

**Appendix A1 Notice of Preparation and NOP
Comments (Granada Hills–Knollwood)**

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

Date: February 13, 2008

To: Affected Agencies, Organizations, and Interested Parties

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Because of time limits mandated by state law, written comments must be provided to the City of Los Angeles at the earliest possible date, but no later than 4 p.m. on March 14, 2008.

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

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

The public scoping meeting will be held on **March 5, 2008** starting at **6:30 PM** at the following location:

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

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

x Anna M. Vidal

Date: 2/13/08

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

Unincorporated
Los Angeles County






Sylmar

Chatsworth -
Porter Ranch

Northridge

Mission Hills -
Panorama City North Hills

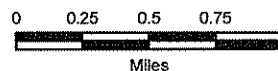
Legend

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

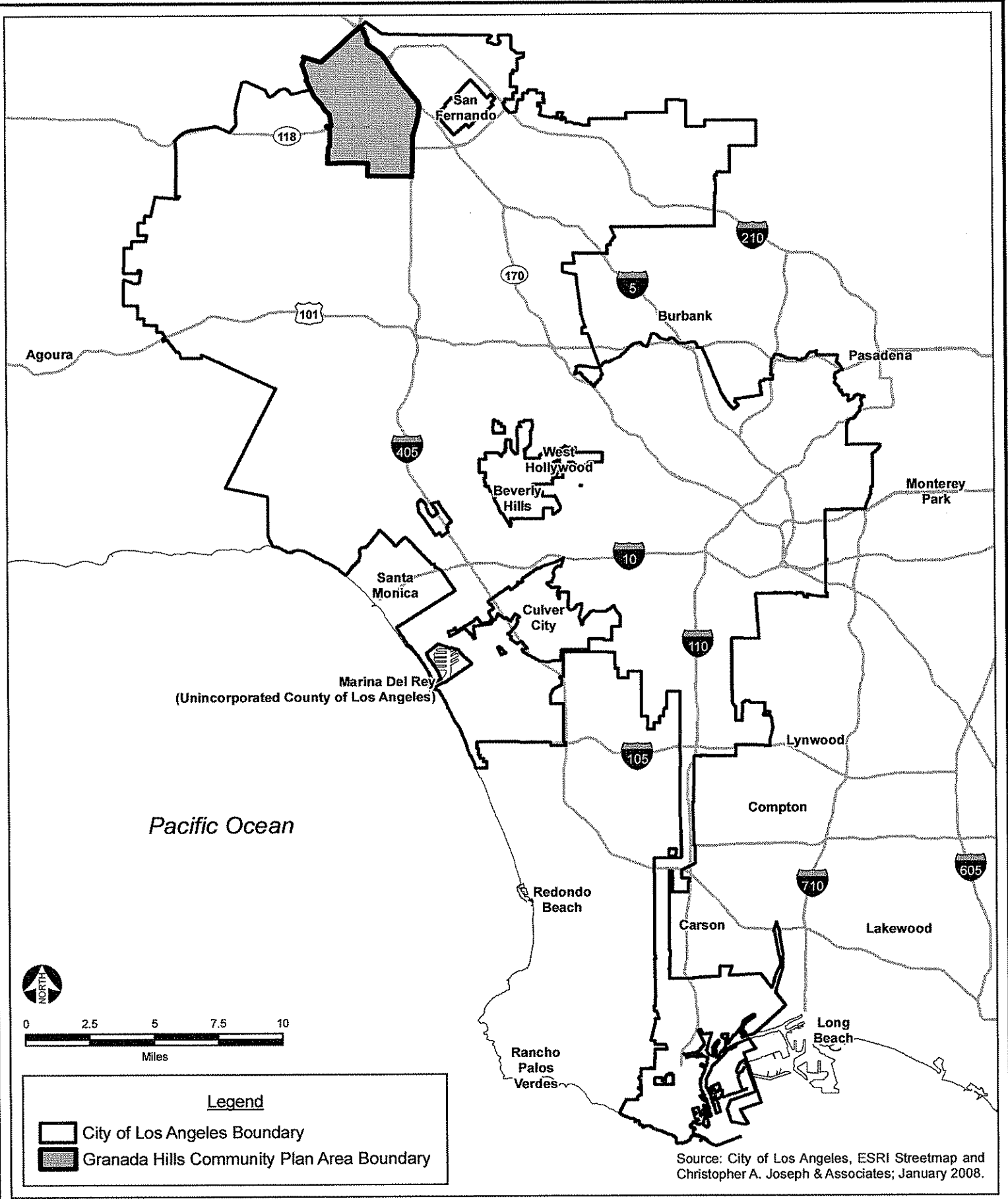
Source: City of Los Angeles and Christopher A. Joseph & Associates; January 2008.



CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research



Granada Hills
Community Plan Area



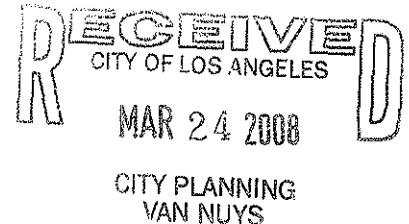
**DEPARTMENT OF FISH AND GAME**<http://www.dfg.ca.gov>

South Coast Region
4949 Viewridge Avenue
San Diego, CA 92123
(858) 467-4201



March 18, 2008

Ms. Anna Vidal
Department of City Planning
City of Los Angeles
6262 Van Nuys Boulevard, Suite 351
Van Nuys, CA 91401



**Notice of Preparation of a
Draft Environmental Impact Report for the
Development of the Granada Hills-Knollwood New Community Plan
SCH # 2008021061, Los Angeles County**

Dear Ms. Vidal:

The Department of Fish and Game (Department) has reviewed the above-referenced Notice of Preparation (NOP), for a Draft Environmental Impact Report (DEIR) relative to impacts to biological resources. The City of Los Angeles will prepare a DEIR for the Granada Hills-Knollwood New Community Plan (CP), which will comprise 9,651 acres, located 21 miles north of downtown Los Angeles. The CP area is bounded by the unincorporated County of Los Angeles to the northwest, the Sylmar Community Plan Area (City of Los Angeles) to the northeast, the Northridge Community Plan Area (City of Los Angeles) to the southwest, and the Mission Hills-Panorama City-North Hills Community Plan Area (City of Los Angeles) to the southeast. The CP will address the Land Use Element of the General Plan, and will address land uses, street arrangements, and public services through 2030.

To enable Department staff to adequately review and comment on the proposed project we recommend the following information, where applicable, be included in the Draft Environmental Impact Report:

1. A complete, recent assessment of flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, and locally unique species and sensitive habitats (Attachment 1). This should include a complete floral and faunal species compendium of the entire project site, undertaken at the appropriate time of year.
 - a. A thorough recent assessment of rare plants and rare natural communities, following the Department's Guidelines for Assessing Impacts to Rare Plants and Rare Natural Communities.
 - b. A complete, recent assessment of sensitive fish, wildlife, reptile, and amphibian species. Seasonal variations in use of the project area should also be addressed.

Recent, focused, species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and U.S. Fish and Wildlife Service.

- c. Rare, threatened, and endangered species to be addressed should include all those which meet the California Environmental Quality Act (CEQA) definition (see CEQA Guidelines, Section 15380).
 - d. The Department's Wildlife Habitat Data Analysis Branch in Sacramento should be contacted at (916) 322-2493 to obtain current information on any previously reported sensitive species and habitats, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code. Also, any Significant Ecological Areas (SEAs) or Environmentally Sensitive Habitats (ESHs) or any areas that are considered sensitive by the local jurisdiction that are located in or adjacent to the project area must be addressed.
2. A thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts. This discussion should focus on maximizing avoidance, and minimizing impacts.
- a. CEQA Guidelines, Section 15125(a), direct that knowledge of the regional setting is critical to an assessment of environmental impacts and that special emphasis should be placed on resources that are rare or unique to the region.
 - b. Project impacts should also be analyzed relative to their effects on off-site habitats and populations. Specifically, this should include nearby public lands, open space, adjacent natural habitats, and riparian ecosystems. Impacts to and maintenance of wildlife corridor/movement areas, including access to undisturbed habitat in adjacent areas are of concern to the Department and should be fully evaluated and provided. The analysis should also include a discussion of the potential for impacts resulting from such effects as increased vehicle traffic, outdoor artificial lighting, noise and vibration.
 - c. A cumulative effects analysis should be developed as described under CEQA Guidelines, Section 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.
 - d. Impacts to migratory wildlife affected by the project should be fully evaluated including proposals to removal/disturb native and ornamental landscaping and other nesting habitat for native birds. Impact evaluation may also include such elements as migratory butterfly roost sites and neo-tropical bird and waterfowl stop-over and staging sites. All migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of birds and their active nests, including raptors and other migratory nongame birds as listed under the MBTA.
 - e. Impacts to all habitats from City or County required Fuel Modification Zones (FMZ). Areas slated as mitigation for loss of habitat shall not occur within the FMZ.

- f. Proposed project activities (including disturbances to vegetation) should take place outside of the breeding bird season (February 1- September 1) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). If project activities cannot avoid the breeding bird season, nest surveys should be conducted and active nests should be avoided and provided with a minimum buffer as determined by a biological monitor (the Department recommends a minimum 500-foot buffer for all active raptor nests).
3. A range of alternatives should be analyzed to ensure that alternatives to the proposed project are fully considered and evaluated. A range of alternatives which avoid or otherwise minimize impacts to sensitive biological resources including wetlands/riparian habitats, alluvial scrub, coastal sage scrub, Joshua tree woodlands, etc. should be included. Specific alternative locations should also be evaluated in areas with lower resource sensitivity where appropriate.
 - a. Mitigation measures for project impacts to sensitive plants, animals, and habitats should emphasize evaluation and selection of alternatives which avoid or otherwise minimize project impacts. Compensation for unavoidable impacts through acquisition and protection of high quality habitat elsewhere should be addressed with offsite mitigation locations clearly identified.
 - b. The Department considers Rare Natural Communities as threatened habitats having both regional and local significance. Thus, these communities should be fully avoided and otherwise protected from project-related impacts (Attachment 2).
 - c. The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Department studies have shown that these efforts are experimental in nature and largely unsuccessful.
4. A California Endangered Species Act (CESA) Permit must be obtained, if the project has the potential to result in "take" of species of plants or animals listed under CESA, either during construction or over the life of the project. CESA Permits are issued to conserve, protect, enhance, and restore State-listed threatened or endangered species and their habitats. Early consultation is encouraged, as significant modification to the proposed project and mitigation measures may be required in order to obtain a CESA Permit. Revisions to the Fish and Game Code, effective January 1998, require that the Department issue a separate CEQA document for the issuance of a CESA permit unless the project CEQA document addresses all project impacts to listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of a CESA permit. For these reasons, the following information is requested:
 - a. Biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA Permit.
 - b. A Department-approved Mitigation Agreement and Mitigation Plan are required for plants listed as rare under the Native Plant Protection Act.
5. The Department opposes the elimination of watercourses (including concrete channels) and/or the canalization of natural and manmade drainages or conversion to subsurface drains. All wetlands and watercourses, whether intermittent, ephemeral, or perennial, must be retained and provided with substantial setbacks which preserve the riparian and

Ms. Anna Vidal
March 18, 2008
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aquatic habitat values and maintain their value to on-site and off-site wildlife populations. The Department recommends a minimum natural buffer of 100 feet from the outside edge of the riparian zone on each side of a drainage.

- a. The Department requires a Streambed Alteration Agreement (SAA), pursuant to Section 1600 et seq. of the Fish and Game Code, with the applicant prior to any direct or indirect impact to a lake or stream bed, bank or channel or associated riparian resources. The Department's issuance of a SAA may be a project that is subject to CEQA. To facilitate our issuance of the Agreement when CEQA applies, the Department as a responsible agency under CEQA may consider the local jurisdiction's (Lead Agency) document for the project. To minimize additional requirements by the Department under CEQA the document should fully identify the potential impacts to the lake, stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the Agreement. Early consultation is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources.

Thank you for this opportunity to provide comment. Questions regarding this letter and further coordination on these issues should be directed to Ms. Kelly Schmoker, Staff Environmental Scientist, at (626) 335-4369.

Sincerely,



Terri Dickerson
Senior Environmental Scientist

cc: Ms. Helen Birss, Los Alamitos
Ms. Terri Dickerson, Laguna Niguel
Ms. Kelly Schmoker, Glendora
Mr. Scott Harris, Pasadena
HabCon-Chron
Department of Fish and Game

State Clearinghouse, Sacramento

Guidelines for Assessing the Effects of Proposed Projects on Rare, Threatened, and Endangered Plants and Natural Communities

State of California
THE RESOURCES AGENCY
Department of Fish and Game
December 9, 1983
Revised May 8, 2000

The following recommendations are intended to help those who prepare and review environmental documents determine **when** a botanical survey is needed, **who** should be considered qualified to conduct such surveys, **how** field surveys should be conducted, and **what** information should be contained in the survey report. The Department may recommend that lead agencies not accept the results of surveys that are not conducted according to these guidelines.

1. Botanical surveys are conducted in order to determine the environmental effects of proposed projects on all rare, threatened, and endangered plants and plant communities. Rare, threatened, and endangered plants are not necessarily limited to those species which have been "listed" by state and federal agencies but should include any species that, based on all available data, can be shown to be rare, threatened, and/or endangered under the following definitions:

A species, subspecies, or variety of plant is "endangered" when the prospects of its survival and reproduction are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition, or disease. A plant is "threatened" when it is likely to become endangered in the foreseeable future in the absence of protection measures. A plant is "rare" when, although not presently threatened with extinction, the species, subspecies, or variety is found in such small numbers throughout its range that it may be endangered if its environment worsens.

Rare natural communities are those communities that are of highly limited distribution. These communities may or may not contain rare, threatened, or endangered species. The most current version of the California Natural Diversity Database's List of California Terrestrial Natural Communities may be used as a guide to the names and status of communities.

2. It is appropriate to conduct a botanical field survey to determine if, or to the extent that, rare, threatened, or endangered plants will be affected by a proposed project when:

- a. Natural vegetation occurs on the site, it is unknown if rare, threatened, or endangered plants or habitats occur on the site, and the project has the potential for direct or indirect effects on vegetation; or
- b. Rare plants have historically been identified on the project site, but adequate information for impact assessment is lacking.

3. Botanical consultants should possess the following qualifications:

- a. Experience conducting floristic field surveys;
- b. Knowledge of plant taxonomy and plant community ecology;
- c. Familiarity with the plants of the area, including rare, threatened, and endangered species;
- d. Familiarity with the appropriate state and federal statutes related to plants and plant collecting; and,
- e. Experience with analyzing impacts of development on native plant species and communities.

4. Field surveys should be conducted in a manner that will locate any rare, threatened, or endangered species that may be present. Specifically, rare, threatened, or endangered plant surveys should be:

- a. Conducted in the field at the proper time of year when rare, threatened, or endangered species are both evident and identifiable. Usually, this is when the plants are flowering.

When rare, threatened, or endangered plants are known to occur in the type(s) of habitat present in the project

area, nearby accessible occurrences of the plants (reference sites) should be observed to determine that the species are identifiable at the time of the survey.

b. Floristic in nature. A floristic survey requires that every plant observed be identified to the extent necessary to determine its rarity and listing status. In addition, a sufficient number of visits spaced throughout the growing season are necessary to accurately determine what plants exist on the site. In order to properly characterize the site and document the completeness of the survey, a complete list of plants observed on the site should be included in every botanical survey report.

c. Conducted in a manner that is consistent with conservation ethics. Collections (voucher specimens) of rare, threatened, or endangered species, or suspected rare, threatened, or endangered species should be made only when such actions would not jeopardize the continued existence of the population and in accordance with applicable state and federal permit requirements. A collecting permit from the Habitat Conservation Planning Branch of DFG is required for collection of state-listed plant species. Voucher specimens should be deposited at recognized public herbaria for future reference. Photography should be used to document plant identification and habitat whenever possible, but especially when the population cannot withstand collection of voucher specimens.

d. Conducted using systematic field techniques in all habitats of the site to ensure a thorough coverage of potential impact areas.

e. Well documented. When a rare, threatened, or endangered plant (or rare plant community) is located, a California Native Species (or Community) Field Survey Form or equivalent written form, accompanied by a copy of the appropriate portion of a 7.5 minute topographic map with the occurrence mapped, should be completed and submitted to the Natural Diversity Database. Locations may be best documented using global positioning systems (GPS) and presented in map and digital forms as these tools become more accessible.

5. Reports of botanical field surveys should be included in or with environmental assessments, negative declarations and mitigated negative declarations, Timber Harvesting Plans (THPs), EIR's, and EIS's, and should contain the following information:

- a. Project description, including a detailed map of the project location and study area.
- b. A written description of biological setting referencing the community nomenclature used and a vegetation map.
- c. Detailed description of survey methodology.
- d. Dates of field surveys and total person-hours spent on field surveys.
- e. Results of field survey including detailed maps and specific location data for each plant population found. Investigators are encouraged to provide GPS data and maps documenting population boundaries.
- f. An assessment of potential impacts. This should include a map showing the distribution of plants in relation to proposed activities.
- g. Discussion of the significance of rare, threatened, or endangered plant populations in the project area considering nearby populations and total species distribution.
- h. Recommended measures to avoid impacts.
- i. A list of all plants observed on the project area. Plants should be identified to the taxonomic level necessary to determine whether or not they are rare, threatened or endangered.
- j. Description of reference site(s) visited and phenological development of rare, threatened, or endangered plant(s).
- k. Copies of all California Native Species Field Survey Forms or Natural Community Field Survey Forms.
- l. Name of field investigator(s).
- m. References cited, persons contacted, herbaria visited, and the location of voucher specimens.

Sensitivity of Top Priority Rare Natural Communities in Southern California

Sensitivity rankings are determined by the Department of Fish and Game, California Natural Diversity Data Base and based on either number of known occurrences (locations) and/or amount of habitat remaining (acreage). The three rankings used for these top priority rare natural communities are as follows:

- S1.# Fewer than 6 known locations and/or on fewer than 2,000 acres of habitat remaining.
- S2.# Occurs in 6-20 known locations and/or 2,000-10,000 acres of habitat remaining.
- S3.# Occurs in 21-100-known locations and/or 10,000-50,000 acres of habitat remaining.

The number to the right of the decimal point after the ranking refers to the degree of threat posed to that natural community regardless of the ranking. For example:

- S1.1 = very threatened
- S2.2 = threatened
- S3.3 = no current threats known

Sensitivity Rankings (February 1992)

<u>Rank</u>	<u>Community Name</u>
S1.1	Mojave Riparian Forest Sonoran Cottonwood Willow Riparian Mesquite Bosque Elephant Tree Woodland Crucifixion Thorn Woodland Allthorn Woodland Arizonan Woodland Southern California Walnut Forest Mainland Cherry Forest Southern Bishop Pine Forest Torrey Pine Forest Desert Mountain White Fir Forest Southern Dune Scrub Southern Coastal Bluff Scrub Maritime Succulent Scrub Riversidean Alluvial Fan Sage Scrub Southern Maritime Chaparral Valley Needlegrass Grassland Great Basin Grassland Mojave Desert Grassland Pebble Plains Southern Sedge Bog Cismontane Alkali Marsh

- S1.2 Southern Foredunes
Mono Pumice Flat
Southern Interior Basalt Flow Vernal Pool
- S2.1 Venturan Coastal Sage Scrub
Diegan Coastal Sage Scrub
Riversidean Upland Coastal Sage Scrub
Riversidean Desert Sage Scrub
Sagebrush Steppe
Desert Sink Scrub
Mafic Southern Mixed Chaparral
San Diego Mesa Hardpan Vernal Pool
San Diego Mesa Claypan Vernal Pool
Alkali Meadow
Southern Coastal Salt Marsh
Coastal Brackish Marsh
Transmontane Alkali Marsh
Coastal and Valley Freshwater Marsh
Southern Arroyo Willow Riparian Forest
Southern Willow Scrub
Modoc-Great Basin Cottonwood Willow Riparian
Modoc-Great Basin Riparian Scrub
Mojave Desert Wash Scrub
Engelmann Oak Woodland
Open Engelmann Oak Woodland
Closed Engelmann Oak Woodland
Island Oak Woodland
California Walnut Woodland
Island Ironwood Forest
Island Cherry Forest
Southern Interior Cypress Forest
Bigcone Spruce-Canyon Oak Forest
- S2.2 Active Coastal Dunes
Active Desert Dunes
Stabilized and Partially Stabilized Desert Dunes
Stabilized and Partially Stabilized Desert Sandfield
Mojave Mixed Steppe
Transmontane Freshwater Marsh
Coulter Pine Forest
Southern California Fellfield
White Mountains Fellfield
- S2.3 Bristlecone Pine Forest
Limber Pine Forest



CITY OF LOS ANGELES

GRANADA HILLS SOUTH NEIGHBORHOOD COUNCIL

Friday, March 14, 2008

11024 Balboa Blvd., Box 767
Granada Hills, CA 91344



ATTN: Anna Vidal, Planner
City of Los Angeles Planning Department
6262 Van Nuys Blvd., Room 351; Van Nuys CA 01401
Phone: 818.374.5043; Fax: 818.374.5070
E-mail: anna.vidal@lacity.org

Re: Scoping for Environmental Impact Report, GH-Knollwood Community Plan
City Case No.: ENV-2006-5624-EIR, CPC-2006-5568-CPU

Dear Ms. Vidal,

On Thursday, March 13, 2008, the Granada Hills South Neighborhood Council passed the attached two resolutions requested to be incorporated into the new Granada Hills-Knollwood Community Plan (see page 2).

Granada Hills South Neighborhood Council

Jim Summers, President
Phone: 818.363.7955

BOARD OF DIRECTORS (*Representation Category*)

PRESIDENT: Jim Summers (*Member-at-Large*)
VICE PRESIDENT: Brad Smith (*Member-at-Large*)
SECRETARY: Glen Chester (*Member-at-Large*)
TREASURER: Robert Norris (*Member-at-Large*)
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Dave Beauvais (*Community Organizations*)
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Julie Carson (*Member-at-Large*)
Alexia Cirino (*Faith-Based Groups*)
Shamica Doty (*Business*)
Pamela Finn (*Member-at-Large*)
John Hegedes (*Member-at-Large*)

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John Seletos (*Youth Organizations*)
Tamara Seletos (*Students*)
Christopher Silvers (*Member-at-Large*)
Karessa Anne Silvers (*Education*)
Norbert Soski (*Member-at-Large*)
Lottie Van Emden (*Cultural Arts*)
Cindi Wood (*Member-at-Large*)
Jim Yoder (*Seniors*)
Randall Neudeck (*President Emeritus/At-Large*)
Michael Kabo (*Parliamentarian*)

MAILING ADDRESS: GHSNC; 11024 Balboa Blvd., Box 767; Granada Hills, CA 91344

WEBSITE www.ghsnc.org E-mail: info@ghsnc.org

(*Comment Card: 03/14/2008 – page 1 of 2- JS*)

CITY OF LOS ANGELES



GRANADA HILLS SOUTH NEIGHBORHOOD COUNCIL

Friday, March 14, 2008

11024 Balboa Blvd., Box 767
Granada Hills, CA 91344



COMMENT CARD

ATTN: Anna Vidal, Planner, City of Los Angeles Planning Department
GH-Knollwood Community Plan:
City Case No.: ENV-2006-5624-EIR, CPC-2006-5568-CPU

On Thursday, March 13, 2008, the Granada Hills South Neighborhood Council passed the following two resolutions:

(1) The GHSNC to supports the following motion, that by Councilman Greig Smith made in 2003, and incorporate it into the new Granada Hills-Knollwood Community Plan:

MOTION: #03-1791-S1: Motion(Smith-Reyes) “that the Granada Hills-Knollwood Community Plan be amended to provide for either a footnote to the Community Plan map that would state that the area San Fernando Mission Road on the north, San Jose on the south, Zelzah on the west and Balboa Avenue on the east which is currently planned for Low Residential density with corresponding zones of RE9, RS, R1, and RD6, be amended to designate that all lots in the Low Density residential category shall have a minimum lot size of 11,000 sq ft; or that area bounded by San Fernando Mission Road on the north, Devonshire on the south, Zelzah avenue on the west and Balboa Boulevard on the east be down zoned from Low Density Residential to Very Low Density Residential with a concurrent zone change to RE11 zone.”

(2) The Granada Hills South Neighborhood Council requests that the following Community Impact Statement is to be included in the new GH-Knollwood Community Plan: **“Granada Hills South Neighborhood Council Community Impact Statement: The GHSNC believes in enforcement of the all current laws and ordinances, and specifically a more thorough review of hardships requirements in relation to any variances and entitlements in both the residential and commercial sectors within the boundaries of GHSNC, and in addition, to support other Neighborhood Councils in the same.”**

Submitted by: Granada Hills South Neighborhood Council

Date: March 14, 2008

MAILING ADDRESS: GHSNC; 11024 Balboa Blvd., Box 767; Granada Hills, CA 91344

WEBSITE www.ghsnc.org E-mail: info@ghsnc.org

(Comment Card: 03/14/2008 – page 2 of 2- JS)



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

March 11, 2008

Ms. Anna M. Vidal,
City of Los Angeles Department of City Planning
6262 Van Nuys Boulevard, Suite 351
Van Nuys, CA 91401

Dear Ms. Vidal,

**NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT
THE GRANADA HILLS-KNOLLWOOD NEW COMMUNITY PLAN**

The Department has reviewed the Notice of Preparation of a DEIR for the above project. Please analyze the impact of this new arrangement to the County Facility – Knollwood Golf Course (12040 Balboa Boulevard Granada Hills, CA 91344) and pass along this information to the developers of any new projects in this area. For golf operations inquiries, please contact Jorge Badel at (626)821-4649.

Thank you for including this Department in the review of this document. If we may be of further assistance, please contact me at (213) 351-5129 or jchien@parks.lacounty.gov. We look forward to working with you.

Sincerely,

A handwritten signature in cursive script that reads 'Jui Ing Chien'.

Jui Ing Chien
Park Planner

c: Jorge Badel, Larry Lee – Golf Operations, Department of Parks and Recreation



MWD

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

Executive Office

March 11, 2008

Via E-mail and Mail

Ms. Anna Vidal
City of Los Angeles
Department of City Planning
6262 Van Nuys Boulevard, Suite 351
Van Nuys, California 91401

Dear Ms. Vidal:

Notice of Preparation of an
Environmental Impact Report for the Granada Hills-Knollwood New Community Plan

The Metropolitan Water District of Southern California (Metropolitan) received a copy of the Notice of Preparation of an Environmental Impact Report for the Granada Hills-Knollwood New Community Plan (Project). The city of Los Angeles is acting as the Lead Agency under the California Environmental Quality Act (CEQA) for this project. The project proposes to allocate land for the range of uses through 2030, including land for housing, jobs, recreation, improve land use and transportation corridors in a manner that is consistent with the General Plan framework element and citywide growth strategy. In addition, the Project will change zones, amend plan designations and districts, and establish overlay zones as required. The proposed Project, approximately 9,651 acres, is located north of downtown Los Angeles. The project area is generally bounded by unincorporated Los Angeles County to the north, city of Symar to the east, cities of Mission Hills and North Hills to the south, and cities of Chatsworth and Northridge to the west. This letter contains Metropolitan's response to the Public Notice as a potentially affected public agency.

Metropolitan has reviewed the project description of the proposed project to determine the proximity of our facilities within the project area. We have determined the following facilities, which we own and operate, are within the following proposed project areas:

- The Foothill Feeder, a 246-inch-inside-diameter pipeline which runs in a northerly to southerly direction along Interstate 5 Freeway, is near the northern portion of the project area.
- The Jensen Treatment Plant and Reservoirs are located in the northern portion of the project area.

- The Sepulveda Feeder, a 96-inch-inside-diameter precast concrete pipeline which runs in a northerly to southerly direction along Hayvenhurst and Woodley Avenue, is within the project area.
- The East Valley Feeder, a 48-inch-inside-diameter pipeline which runs in a westerly to easterly direction along Rinaldi Avenue, is within the project area.
- The West Valley Feeders 1 and 2, 54-inch-inside-diameter precast concrete pipeline and 103-inch-inside diameter steel pipeline respectively, are located along Rinaldi Avenue and close to the Ronald Reagan Freeway.

Metropolitan is concerned with potential impacts to these facilities associated with future excavation, construction, utilities or any development that may result from implementation of the proposed Project. General Plan and zone change amendments should be compatible with the existing and future expansion of Metropolitan's facilities. Development associated with the proposed Project must not restrict any of Metropolitan's day-to-day operations and/or access to its facilities. Metropolitan must be allowed to maintain its rights-of-way and requires unobstructed access to our facilities and properties at all times in order to repair and maintain our system.

In order to avoid potential conflicts with Metropolitan's rights-of-way, we require that any design plans for any activity in the area of Metropolitan's pipelines or facilities be submitted for our review and written approval. Approval of the Project where it could impact Metropolitan's property should be contingent on Metropolitan's approval of design plans for the Project. Detailed prints of drawings of Metropolitan's pipelines and rights-of-way may be obtained by calling Metropolitan's Substructures Information Line at (213) 217-6564. To assist in preparing plans that are compatible with Metropolitan's facilities, easements, and properties, we have enclosed a copy of the "Guidelines for Developments in the Area of Facilities, Fee Properties, and/or Easements of The Metropolitan Water District of Southern California." Please note that all submitted designs or plans must clearly identify Metropolitan's facilities and rights-of-way.

Additionally, Metropolitan encourages projects within its service area to include water conservation measures. While Metropolitan continues to build new supplies and develop means for more efficient use of current resources, projected population and economic growth will increase demands on the current system. Water conservation, reclaimed water use, and groundwater recharge programs are integral components to regional water supply planning. Metropolitan supports mitigation measures such as using water efficient fixtures, drought-tolerant landscaping, and reclaimed water to offset any increase in water use associated with the proposed project.

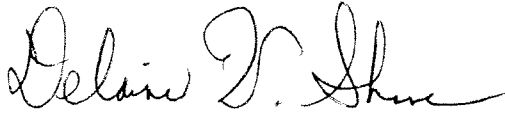
Ms. Anna Vidal

Page 3

March 11, 2008

We appreciate the opportunity to provide input to your planning process and we look forward to receiving the Draft Environmental Impact Report on this Project. If we can be of further assistance, please contact Ms. Brenda S. Marines at (213) 217-7902.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Delaine W. Shane".

Delaine W. Shane

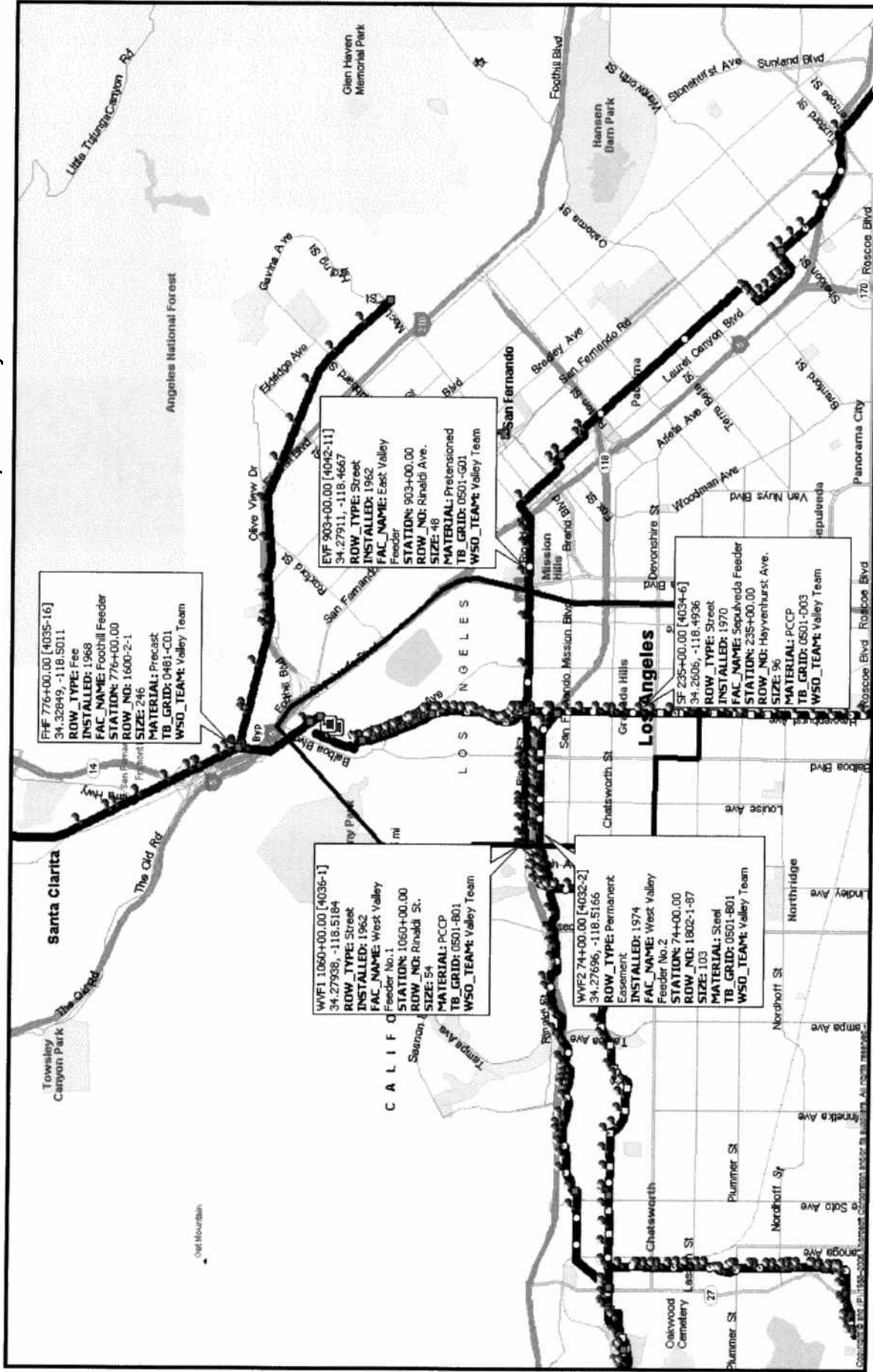
Manager, Environmental Planning Team

BSM/bsm

(Public Folders/EPU/Letters/4-MAR-08A.doc – Anna Vidal, Granada Hills-Knollwood New Community Plan)

Enclosures: Map
Planning Guidelines

The Metropolitan Water District of Southern California Facilities and the Granada Hills-Knollwood New Community Plan Project

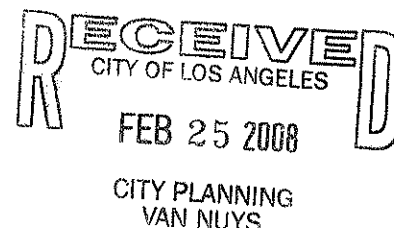


NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
 SACRAMENTO, CA 95814
 (916) 653-6251
 Fax (916) 657-5390
www.nahc.ca.gov
ds_nahc@pacbell.net



February 20, 2008



Ms. Anna M. Vidal

Los Angeles City Planning Department

6262 Van Nuys Boulevard, Suite 351
 Van Nuys, CA 91401

CITY PLANNING
 VAN NUYS

Re: SCH# 2008021061: CEQA Notice of Preparation (NOP) draft Environmental Impact Report (DEIR) for the Granada Hills-Knollwood New Community Plan Project, City of Los Angeles, Los Angeles County, California

Dear Ms. Vidal:

Thank you for the opportunity to comment on the above-referenced document. The Native American Heritage Commission is the state agency designated for the protection of California's Native American cultural resources. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR per the California Code of Regulations § 15064.5(b)(c) (CEQA Guidelines). In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE),' and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

- √ Contact the appropriate California Historic Resources Information Center (CHRIS). Contact information for the 'Information Center' nearest you is available from the State Office of Historic Preservation in Sacramento: (916/653-7278). The record search will determine:
 - If a part or the entire (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded in or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- √ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological information center.
- √ Contact the Native American Heritage Commission (NAHC) for:
 - * A Sacred Lands File (SLF) search of the project area and information on tribal contacts in the project vicinity who may have information on cultural resources in or near the APE. Please provide us site identification as follows: USGS 7.5-minute quadrangle citation with name, township, range and section. This will assist us with the SLF.
 - Also, we recommend that you contact the Native American contacts on the attached list to get their input on the effect of potential project (e.g. APE) impact. In many cases a culturally-affiliated Native American tribe or person will be the only source of information about the existence of a cultural resource.
- √ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f) of the California Code of Regulations (CEQA Guidelines). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.

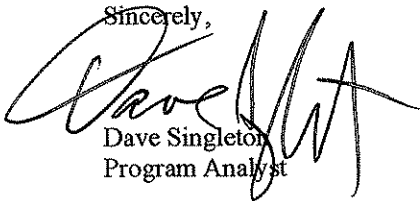
√ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigations plans.

- CEQA Guidelines §15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the Initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American groups, identified by the NAHE, to ensure the appropriate and dignified treatment of Native American human remains and any associated grave goods.
- Health and Safety Code §7050.5, Public Resources Code §5097.98 and CEQA Guidelines §15064.5(d) mandate procedures to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

√ Lead agencies should consider avoidance, as defined in CEQA Guidelines §15370 when significant cultural resources are discovered during the course of project planning or execution.

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Singleton", written over the typed name and title.

Dave Singleton
Program Analyst

Attachment: Native American Contact List.

Cc: State Clearinghouse

**Native American Contacts
Los Angeles County
February 20, 2008**

Charles Cooke
32835 Santiago Road
Acton , CA 93510

(661) 733-1812 - cell
suscol@intox.net

Chumash
Fernandeno
Tataviam
Kitanemuk

Kitanemuk & Yowlumne Tejon Indians
Delia Dominguez
981 N. Virginia
Covina , CA 91722
(626) 339-6785
Yowlumne
Kitanemuk

Beverly Salazar Folkes
1931 Shadybrook Drive
Thousand Oaks , CA 91362
805 492-7255

Chumash
Tataviam
Fernandefio

San Fernando Band of Mission Indians
John Valenzuela, Chairperson
P.O. Box 221838
Newhall , CA 91322
tsen2u@msn.com
(661) 753-9833 Office
(760) 885-0955 Cell
(760) 949-1604 Fax
Fernandefio
Tataviam
Serrano
Vanyume
Kitanemuk

Fernandeno Tataviam Band of Mission Indians

Randy Guzman-Folkes, Cultural/Environ Depart
601 South Brand Boulevard, Suite 102
San Fernando , CA 91340
ced@tataviam.org
(818) 837-0794 Office
(805) 501-5279 Cell
(818) 837-0796 Fax
Fernandeno
Tataviam

LA City/County Native American Indian Comm

Ron Andrade, Director
3175 West 6th Street, Rm. 403
Los Angeles , CA 90020
(213) 351-5324
(213) 386-3995 FAX

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American with regard to cultural resources for the proposed SCH#2008021061; CEQA Notice of Preparation (NOP) for the Granada Hills-Knollwood New Community Plan; City of Los Angeles; San Fernando Valley; Los Angeles County, California.



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

February 19, 2008

Ms. Anna M. Vidal
City of Los Angeles
Department of City Planning
6262 Van Nuys Boulevard, Suite 351
Van Nuys, CA 91401

Dear Ms. Vidal:

Notice of Preparation of a Draft Environmental Impact Report (Draft EIR) for the Granada Hills-Knollwood Community Plan Project Case No: ENV-2006-5624-EIR

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft environmental impact report (EIR). Please send the SCAQMD a copy of the Draft EIR upon its completion. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality analysis and electronic versions of all air quality modeling and health risk assessment files. Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. Alternatively, the lead agency may wish to consider using the California Air Resources Board (CARB) approved URBEMIS 2007 Model. This model is available on the SCAQMD Website at: www.urbemis.com.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has developed a methodology for calculating PM_{2.5} emissions from construction and operational activities and processes. In connection with developing PM_{2.5} calculation methodologies, the SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD requests that the lead agency quantify PM_{2.5} emissions and compare the results to the recommended PM_{2.5} significance thresholds. Guidance for calculating PM_{2.5} emissions and PM_{2.5} significance thresholds can be found at the following internet address: http://www.aqmd.gov/ceqa/handbook/PM2_5/PM2_5.html.

In addition to analyzing regional air quality impacts the SCAQMD recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized significance analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

It is recommended that lead agencies for projects generating or attracting vehicular trips, especially heavy-duty diesel-fueled vehicles, perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis") can be found on the SCAQMD's CEQA web pages at the following internet address: http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additional mitigation measures can be found on the SCAQMD's CEQA web pages at the following internet address: www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html Additionally, SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/prdas/aqguide/aqguide.html>. In addition, guidance on siting incompatible land uses can be found in the California Air Resources Board's Air Quality and Land Use Handbook: A Community Perspective, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The SCAQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. Please call Charles Blankson, Ph.D., Air Quality Specialist, CEQA Section, at (909) 396-3304 if you have any questions regarding this letter.

Sincerely,



Steve Smith, Ph.D.

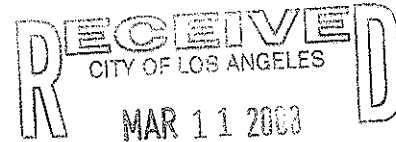
Program Supervisor, CEQA Section
Planning, Rule Development and Area Sources

SS:CB:AK

LAC080214-02

Control Number

Sharon Klek
11003 White Oak Ave
Granada Hills, CA 91344
818-363-7998
sklek@netzero.net



CITY PLANNING
VAN NUYS

Dear Anna:

I attended the last meeting on March 5th at GH High School. Everyone in the audience had wonderful & true comments & feedback. I have been at other meetings & you were told similar things & concerns. I moved here in 1971. It was beautiful back then. Over the decades, mini malls took over most of our gas stations on corners. Lot splits are happening all of the time & "out of place" McMansions are popping up. Small homes are being torn down & developers who will NOT live in this area are building massive apt. buildings, condos & townhomes. It is too much! Why must we have Granada Hills look like Manhattan NY? It is too crowded now! We don't want retail stores with tall houses above the stores. Kohl's project was a complete joke & our ordinances were broken. This store is so out of place in our GH Village Shopping Center. We have so many shopping malls surrounding us, and we do NOT need this monster store. Just another example of how crooked this system really is. After that experience, I feel that all of these workshops & meetings are just a formality & once again, we will be ignored. You will present all of our views & they will be put aside & dismissed. Amazing how people can vote on something in a certain area & they have NEVER been to that area. Will these people that approve more density in our area be living here? I think NOT! It is awful what greed makes people do. PLEASE listen to what we are saying. Leave GH alone. We are full now & have to deal with enough problems as is. Please help us keep our community smaller & friendly & stop this madness.

I am supporting the motion that Greig S. made way back in 2003. Greig Smith made a campaign promise to down-zone Old Granada Hills to prevent lot splits/subdivisions which was:

#03-1791-S1

Motion(Smith-Reyes) that the Granada Hills-Knollwood Community Plan be amended to provide for either a footnote to the Community Plan map that would state that the area San Fernando Mission Road on the north, San Jose on the south, Zelzah on the west and Balboa Avenue on the east which is currently planned for Low Residential density with corresponding zones of RE9, RS, R1, and RD6, be amended to designate that all lots in the Low Density residential category shall have a minimum lot size of 11,000 sq ft; or that area bounded by San Fernando Mission Road on the north, Devonshire on the south, Zelzah avenue on the west and Balboa Boulevard on the east be down zoned from Low Density Residential to Very Low Density Residential with a concurrent zone change to RE11 zone.

COMMENT CARD

SCOPING FOR DRAFT ENVIRONMENTAL IMPACT REPORT
GRANADA HILLS-KNOLLWOOD COMMUNITY PLAN
CITY OF LOS ANGELES PLANNING DEPARTMENT
City Case No: ENV-2006-5624-EIR, CPC-2006-5568-CPU



Please note that this document will be part of the public record

Date: Wednesday, March 5, 2008 (beginning at 6:30 PM)
Location: Granada Hills Charter High School – Rawley Hall
10363 Zelzah Avenue, Granada Hills CA 91344
Project: Draft Environmental Impact Report Scoping for the Granada Hills-Knollwood Community Plan
Comments: Please fill out and submit to staff at the meeting if you wish to make oral comments.
You may also submit written comments by email, mail or fax to:

ATTN: Anna M. Vidal, Planner
City of Los Angeles Department of City Planning
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401
Phone: 818.374.5043 / Fax: 818.374.5070 E-mail: anna.vidal@lacity.org

Comments must be received no later than 5:00 p.m. on Friday, March 14, 2008.

Name (Please Print): ROBERT OGG

Mailing Address: 11986 SHOSHONE AV - GRANADA HILLS CA 91344

Resident, Business, Organization, etc. (Please state): RESIDENT

Comment(s): ROUTINELY PREVENT STREET VENDING
RATHER THAN RESPONDING TO COMPLAINTS

W- SELLING FRUIT IN RESIDENTIAL AREAS
THESE ARE UNLICENSED FOOD HANDLERS
WHO COMPETE WITH LEGITIMATE MARKET

For further information, please visit our web site at: www.planning.lacity.org (click on "Plans and Ordinances", then "New Community Plan Program" and then on "Granada Hills-Knollwood.")

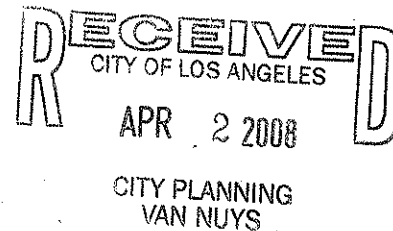
SANTA MONICA MOUNTAINS CONSERVANCY

RAMIREZ CANYON PARK
5750 RAMIREZ CANYON ROAD
MALIBU, CALIFORNIA 90265
PHONE (310) 589-3200
FAX (310) 589-3207



March 24, 2008

Anna M. Vidal
City of Los Angeles
Department of Planning
6262 Van Nuys Boulevard, Suite 351
Van Nuys, California 91401



Notice of Preparation
Granada Hills-Knollwood Community Plan Project
Case No. ENV-2006-EIR

Dear Ms. Vidal:

The Conservancy's comment are focused in two areas of the Granada Hills-Knollwood Community Plan area. The first set of areas is the sum of all the flood control channel rights-of-ways that bisect the area from north to south. These public lands are critical for future trail connections, for storm water infiltration, and groundwater recharge. The Draft Environmental Impact Report (DEIR) must analyze these inherent values and assess whether the proposed plan is adequately protecting and facilitating the maximum multi-benefit public use of these lands. The new plan must show public trails along both sides of every flood control channel where adequate land exists. That is the only way of preserving such options even if they never happen because of legal or physical constraints.

The second focus area for the Conservancy is the multi-hundred-acre block of privately-owned open space located in the northwest corner of the community plan area on both sides of Sesnon Avenue. The DEIR must recognize that every acre of that large habitat block is integrally connective to, and contributive to, the core habitat of the Santa Susana Mountains. We advocate any reduction in development density in these areas and encourage policies that require clustering as close and possible to existing paved roads.

The DEIR must also recognize and analyze how that large habitat block holds great potential for trail connections into the Santa Susana Mountains from Sesnon Boulevard. In addition, trail routes may also be possible from Sesnon Boulevard southward to larger drainage tributaries and even as far as south of the 118 Freeway. It is imperative that adequate analysis occurs in the plan and DEIR preparation process to insure that key trail segments are well documented. Once on the community plan these trails are infinitely easier to exact

Notice of Preparation Comments - Case No. ENV-2006-EIR
Granada Hills-Knollwood Community Plan Project
March 24, 2008
Page 2

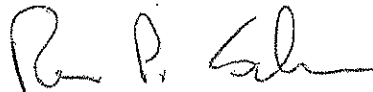
from parcel and tract map entitlements. A little work now is worth great zero cost public benefits in the future.

City project approvals have created a base of the San Gabriel Mountains trail corridor to the east side of Interstate 5 to the intersection of Balboa and Foothill Boulevards. This is the optimal, if not perfect, alignment for the Rim of the Trail. The next section of trail must cross the Foothill I5 bridge and enter the subject community plan area and find a way to O'Melveny Park. This is a regionally significant trail. The DEIR and community plan must recognize the trail corridor and analyze how it can be realistically routed on both public and private lands to get across roads to O'Melveny Park. The Sesnon Boulevard rights-of-ways must be included in this analysis.

Please contact our staff if you need any assistance in demarcating any trail corridors in the hillside or along the flood control channels.

Please address any questions and all future documents to Paul Edelman of our staff at the above letterhead address and by phone at 310-589-3200 ext. 128.

Sincerely,

A handwritten signature in black ink, appearing to read "R. P. Schaffer". The signature is fluid and cursive, with the first name "R." and last name "Schaffer" clearly distinguishable.

RONALD P. SCHAFER
Chairperson

COMMENT CARD

SCOPING FOR DRAFT ENVIRONMENTAL IMPACT REPORT GRANADA HILLS-KNOLLWOOD COMMUNITY PLAN CITY OF LOS ANGELES PLANNING DEPARTMENT

City Case No: ENV-2006-5624-EIR, CPC-2006-5568-CPU

Please note that this document will be part of the public record



Date: Wednesday, March 5, 2008 (beginning at 6:30 PM)
Location: Granada Hills Charter High School – Rawley Hall
10363 Zelzah Avenue, Granada Hills CA 91344
Project: Draft Environmental Impact Report Scoping for the Granada Hills-Knollwood Community Plan
Comments: Please fill out and submit to staff at the meeting if you wish to make oral comments.
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ATTN: Anna M. Vidal, Planner
City of Los Angeles Department of City Planning
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401
Phone: 818.374.5043 / Fax: 818.374.5070 E-mail: anna.vidal@lacity.org

Comments must be received no later than 5:00 p.m. on Friday, March 14, 2008.

Name (Please Print): Wayne ALLER
Mailing Address: 12045 Susan Drive, G.H. 91344
Resident, Business, Organization, etc. (Please state): Knollwood Property Owner's Association
Comment(s):
(1) The EIR must take seriously the traffic congestion on Balboa & Woodley. Even now, before all the trash from L.A. starts getting trucked to Sunshine Canyon Landfill, it takes us 17-30 minutes to travel from Knollwood Drive to the 118 1/2 mile south of us!
(2) Preserve the single-family residential character and lot size as they currently exist, as transportation gridlock is already a nightmare
(3) Limit sludge fields on DWP/MWD property, just to the north of Knollwood properties. Minimize chlorine storage and/or make it more safe from accidents/terrorist attacks
(4) Preserve or provide substitute for soccer/baseball fields now used by hundreds of kids/wk
(5) Bull Creek "nature walk" (initiated by BFI) needs to be opened to the public

For further information, please visit our web site at: www.planning.lacity.org (click on "Plans and Ordinances", then "New Community Plan Program" and then on "Granada Hills-Knollwood.")



COMMENT CARD

SCOPING FOR DRAFT ENVIRONMENTAL IMPACT REPORT GRANADA HILLS-KNOLLWOOD COMMUNITY PLAN CITY OF LOS ANGELES PLANNING DEPARTMENT

City Case No: ENV-2006-5624-EIR, CPC-2006-5568-CPU

Please note that this document will be part of the public record



Date: Wednesday, March 5, 2008 (beginning at 6:30 PM)
Location: Granada Hills Charter High School – Rawley Hall
10363 Zelzah Avenue, Granada Hills CA 91344
Project: Draft Environmental Impact Report Scoping for the Granada Hills-Knollwood Community Plan
Comments: Please fill out and submit to staff at the meeting if you wish to make oral comments.
You may also submit written comments by email, mail or fax to:

ATTN: Anna M. Vidal, Planner
City of Los Angeles Department of City Planning
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401
Phone: 818.374.5043 / Fax: 818.374.5070 E-mail: anna.vidal@lacity.org

Comments must be received no later than 5:00 p.m. on Friday, March 14, 2008.

Name (Please Print): JAMES J. PAVIK

Mailing Address: 17532 TROSA ST.

Resident, Business, Organization, etc. (Please state): Resident

Comment(s): There is an apparent loophole in the licensing of retail business that allow a business licensed as a clothing store to engage in 30% or less of space in the hard core pornography sales including xxx materials such as videos.

I suggest that every parcel of zoned retail in Granada Hill specify that no adult porn materials may be displayed or sold unless the business is zoned for adult porn business — and the premises are closed to all minors.

I have been advised by city planning staff that such restrictions can be attached,

→ Q CONDITIONS

For further information, please visit our web site at: www.planning.lacity.org (click on "Plans and Ordinances", then "New Community Plan Program" and then on "Granada Hills-Knollwood.")



COMMENT CARD

SCOPING FOR DRAFT ENVIRONMENTAL IMPACT REPORT GRANADA HILLS-KNOLLWOOD COMMUNITY PLAN CITY OF LOS ANGELES PLANNING DEPARTMENT

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Name (Please Print): RICHARD BORT

Mailing Address: 16300 Knollwood Dr. Granada Hills, CA 91344

Resident, Business, Organization, etc. (Please state): Knollwood Property Owners Association

Comment(s): The scope of the EIR must include traffic and related mitigation on the main thoroughfares of G.H., especially BALBOA BL., WOODLEY AVE, SAN FERNANDO MISSION BL, and CHATSWORTH ST.

The scope must also include preservation of the areas of Granada Hills that are predominantly single-family residential.

The EIR should also address the possibility of opening Sesnon Blvd by bridging over Aliso Canyon, which would relieve traffic from Balboa Bl.

The EIR should also address the environmental impact if the DWP water reservoir land were to be developed.

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Any future development MUST be tied to transportation and traffic issues

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Comments must be received no later than 5:00 p.m. on Friday, March 14, 2008.

Name (Please Print): BILL HOPKINS

Mailing Address: _____

Resident, Business, Organization, etc. (Please state): STATE HOLDER

Comment(s): EIR TO INCLUDE PLANS FOR
BICYCLE PATHS, AND PROTECTION OF CYCLISTS FROM
CAR/VEHICLE INTRUSION INTO BIKE LANES, ESPECIALLY
AS TRAFFIC INCREASES.

For further information, please visit our web site at: www.planning.lacity.org (click on "Plans and Ordinances", then "New Community Plan Program" and then on "Granada Hills-Knollwood.")

Granada Hills New Community Plan (NCP) Summary of EIR Scoping Comments (Comment Period 2/13/08 to 3/14/08)

Land Use

- GHSNC wants the area from San Fernando Mission Road on the north, San Jose on the south, Zelzah on the west and Balboa Avenue on the east which is currently Low Residential zones be amended to a minimum lot size of 11,000 sq ft or the area of San Fernando Mission Road on the north, Devonshire on the south, Zelzah avenue on the west and Balboa Boulevard on the east be down zoned to a Very Low Density Residential zone
- GHSNC requests that variances and entitlements be examined more thoroughly in relationship to hardship requirements.
- Community concerns regarding rapid growth, expansion, and over-crowding
- FAR of hillside development needs to be addressed
- Limit big box retail
- Metropolitan Water District request than any GPA or zoning changes be compatible with future expansion of their facilities (R-O--W and access)
- Placement of multi-family housing in single-family areas
- Analyze development on the MWD reservoir lands
- Preserve single family character
- Loop holes in zoning allow for sale of pornographic materials in clothing or other types of stores
- Please downzone Old Granada Hills to prevent lot splits/subdivisions
- Encourages reduction in development density and encourages clustering to existing paved roads

Recreation

- LA Department of City Planning requests that impacts on the County Facility - Knollwood Golf Course be included
- Provide for proposed trail alignments and protect those R-O-W.
- Suggested that the large habitat block of privately owned space could be used for trail connections
- Requested analysis of realistic routes over private and public lands to get across roads to O'Melveny Park

Public Services

- Limit sludgefields on SWP/MWD land
- Don't expand the Sunshine Landfill
- Open Bull Creek Nature Walk
- Perserve existing playfields/parklands
- Concerns regarding the prevention of street vending and, specifically, unlicensed fruit vendors (necessary?)

Biological Resources

- DFG requests a recent identification and assessment of all locally endangered, threatened, and unique species and sensitive habitats
- DFG requests a detailed discussion of cumulative impacts and mitigation measure that focus on maximizing avoidance
- DFG requests consideration of adjacent and off-site potential impacts to sensitive species
- DFG request analysis of migratory species and impacts from changes in ornamental landscaping
- DFG does not recommend relocation, salvage, or transplanting as viable mitigation measures
- DFG requests that a CESA permit be required if the project could potentially result in the "take" of species
- DFG requests a Streambed Alteration Agreement (SAA) if any lake, stream bed, bank, or channel is impacted
- Protect large blocks of habitat by buffering adjacent development with lower intensity uses.

Hydrology and Water Quality

- Maintain trail corridors along flood control channels.
- Protect flood control channels to maintain recharge and infiltration properties.
- Requested analysis of all flood control channel right-of-ways

Air Quality

- SCAQMD--Identification of air pollutants that can contribute to health risk factors
- Impact of silt from the landfill
- SCAQMD requests consistency with the CEQA Air Quality Handbook

Cultural Resources

- NAHC requests that all CEQA regulations be followed to ensure the protection of cultural resources

Alternatives

- DFG wants analysis of alternatives that avoid impacts to sensitive species and does not recommend relocation, salvage, or transplanting as viable mitigation measures.

Utilities

- Metropolitan Water District has many facilities in the CPA and requests consideration of impacts of development on these facilities
- Analyze development of the MWD reservoir
- Development should adhere with Metropolitan Water District Development Guidelines
- Metropolitan Water District requests incorporation of water conservation measures and facilities for using recycled water

Traffic

- Analyze potential opening/bridging of Sesnon Blvd.
- Bike paths and bicycle safety should be considered
- Traffic congestion on Woodley, Balboa, San Fernando, Mission, and Chatsworth

Hazards

- Limit storage of chlorine gas on DWP/MWD lands
- Development in high fire areas
- Concerns about airport landing patterns