 92701

The Final EIR can also be purchased on CD-ROM for \$5.00 per copy. Contact Erin Strelch at erin.strelch@lacity.org or at the number below to purchase copies.

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Puede obtener información en Español acerca de esta junta llamando al (213) 978-1454.