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## IV. ENVIRONMENTAL IMPACT ANALYSIS

### I. LAND USE AND PLANNING

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#### ENVIRONMENTAL SETTING

The Project Site is located on an irregularly shaped 58 gross square acre property currently occupied by the Verdugo Hills Golf Course. The Project site lies within the Verdugo Mountains, a mountain range that covers an area of approximately 25 square miles.<sup>1</sup> The Verdugo Mountains are geographically defined by the San Fernando Valley and the La Tuna Canyon and Tujunga Canyon drainages to the west, the Los Angeles Basin to the south, the San Gabriel Valley and the Arroyo Verdugo drainage to the east, and the communities of Sunland and Tujunga, which lie at the base of the San Gabriel Mountains, to the north.

#### *Existing Land Uses*

The property has been used as the Verdugo Hills Golf Course since it opened in 1960. It is a public golf course with supporting uses and structures that is open all year.

#### *Surrounding Land Uses*

The properties to the north of the subject property are developed as single family homes zoned as RE-40-1 with a General Plan Designation of Minimum Residential and Very Low Residential II and RE-11-H within a General Plan designation of Very Low II Residential.

The properties to the west of the subject property are largely hillside terrain, undeveloped with an underlying zoning designation of A1-1 and a corresponding General Plan designation of Minimum Low Density Residential.

The properties to the south of the subject property, across La Tuna Canyon, are undeveloped or additional parking for the golf course with an underlying zoning of A1-1 and a General Plan designation of Limited Commercial. The Foothill Freeway (210) runs just south of these properties.

The properties directly east of the subject property, across Tujunga Canyon Blvd., are within the General Plan designation of Low Medium I Residential. One property is developed as a house of worship and is in an underlying zone of A2-1. Another property is developed as multi-family condominiums with an underlying zoning of RD3-1 with frontage on Tujunga Canyon. A third property is currently developed as a convalescent hospital with an underlying zone of RD3-1 with a recent action (APCNV 2005-8574-ZC-ZAA-ZAD) to allow the construction of 25 condominium units. Properties beyond these that front

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<sup>1</sup> City of Glendale, Planning Division, Final Environmental Impact Report for Oakmont View Phase V, February 2002, page 3A-1.

Tujunga Canyon are zoned RD3-1 and are developed as multi-family condominiums. A large multi-family condominium development is located just east of these properties, fronting Honolulu Avenue.

The properties generally east and north of the subject property, across Tujunga Canyon Blvd., are developed as single family detached homes with an underlying zone of RS-1 and a General Plan designation of Low Residential.

The properties located south and east of the subject property, across the intersection of Tujunga Canyon and La Tuna Canyon, are currently developed as a single family home (A1-1), a newly constructed 32 unit condominium complex (APCNAV2002-4329-ZC) which changed the underlying zone to (T)(Q) C1-1VL, a single family home, and a house of worship located near the onramp to the 210 Freeway.

One single family home is contiguous to the subject property and is located on the west side of Tujunga Canyon zoned A1-1 and RA1-1.

The Blanchard Canyon flood control channel runs north-south through a portion of the site.

### ***Existing Land Use Regulations***

The project site is located within the jurisdiction of the City of Los Angeles (the “City”) and is subject to the designations and regulations of the City of Los Angeles General Plan and Zoning as well as other local and regional land use plans.

At the regional level, the project site is located within the planning area of the Southern California Association of Governments (SCAG), the region’s federally-designated metropolitan planning organization. SCAG’s regional planning policies are contained within the Regional Comprehensive Plan and Guide (RCPG). The proposed project is also located within the South Coast Air Basin (SCAB) and therefore is within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). As such, the proposed project is subject to SCAQMD’s Air Quality Management Plan (AQMP). In addition, the project site is subject to the Congestion Management Plan (CMP) for Los Angeles County.

At the local level, development of the project site is guided by the General Plan of the City of Los Angeles, which provides general guidelines on land use issues and planning policy for the entire City. Within the General Plan, the Sunland-Tujunga-Shadow Hills-Lake View Terrace-East La Tuna Canyon Community Plan (Community Plan) and the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan (Specific Plan) creates more specific land use policies for the project site. All development activity on-site is subject to the land use regulations of the Community Plan, Specific Plan and the City of Los Angeles Planning and Zoning Code (City Zoning Code).

## **Applicable Land Use Plans and Codes**

### Regional Comprehensive Plan and Guide

The project site is located within the planning area of the Southern California Association of Governments (SCAG), the Southern California region's federally-designated metropolitan planning organization. SCAG has prepared a Regional Comprehensive Plan and Guide (RCPG) to address regional growth.

The RCPG was adopted in 1994 by the member agencies of SCAG to set broad goals for the Southern California region and identify strategies for agencies at all levels of government to use as a decision-making guide. It includes input from each of the 13 subregions that comprise the Southern California region (including Los Angeles, Orange, San Bernardino, Riverside, Imperial and Ventura Counties). The project site is located within the Los Angeles subregion. The RCPG is a policy document that sets broad goals for the Southern California region and identifies strategies for agencies at all levels of government to use as a decision-making guide with respect to significant issues and changes, including growth management, that are anticipated by the year 2015 and beyond. Adopted policies related to land use are contained primarily in Growth Management chapter of the RCPG. The primary goal of Growth Management Chapter policies is to address issues related to growth and land consumption by encouraging local land use actions that could ultimately lead to the development of an urban form that will help minimize development costs, save natural resources and enhance the quality of life in the region.

### South Coast Air Quality Management District

The project site is also located within the South Coast Air Basin (SCAB) and is therefore within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). In conjunction with SCAG, the SCAQMD is responsible for formulating and implementing air pollution control strategies. The current Air Quality Management Plan (AQMP), adopted in 1997 by SCAQMD and SCAG to assist in fulfilling these responsibilities, is intended to establish a comprehensive regional air pollution control program leading to the attainment of state and federal air quality standards in the SCAB area. Air quality impacts of the proposed project and consistency of the project impacts with the AQMP are analyzed in detail in Section IV.B (Air Quality) of this Draft EIR.

### Congestion Management Program

The Congestion Management Program (CMP) for Los Angeles County was developed in accordance with Section 65089 of the California Government Code. The CMP is intended to address vehicular congestion relief by linking land use, transportation and air quality decisions. Further, the program seeks to develop a partnership among transportation decision-makers to devise appropriate transportation solutions that include all modes of travel and to propose transportation projects which are eligible to compete for state gas tax funds. To receive funds from Proposition 111 (i.e., state gasoline taxes designated for transportation improvements), cities, counties, and other eligible agencies must implement the requirements of the CMP. Within Los Angeles County, the Metropolitan Transportation Authority

(MTA) is the designated congestion management agency responsible for coordinating the County's adopted CMP. The project's Traffic Impact Analysis, which is presented in greater detail in Section IV.I (Transportation/Traffic) of this Draft EIR, was prepared in accordance with the CMP as well as City of Los Angeles Department of Transportation (LADOT) guidelines.

#### City of Los Angeles General Plan

The City of Los Angeles General Plan (the "General Plan") addresses community development goals and policies relative to the distribution of land use, both public and private. The General Plan consists of a Framework Element, a Land Use Element and 10 citywide elements. Relevant to the land use discussion is the Framework Element and the Land Use Element.

#### *City of Los Angeles Framework Element*

The City of Los Angeles General Plan Framework (Framework), adopted December 1996 and amended most recently in August 2001, is a long range, citywide, comprehensive growth strategy. The Framework sets forth a conceptual relationship between land-use and transportation on a citywide basis and defines new land-use categories that better describe the character and function of the City as it has evolved over time. The definitions of the new categories (i.e. Neighborhood District, Community Center, Regional Center, Downtown Center and Mixed Use Boulevards) - reflect a range of land use possibilities found in the City's already diverse land use patterns. (*The Citywide General Plan Framework Element guides the City's long range growth and development policy, establishing citywide standards, goals, policies and objectives for citywide elements and community plans.*)

The General Plan addresses community development goals and policies relative to the distribution of land use, both public and private. The General Plan integrates the citywide elements and community plans, and gives policy direction to the planning regulatory and implementation programs. The Framework Element is a more general, long-term, programmatic document, implemented by the various individual elements of the General Plan.

#### *Land Use Element/Sunland-Tujunga-Shadow Hills-Lake View Terrace-East La Tuna Canyon Community Plan*

The Land Use Element of the General Plan is divided into 35 community plans for the purpose of developing, maintaining, and implementing the General Plan. These community plans collectively comprise the Land Use Element of the General Plan.

As identified above, the project site is located within the Sunland-Tujunga-Shadow Hills-Lake View Terrace-East La Tuna Canyon Community Plan (Community Plan) planning area . Thus, all development activity associated with the proposed project is (or will be) subject to the land use regulations set forth in the Community Plan.

The Community Plan area contains approximately 15,899 acres and is generally bounded by permanent open space, including the Santa Monica Mountains Conservancy parkland on the south, the Angeles National Forest and Lopez Canyon Restoration Project on the north, the Arleta-Pacoima Community Plan area and Sun Valley-La Tuna Canyon Community Plan area on the west and the Angeles National Forest and the City of Glendale on the east.

The property is designated as Low Medium I Residential (corresponding zones are R2, RD3, RD4, RD5 and RD6) and Minimum Residential. The portion of the site currently developed with the Verdugo Hills Golf Course is designated as Low Medium I Residential which allows a density of nine to 18 dwelling units per acre. Approximately 28 acres of the site are within this designation and therefore a range of 252 to 504 dwelling units could be permitted on that portion of the site. The currently undeveloped portion of the site is designated as Minimum Residential which allows zero to one unit per acre. Therefore a theoretical maximum of 30 dwelling units could potentially be developed on that portion of the site.

However, per Footnote No. 20 in the Community Plan, density on the site is further limited to that permitted within the RD5 zone. Specifically it states, "Development should be limited to no greater than that permitted by the RD5 zone and shall be detached housing. Slope density regulations shall apply to areas of this site having a 15% or greater slope." The RD5 zone establishes a minimum lot area of 5,000 square feet per unit.

An additional footnote, Footnote No. 4 states "Densities shall not exceed that which would be permitted using the slope density formula in LAMC Section 17.05C for lots: (a) in areas of steep topography planned for Very Low I, Very Low II and Minimum density; and, (b) which would otherwise require extensive grading, involve soil instability erosion problems of access problems, as determined by the Deputy Advisory Agency."

Furthermore, as noted in Footnote No. 7, "Subdivision in steep hillside areas shall be designed in such a way as to preserve the ridgelines and the steeper slopes as open space, limit the amount of grading required, and to protect the natural hillside views. The total density allowed over the entire ownership shall be clustered in the more naturally level portions of the ownership. Density in the clusters shall not exceed that permitted in the Low density housing category for areas that are not in "K" Districts, and shall not exceed that permitted in the Very Low I category of areas that are within a "K" District." As the project site does not include any land designated as "K" Equinekeeping District, project density in steep hillside areas shall not exceed what is permitted in areas designated as Low density.

Therefore, under current conditions, if the RD5 density were limited to the 28 acre area currently designated as Low Medium I and developed with the golf course, approximately 244 units could be developed on that portion of the site. Although the site is developed with a recreational use and over half of the site is undeveloped, the entire site is designated for residential uses under the Community Plan.

Within the Community Plan, there are two Specific Plans, San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan and the Foothill Boulevard Corridor Specific Plan. These specific plans

establish more specific guidelines, restrictions and regulations for development within specific geographic areas. The project site is located within the geographic boundaries of the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan.

### ***San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan***

The project site is also located within the area covered by the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan (“Specific Plan”), effective February 8, 2004 (Ordinance No. 175,736). The Specific Plan covers substantial portions of the Sunland-Tujunga and Sun Valley Community Plan areas (see Figure IV.I-1, San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan Boundaries), including the entire project site.

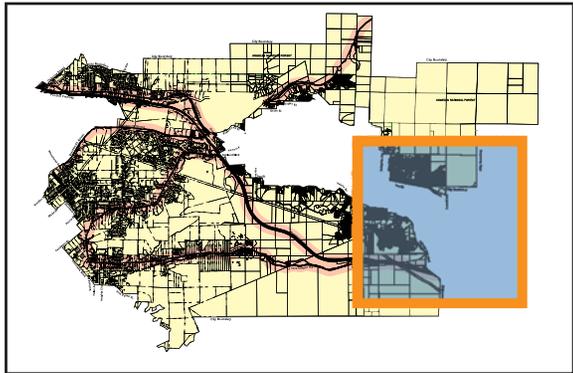
The Specific Plan is intended to preserve, protect, and enhance the unique natural and cultural resources in the plan area. To accomplish these goals, the plan establishes four general areas of regulation: (1) prominent ridgeline protection; (2) biological resource protection; (3) scenic highway corridors viewshed protection; and (4) equinekeeping district standards, equestrian trails, and domestic livestock.

#### ***Prominent Ridgeline Protection***

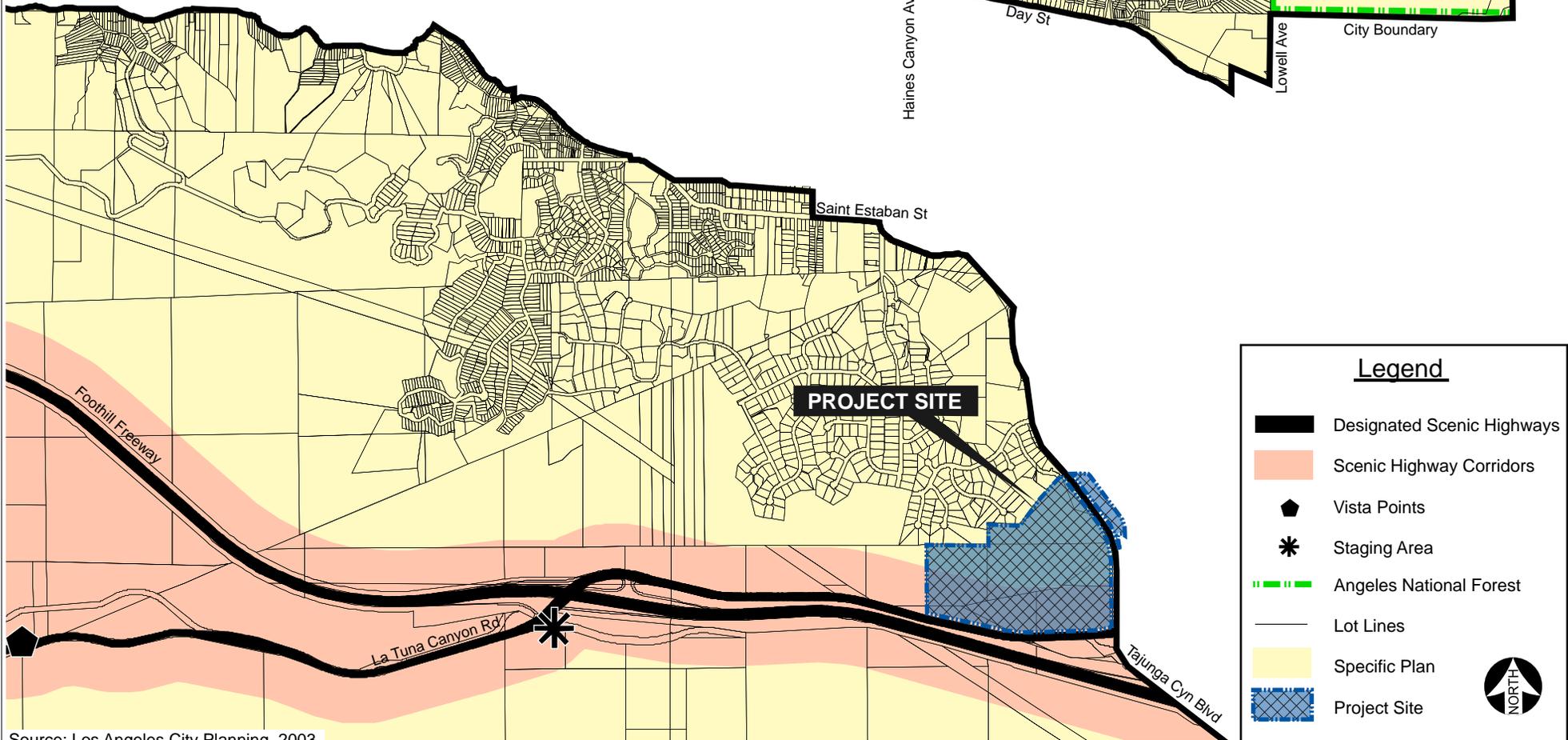
The Specific Plan establishes measures to protect designated prominent ridgelines from grading and/or development. A Prominent Ridgeline is a ridgeline that is: (a) visible from the right-of-ways (including equestrian trails and/or sidewalks) of any one of the Scenic Highways; (b) either defines a region or is a unique and visually prominent feature of a neighborhood (as seen from the right-of-way of any one of the Scenic Highways); and (c) has significant aesthetic quality as a scenic resource. According to the Specific Plan, any area located within 60 vertical feet from any point along the long axis of the crest of a Prominent Ridgeline is considered to be a “Prominent Ridgeline Protection Area”, as designated on Map No. 2, Prominent Ridgelines, of the Specific Plan (see Figure IV.I-2). The determination of whether a property is within a Prominent Ridgeline Protection Area is made using the methodology outlined in the Specific Plan<sup>2</sup> (refer to Section 4, Definitions) and comparing the elevation points called out on Map No. 2 with a topographic map of the area and the proposed building heights, including where the rooflines fall in relation to the relevant elevation points. The Specific Plan provides that, with certain exceptions, no new buildings, structures or additions to existing structures are permitted within any Prominent Ridgeline Protection Area. In addition, no structure built within five vertical feet of a Prominent Ridgeline Protection Area can exceed a height of 36 feet. Although the project does not appear to be within Prominent Ridgeline Protection Area, final determination would be made by the City once a topographic map and building heights are submitted for review under Project Permit Compliance Review.

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<sup>2</sup> *Prominent Ridgelines are identified by a line connecting the series of elevation points running through the center of the long axis of the ridge, including endpoint elevations, which are provided to indicate the approximately terminus of the Prominent Ridgeline.*



Study Area Location Map



Source: Los Angeles City Planning, 2003.

**Legend**

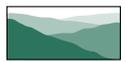
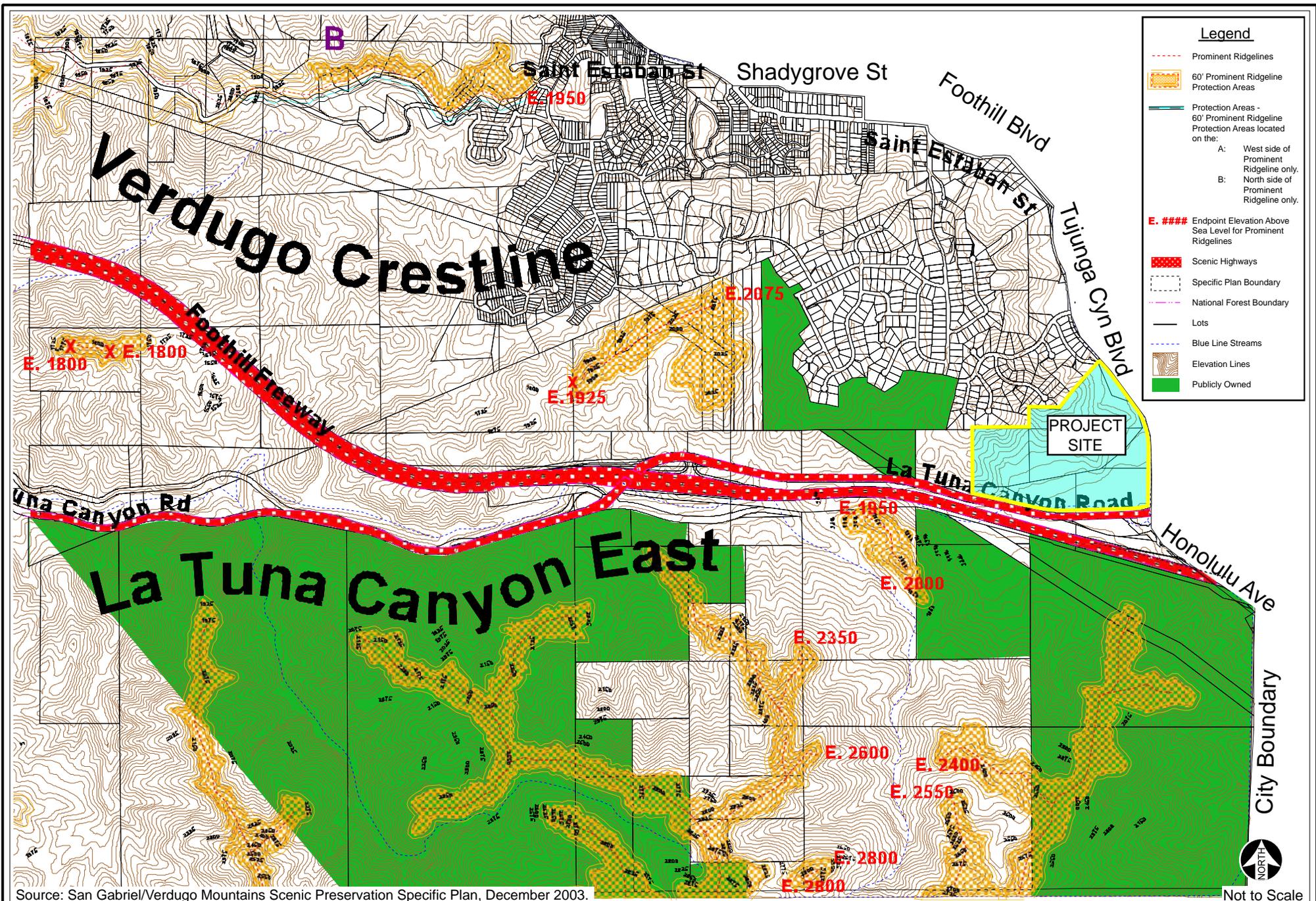
-  Designated Scenic Highways
-  Scenic Highway Corridors
-  Vista Points
-  Staging Area
-  Angeles National Forest
-  Lot Lines
-  Specific Plan
-  Project Site

 NORTH



CHRISTOPHER A. JOSEPH & ASSOCIATES  
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Figure IV.I-1  
San Gabriel/Verdugo Mountains  
Scenic Preservation Specific Plan Boundaries



### *Biological Resource Protection*

The Specific Plan establishes measures to protect the unique native plant communities of the area by establishing regulations to prohibit the use of invasive plant species, and to further protect oak trees.

### *Scenic Highway Corridors Viewshed Protection*

Pursuant to the Specific Plan, a Scenic Highway Corridor consists of all sites (located in whole or in part) within 500 feet from the centerline of any Scenic Highway. The Specific Plan defines a “site” as any lot or parcel of land, or contiguous combination thereof, under the same ownership located in whole or in part within the Specific Plan area. Six Scenic Highways are addressed in the Specific Plan, including two that are adjacent to the project site: Interstate 210 (Osborne Street to the City limits) and La Tuna Canyon Road (Sunland Boulevard and the City limits), as shown in Figure IV.I-1. The Specific Plan includes certain restrictions on development within or near Scenic Highway Corridors, including height limits. The maximum height of any new building or structure that is visible from the right-of-way (ROW) of a scenic highway is limited to 30 feet. The Specific Plan’s limits on height prevail where it is more restrictive than the zone designation in the LAMC.

The Specific Plan also designates two Vista Points. According to the Specific Plan, a Vista Point is a publicly-owned area that has exceptional hillside area views and is set aside for public viewing purposes and/or access to trails. As shown on Figure IV.I-1, the closest of the two is located along La Tuna Canyon Road, approximately two miles west of the Project Site.

### *Equinekeeping District Standards, Equestrian Trails, and Domestic Livestock*

The Specific Plan provides measures to preserve the historic equestrian and domestic livestock nature of the area, including minimum standards for new subdivisions located within existing and future “K” Equinekeeping Districts within the Specific Plan area. The project site does not include any land designated as “K” Equinekeeping District. In addition, there are no official or non-official equestrian trails<sup>3</sup> on or within the immediate vicinity of the project site.

### *City of Los Angeles Planning and Zoning Code*

The development of the proposed project is also governed by the applicable land use, zoning and subdivision regulations in the Los Angeles Municipal Code (LAMC), in particular Chapter 1 thereof. The Comprehensive Zoning Plan of the City of Los Angeles (Zoning Ordinance), which is set forth in Section 12.00 *et seq.* of the LAMC, includes the development standards for the various zoning districts in the City. Section 13.00 *et seq.* of the LAMC includes the development standards for various supplemental use districts in the City.

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<sup>3</sup> A non-official trail is one that has been used informally for equestrian purposes over some period of time, but which requires a dedication of a public easement and improvement to allow permanent community access

The project site is currently zoned RA-1 (Residential Agricultural) and A1-1 (Agricultural, Height District No. 1). As previously noted, this project site totals approximately 58 acres; approximately 55.67 acres of the site is zoned A1-1, while the remaining 2.33 acres is zoned RA-1. The larger southerly portion of the site adjacent to Tujunga Canyon Boulevard to the east and La Tuna Canyon Road to the south is within the A1-1 zone, and the northern portion of the project site adjacent to Tujunga Canyon Boulevard to the east is within the RA-1 zone. Given the current zoning of the 28 acres designated for development, 16 units would be allowed by right for development on the existing Verdugo Hills Golf Course.<sup>4</sup>

As set forth in LAMC Section 12.05, single-family dwellings, parks and playgrounds, golf courses, agricultural uses, and the keeping of horses are permitted uses in the A1 zone. Lots in the A1 zone normally require a minimum average lot width of 300 feet and a minimum area of five acres, except that the lot area for dwelling units shall have a lot area of no less than two and one-half acres. The associated Height District No. 1 limits the height of a building to 45 feet and the floor area of a main building to a maximum of three times the buildable lot (i.e., FAR 3:1). However, the Specific Plan's limits on height prevail where it is more restrictive than the zone designation in the LAMC.

As defined in the LAMC Section 12.07, limited agricultural uses, single-family dwellings, and home occupations are permitted uses in the RA zone. The minimum allowable lot area for the RA zone is normally 17,500 square feet and the minimum lot width is normally 70 feet. The associated Height District No. 1 limits the height of a building to 36 feet and the floor area of a main building to a maximum of three times the buildable lot (i.e., FAR 3:1). However, within a Hillside Zone the maximum height is 45 feet. However, as noted above, the Specific Plan's limits on height prevail where it is more restrictive than the zone designation in the LAMC.

#### *Hillside Area*

The LAMC defines a "Hillside Area" as any land designated as a Hillside Area on the Bureau of Engineering Basic Grid Map. The entire 58-acre project site is designated as a Hillside Area on the Bureau of Engineering Basic Grid Map. As such, the portion of the project site designated in the "Minimum Density" housing category in the Community Plan is currently subject to certain provisions in Section 17.05C of the LAMC that restrict the permitted number of residential units and are sometimes referred to as the "slope density ordinance." However, Footnote 20 of the Community Plan expands the area subject to the slope density ordinance to areas of the site having a 15 % or greater slope.

#### *Very High Fire Hazard Severity Zone*

Section 91.223 the LAMC defines a "Very High Fire Hazard Severity Zone" as any land in the City established by the Board of Forestry and State Fire Marshal and described in Division 72 as Mountain Fire District and Fire Buffer Zones. The entire project site is located within a Very High Fire Hazard Severity Zone. As such, the project site is subject to certain provisions in Section 91.7207 of the LAMC

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<sup>4</sup>  $[25 \text{ acres}/2.5 \text{ acres per unit}] + [2.33 \text{ acres}/0.4 \text{ units per unit}] = 16 \text{ by-right units}$

relating to Mountain Fire Districts (now known as Very High Fire Hazard Severity Zones) that, with certain exceptions, require residential buildings to have enclosed under-floor areas and utilities, protect attic openings, and have fire retardant roofing assembly. In addition, the Chief Engineer of the Fire Department is required to report that adequate fire protection exists or is in the process of being provided (see Section IV.J.1 (Fire Protection)).

### ***Significant Ecological Areas (County of Los Angeles General Plan)***

The County of Los Angeles General Plan designates the Verdugo Mountains as being within a Significant Ecological Area (SEA). The project site is located entirely within the SEA No. 40. However, County SEA policies only apply to areas outside of incorporated cities, while the project site is entirely contained within the City. Therefore, consistency of the proposed project with County restrictions and requirements regarding SEA No. 40 is not required.

## **ENVIRONMENTAL IMPACTS**

### **Thresholds of Significance**

In accordance with Appendix G to the State CEQA Guidelines, the project would have a significant impact on land use if it would cause any of the following conditions to occur:

- (a) 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 impact; or
- (c) Conflict with any applicable habitat conservation plan or natural community conservation plan.

As discussed in the Initial Study, there would be no impact with respect to the third threshold, listed above (see also Section IV.A of this Draft EIR). Therefore, only the first and second thresholds listed above are addressed in the following discussion.

### **Project Impacts**

#### ***Required Entitlements***

Implementation of the proposed project would require the following discretionary actions from the City of Los Angeles:

- **Approval of Vesting Tentative Tract Map No. 69976**, which will subdivide the project site into 229 single-family lots, plus open space.

- **Vesting Zone Change:** pursuant to Section 12.32 of the Municipal Code, a Zone Change from RA-1 (Residential Agricultural Zone) and A1-1 (Agricultural Zone) to RD5-1 (Restricted Density Multiple Family Zone)
- **Site Plan Review findings:** pursuant to Section 16.05 of the LAMC, for a development project which creates, or results in an increase of 50 or more dwelling units.
- **Project Permit Compliance Review,** pursuant to Section 11.5.7 C, for a development within the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan area.

### ***Community Division***

The potential for the proposed project to physically divide an established community is based on a comparison of the existing land uses on and adjacent to the project site and the proposed project. As previously discussed, the project site is currently occupied by a golf course and undeveloped open space. The area is generally characterized by residential uses and open space. Specifically, as described above, the project site is bounded on the west by generally hilly terrain and on the south by undeveloped and generally open areas as well as the freeway. The areas to the north and east of the project site are primarily residential. To the north of the project site are single family homes on large lots and open space. The area to the east of the project site is more densely developed with a church, condominiums, a convalescent hospital (that is to be converted to condominiums) and single family homes on smaller (than those to the north) lots with less space between homes.

Although the proposed project would be more densely developed than the residential areas to the north and east, the proposed project involves residential uses and open space. There are currently no community services or public services<sup>5</sup> on the project site, and there are no existing roadways through the project site that are used by the adjacent residential communities to the north and east. Therefore, the proposed residential uses would not introduce a new use to the area and would not divide the residential communities to the north and east. Moreover, there would be an open space buffer between the residential uses to the north and the project site and the land uses to the east of the project site are currently separated from the project site by Tujunga Canyon Boulevard. Therefore, the proposed project would not physically divide any established communities.

### ***Compatibility with Adjacent Land Uses***

Appendix G to the CEQA Guidelines does not include any significance threshold relating to a proposed project's land use compatibility with existing uses in the vicinity of the project site. However, it is useful to address the functional compatibility of the proposed project with the surrounding land uses, although

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<sup>5</sup> *Community and public services include schools, libraries, recreational facilities, neighborhood retail uses and other community-serving land uses.*

such analysis is not required.<sup>6</sup> The physical compatibility of the proposed project with its surrounding environs is based on an analysis of proposed uses and improvements and their potential on- and off-site impacts on traffic, noise, air quality, light and aesthetics. These impacts, together with proposed mitigation where applicable, are discussed in their respective sections of this Draft EIR.

The project site is located at a transitional point between the rural/equestrian La Tuna Canyon community to the west, the traditional single-family neighborhoods to the north and northeast, and the mixed uses (including some multi-family housing) along Tujunga Canyon Road and Honolulu Avenue to the east. From a functional perspective, the proposed homes would be most compatible with the multiple-family housing to the east and the least compatible with the existing community in La Tuna Canyon. For the La Tuna Canyon community there would be the perception of encroaching urbanization and the loss of the community's rural/equestrian character. The inclusion of approximately 29.71 acres of hillside open space and the difference in elevation between the proposed homes and the existing single-family homes to the north would help to alleviate compatibility issues between these two communities.

### ***Consistency with Land Use Plans, Policies and Regulations***

This section analyzes the consistency of the proposed project with the provisions and requirements of the applicable regional and local plans and regulations that currently govern development of the project site and surrounding areas.

#### ***Regional Comprehensive Plan and Guide***

The RCPG does not include any policies which are generally applicable to the proposed project. According to SCAG, the proposed project is not regionally significant per SCAG Intergovernmental Review Criteria and CEQA.

#### ***Air Quality Management Plan***

As identified above, under Environmental Setting, a discussion of the relationship between the Proposed Project and the South Coast Air Quality District Air Quality Management Plan is included in Section IV.C, Air Quality.

#### ***Congestion Management Plan***

As identified above, under Environmental Setting, a discussion of the relationship between the Proposed Project and the Congestion Management Plan is included in Section IV.P, Transportation and Circulation.

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<sup>6</sup> *Functional compatibility is defined as the capacity for adjacent, yet dissimilar land uses to maintain and provide services, amenities, and/or environmental quality associated with such uses. Potentially significant functional land use compatibility impacts may be generated when a proposed project hinders the functional patterns of use and relationships associated with existing land uses; patterns of use relate to the interaction and movement of people, goods, and/or information. (Source: Christopher A. Joseph & Associates).*

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*City of Los Angeles General Plan**City of Los Angeles General Plan Framework Element*

As identified in the setting section, the Citywide General Plan Framework Element guides the City's long range growth and development policy, establishing citywide standards, goals, policies and objectives for citywide elements and community plans and it sets forth a conceptual relationship between land use and transportation issues on a citywide basis.

General policies of the General Plan Framework Element are intended to guide future development at the community plan level rather than individual projects such as the goal of providing adequate housing in appropriate areas to meet the growing needs of the population. The land use element, or community plans, is the instrument which specifically guide development on a location specific level. The majority of the goals and policies of the Framework Element therefore do not generally apply to specific development projects and are not necessarily used to analyze a project's consistency. However, there are two of the goals and supporting objectives within the Framework Element applicable to the proposed project. Consistency with these is addressed below in Table IV.I-1:

As demonstrated, the proposed project would be partially consistent with the General Plan Framework's goals and policies regarding preserving existing residential neighborhoods and consistent with the goals and policies regarding providing housing opportunities within the city.

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

The Sunland-Tujunga-Shadow Hills-Lake View Terrace-East La Tuna Canyon Community Plan (Community Plan) encourages the preservation and protection of low-density, single family areas and existing open space from encroachment by incompatible uses. As discussed under the setting section, the existing land use designation for the entire site permits residential uses. The approximately 28 acres that is currently developed with a golf course is designated for multi-family uses and based on the permitted density per the corresponding zones for the Community Plan designations for that portion of the site, a range of approximately 203 (RD6) to 487 (R2) multiple family dwelling units could be developed. However, Footnote No. 20 of the Community Plan further limits density on the site to the density permitted within the RD5 zone which would limit development on the 28 acres to 244 detached dwelling units. The approximately 30 acres of the site that is currently undeveloped and would remain undeveloped under the proposed project is restricted by the slope density ordinance of Section 17.05 of the LAMC, which restricts development along slopes greater than 50 percent (0.5:1). As stated in the Geology and Soils section of this DEIR, slopes on the 30 acres range between 150 percent (1.5:1) and 200 percent (2:1); therefore, development is restricted along this degree of slope. The proposed project involves the development of 229 units, 15 fewer units than currently permitted on the site under the existing land use designation. The proposed project would thus represent a less dense than the maximum development potential permitted by the Community Plan.

**Table IV.I-1  
General Plan Framework Consistency**

Goals/Objectives/Policies	Consistency Discussion
<p><b>Goal 3B:</b> Preservation of the City’s stable single family neighborhoods.</p> <p><b>Objective 3.5:</b> Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.</p>	<p><b>Partially Consistent.</b> The introduction of densely-spaced, two-story homes on small lots does not preserve the rural/equestrian community in La Tuna Canyon to the west. Also, the loss of the golf course and driving range diminishes the quality of life for surrounding the community. On the other hand, the proposed open space buffer would help to alleviate density, architectural and landscaping conflicts between the project and the very low density residential uses to the north and northwest and the single-family neighborhoods to the east. The addition of the project’s higher density housing would increase the trend toward multiple-family housing along Tujunga Canyon Road and Honolulu Avenue.</p>
<p><b>Goal 4A:</b> An equitable distribution of housing opportunities by type and cost accessible to all residents of the City.</p> <p><b>Objective 4.3</b> Conserve scale and character of residential neighborhoods.</p>	<p><b>Consistent.</b> One of the stated goals of the proposed project is to provide affordable housing for local and area residents to meet existing and future needs of those desiring to live in the northeast San Fernando Valley and to help alleviate the substantial housing shortage in the City.</p> <p>The proposed project is a single-family residential development. There are a range of land use densities and developments surrounding the project site. Residential neighborhoods to the north are lower density than the proposed project, however a multiple acre open space buffer will ensure there is no encroachment on that neighborhood. Some residential land uses to the east of the project site are of similar density as the proposed project. Thus, the proposed would be consistent with this goal and objective.</p>

Although the proposed project would result in the removal of a recreational use, the Community Plan designates the site for residential uses; therefore, under CEQA, the proposed uses are not incompatible with the Community Plan’s land use designations.

Additionally, the Community Plan includes other goals, objectives and policies that are generally applicable to the proposed project. The policies implement the goals and objectives that are outlined in the Community Plan. Consistency of the proposed project with applicable policies is addressed in Table IV.I-2.

**Table IV.I-2  
Sunland –Tujunga Community Plan Consistency Analysis**

Objectives/Policies	Consistency Discussion
<b>Objective 1-1</b> To provide for the preservation of existing and the development of new housing to meet the diverse economic and physical needs of the existing and residents and projected population of the Plan area to the year 2010	The proposed project includes the development of 229 single family townhome units with a mix of four and five bedrooms. Construction will occur on an existing golf course and therefore does not involve the demolition of any existing residential uses.
<b>Policy 1-1.1</b> Designate land for single and multi-family residential development.	The proposed project is a single-family residential development on land currently designated for residential development but used as a golf course. Redeveloping the site with residential uses would be consistent with the land use designation.
<b>Policy 1-1.2</b> Protect existing single-family residential neighborhoods from encroachment by higher density residential and other incompatible uses.	The proposed project introduces higher densities than currently exist in the single family neighborhoods to the west, north and east. However, it is of comparable density to the multiple-family developments to the east. The project does not protect the existing rural/equestrian community in La Tuna Canyon to the west.
<b>Policy 1-1.3</b> Require that new single and multi-family residential development be designed in accordance with the Urban Design Chapter.	The proposed project would generally be developed in accordance with the community design and landscaping standards set forth in the Urban Design Chapter. Similar to the standards included in the Urban Design Chapter, the proposed project includes entryway improvements, street trees and public open space.
<b>Policy 1-1.4</b> The City should promote neighborhood preservation in existing residential neighborhoods	The project's higher density and loss of the golf course does not promote neighborhood preservation in the existing lower density residential neighborhoods to the north east and west. It does promote preservation of multiple-family communities located to the east.
<b>Objective 1-2</b> To locate new housing in a manner which reduces vehicular trips and which increases accessibility to services and facilities.	The proposed project is located relatively close (less than one mile) to the commercial, public and transit amenities along Foothill Boulevard, and is within the appropriate land use designation.
<b>Policy 1-2.1</b> Locate higher residential facilities near commercial centers, and major bus routes where public service facilities, utilities, and topography will accommodate this development.	There is a range of existing densities with less densely developed neighborhoods located to the north of the site and areas of similar density located to the east of the site. The introduction of higher density housing into the La Tuna Canyon area would be located relatively close (less than one mile) to the commercial, public and transit amenities along Foothill Boulevard.

**Table IV.I-2 (Continued)  
Sunland –Tujunga Community Plan Consistency Analysis**

Objectives/Policies	Consistency Discussion
<p><b>Objective 1-3</b> To preserve and enhance the varied and distinct residential character and integrity of single and multi-family neighborhoods.</p>	<p>The existing neighborhoods near the project site include single-family homes that range in age, design and size. There is a range of existing densities with less densely developed neighborhoods located to the north of the site and areas of similar density located to the east of the site. The proposed project introduces higher densities than currently exist in the single family neighborhoods to the west, north and east. However, it is of comparable density to the multiple-family developments to the east.</p>
<p><b>Policy 1-3.1</b> Consider factors such as neighborhood character and identity, compatibility of land uses, impacts on livability, impacts on services and public facilities, impacts on traffic levels, and environmental impacts when changes in residential densities are proposed.</p>	<p>The existing neighborhoods near the project site include single-family homes that range in age, design and size. There is a range of existing densities with less densely developed neighborhoods located to the north of the site and areas of similar density located to the east of the site. Existing condominium developments exist and are proposed for the area to the east, on the east side of Tujunga Canyon Boulevard. The introduction of higher density housing into the La Tuna Canyon area does not promote neighborhood character and identity. The loss of the golf course adversely affects livability in the area. However, given the open space buffer and differences in elevation, the project can be considered compatible with the neighborhoods to the north and the east.</p> <p>Public services and utility infrastructure (including, but not limited to, roadways, electricity, water, and solid waste services) is available and can accommodate the project. Project impacts to neighborhood character, services and public facilities, traffic, and other environmental issues are addressed in their respective sections of this Draft EIR.</p>
<p><b>Policy 1-3.2:</b> Seek a high degree of architectural compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.</p>	<p>Buildings will have a maximum height of 27 feet; although the nearby single-family neighborhoods are predominantly one-story in height. The project includes a landscape plan that focuses on the use of with native vegetation; however, the proposed small yard areas do not protect the character and scale of existing residential neighborhoods.</p>
<p><b>Policy 1-3.3:</b> Preserve existing views of hillside and mountainous areas.</p>	<p>The proposed project will be developed on the site of the existing golf course. There will be no development on slopes greater than 15%. The townhomes will have a maximum height of 27 feet. The proposed project would conform to the development requirements in the Specific Plan</p>

**Table IV.I-2 (Continued)  
Sunland –Tujunga Community Plan Consistency Analysis**

Objectives/Policies	Consistency Discussion
	(discussed below in Table IV.I-3). Furthermore, the proposed project would preserve approximately 35.15 acres (over 60 percent of the 58-acre project site), largely consisting of undeveloped hillside and mountainous areas, as permanent open space. However, placement of tightly spaced 2-story homes close to La Tuna Canyon Road and Tujunga Canyon Road will partially block existing northerly and westerly public views of hillside and mountainous areas.
<b>Policy 1-5.1:</b> Promote greater individual choice in type, quality, and location of housing.	The proposed project includes detached single-family town homes ranging from four to five bedrooms. There will be several architectural styles in a gated community. The project will include private open space (individual yards) and a larger area of open space available for passive recreational use. The proposed project would provide housing to meet existing and future needs of those desiring to live in the northeast San Fernando Valley. In addition, one of the stated goals of the proposed project is to provide housing for local and area residents to meet existing and future needs of those desiring to live in the northeast San Fernando Valley and to help alleviate the housing shortage in the City.
<b>Objective 1-6</b> To limit residential density and minimize grading in hillside areas.	The proposed project will place development primarily in the southern portion of the project site and retain approximately 35.15 acres of public and private open space. No development will occur on slopes of greater than 15% as the development will occur on the existing golf course. Although grading will occur, it will be limited to the flattest areas of the project site.
<b>Policy 1-6.1</b> Ensure the availability of adequate sewers, drainage facilities, fire protection services and facilities and other public utilities to support development within the hillside areas.	The project site is currently developed with a golf course and it is located adjacent to several residential neighborhoods. Thus, existing infrastructure is currently available at the project site. Any necessary upgrades to existing systems would be financed by the developer. Detailed information on the proposed infrastructure is provided in their respective sections of this Draft EIR (see Sections IV.N (Public Services) and IV.Q (Utilities and Service Systems)).
<b>Policy 1-6.2</b> Consider the steepness of the topography and the suitability of the geology in any proposal for development within the Plan area.	The proposed project will be developed on the flattest portion of the project site which is currently developed with a golf course. No development will occur on slopes of 15% or greater. The site plan (see Figure III-1) for the proposed project takes into

**Table IV.I-2 (Continued)**  
**Sunland –Tujunga Community Plan Consistency Analysis**

Objectives/Policies	Consistency Discussion
	account the steepness of topography and geotechnical constraints within the project site. A detailed geotechnical study of the project site has been conducted, the results of which are summarized in Section IV.G (Geology and Soils).
<b>Policy 1-6.3</b> Require that grading be minimized to reduce the effects on environmentally sensitive areas.	Although the proposed project would require a substantial amount of grading (refer to Table II-2), the project clusters homes in a manner that minimizes grading and other effects on environmentally sensitive areas. No development will occur on slopes of 15% or greater and approximately 35.15 acres of the project site would be preserved as permanent public and/or private open space.
<b>Objective 5-1</b> To preserve existing open space resources and where possible develop new open space.	The proposed project would be developed on the portion of the project site currently used as the golf course. Therefore, the project does not preserve existing open space resources. Nevertheless, over one half of the site would be preserved as permanent open space. The open space preserved under the proposed project would be limited to the steep slope portion of the site restricted from developing, due to slope density calculations and a general gradient of slopes over 50% (1:2).
<b>Policy 5-1.1</b> Encourage the retention of passive and visual open space which provides a balance to the urban development of the Community.	The proposed project would be developed on the portion of the project site currently used as the golf course. Therefore, the project does not retain passive and visual open space which provides a balance to the urban development of the Community. However, the proposed project includes the retention of the site's steeper hillsides site as permanent open space.
<b>Policy 5-1.2</b> Protect significant environmental resources from environmental hazards	The proposed project would remove, 85 oaks (28 percent of the total number on the site) and 11 western sycamores (61 percent of the total number on the site). In addition, the project would remove 103 of the 120 mature landscape trees on the site. Therefore, the project does not protect significant environmental resources from environmental hazards. Impacts to the trees as biological resources would be mitigated; aesthetic impacts to the trees would not be mitigated.
<b>Policy 5-1.3</b> Accommodate active park lands, and other open space uses in areas designated and zoned as Open Space.	The project site does not include any land currently zoned or designated as Open Space. Although the proposed project does not involve a general plan amendment, approximately 35.15 acres of the project site would be retained as public and/or private open space.

**Table IV.I-2 (Continued)**  
**Sunland –Tujunga Community Plan Consistency Analysis**

Objectives/Policies	Consistency Discussion
<b>Policy 5-1.4</b> Preserve as much of remaining undeveloped hillside land, as feasible, for open space and recreational uses.	The proposed project would preserve over one-half of the project site for open space. Undeveloped portions of the project site will remain undeveloped and undisturbed.
<b>Policy 5-1.5</b> Protect Scenic Corridors by establishing development controls in harmony with each corridor's individual scenic character.	As discussed in Section IV.B, the project will significantly impact views from Scenic Corridors. The proposed project will comply with the regulations of the Specific Plan (refer to Table IV.I-3). In addition to the compliance with hillside preservation measures, the project will also provide additional landscaping along La Tuna Canyon to enhance the character of the scenic corridor. These efforts will reduce, but will not be sufficient to eliminate, the significant impact.

As reflected in Table IV.I-2 the proposed project can be found to be partially consistent with several applicable policies in the Community Plan. While Community Plan objectives would be achieved that seek to provide more housing choices and preserve hillside areas, the proposed project may conflict with policies and objectives that seek to preserve the existing residential character found in the Community Plan area and protect existing open space. Additionally, as discussed above, the proposed project is consistent with the Community Plan land use designation for the site.

#### San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan

The proposed project was designed to comply with the regulations of the Specific Plan. Consistency with the policies of the Specific Plan is discussed below in Table IV.I-3. The project's development plan locates the majority of the proposed homes on the flattest portion of the project site (i.e., that portion currently developed as the Verdugo Hills Golf Course). Areas within the project site with slope gradients greater than 15 percent will be set aside under conservation easements as open space for an approximate 30.3-acre dedication, as discussed in Section II, Project Description.

The proposed project meets the spirit and intent of the Specific Plan by confining development to the existing developed areas of the golf course. Native vegetation will be used in the landscape design, building heights will be below the maximum permitted height and no development will occur along any prominent ridgelines. In addition to the compliance with hillside preservation measures, the project will also provide additional landscaping along La Tuna Canyon to enhance the character of the scenic corridor.

**Table IV.I-3  
San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan Consistency**

Specific Plan Regulations	Consistency Discussion
<p><b>Section 6. Prominent Ridgelines Protection Measures</b></p> <p>This section contains a list of guidelines for development within the Prominent Ridgeline Protection Areas.</p>	<p>The project is not located near any prominent ridgelines as identified in the San Gabriel/Verdugo Hills Specific Plan. The adjacent ridgeline near the project is currently developed with single family homes. This project proposes no new development near the ridgeline. However, the proposed project complies with many of the guidelines including:</p> <p>This project proposes no development in areas with greater than 15% slope. The project will be located on the flat areas of the existing golf course. This is to comply with the spirit and intent of the Specific Plan to limit the amount of development in hillside areas.</p> <p>The Specific Plan also places an emphasis on the utilization of native planting materials in new construction projects. The landscape design will incorporate a significant amount of native plants which will improve the current conditions of the site. As an operating golf course, many non-native species have been introduced to the subject property and the natural landscape has been substantially altered.</p>
<p><b>Section 7. Equine District Protection</b></p> <p>The requirements in Section 7 only apply to projects that are within existing and future Equinekeeping Supplemental Use Districts (“K”).</p>	<p>The proposed project site is not located within an Equinekeeping District and therefore the requirements do not apply to the proposed project.</p>
<p><b>Section 8. General Development Standards</b></p> <p>Several general development standards are required by the Specific Plan:</p> <p><i>Slope Density:</i> Sites designated as Very Low I, Very Low II and Minimum density but are not within a Prominent Ridgeline Protection Area shall have a maximum number of dwelling units as calculated per LAMC Section 17.05 C and where feasible the lots shall be situated on portions of the site with less than a 15% slope.</p> <p><i>Oak Trees:</i> No oak trees of eight inches or more shall be removed without prior written approval of the Director of the Advisory Agency.</p> <p><i>Prohibited Plant Materials:</i> Section 8 C provides a list of prohibited plant materials.</p> <p><i>Domestic Livestock:</i> Domestic livestock shall only be permitted in the RE40 zone for residential purposes.</p>	<p><i>Slope Density:</i> A portion of the project site is designated as Minimum Density, however no development is proposed for that area of the project site. As indicated above, This project proposes no development in areas with greater than 15% slope. The project will be located on the flat areas of the existing golf course.</p> <p><i>Oak Trees:</i> The project would remove 85 oak trees. Mitigation measures, as required by the Protected Tree Ordinance, would be sufficient to reduce biological impacts to these trees to a less than significant level.</p> <p><i>Prohibited Plant Materials:</i> The proposed project will rely heavily on native plants in the landscape design. No prohibited plant materials will be used.</p> <p><i>Domestic Livestock:</i> The proposed project is not within the RE40 zone, and the homes are not designed for livestock keeping thus this standard is not applicable.</p>

**Table IV.I-3 (Continued)**  
**San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan Consistency**

Specific Plan Regulations	Consistency Discussion
<p><b>Section 9: Scenic Highway Corridors Viewshed Protection</b></p> <p>This section of the Specific Plan establishes several regulations for new projects within a Scenic Highway Corridor. The majority of these are specific to commercial and industrial developments. However, building height is regulated within scenic highway corridors. The maximum height of any new building or structure visible from the right-of-way of a Scenic Highway shall be 30 feet</p>	<p>La Tuna Canyon and the 210 Freeway are designated as Scenic Highways under the Specific Plan. The proposed project would be visible from the rights-of-way of these two scenic highways.</p> <p>The maximum height of the townhouses will be 27 feet and thus will not exceed the maximum permitted height.</p>

City of Los Angeles Planning and Zoning Code

The proposed vesting zone change to RD5 (Restricted Density Multiple Family) is for the portion of the site that is currently designated as Low Medium Density I Residential. This zone permits single family dwelling units, duplexes, apartment houses, multiple dwellings and home occupations. The intent of the requested vesting zone change on that portion of the site is to bring the zoning into conformance with the existing General Plan land use designation.

The major portions of the site that includes the golf course is zoned RA-1 (Suburban Agricultural), and the northern 12.9 acres of the project site is currently zoned A1-1 (Agricultural). Although the Community Plan designates the subject property as Low Medium I residential (with corresponding zones of R2, RD3, RD4, RD5, and RD6), a footnote (Footnote No. 20) in the Community Plan restricts zoning for the site to no greater than the RD5 Zone. Thus, the zone change to the RD5 zone, while consistent with the Community Plan designation, would represent a substantial increase in allowable density on the golf course portion of the site, since density of the project site is currently limited to that permitted by the RA-1 and A1-1 zones. As the current density, a total of 16 units would be permitted on this portion of the project site. The majority of the area that will remain as open space has slopes of 15% or greater, thus development on those portions would be severely limited due to slope density regulations and therefore, the vesting zone change would not realistically permit development at a density of RD5.

The proposed RD5-1 Zone would permit the development of a maximum of 244 dwelling units on the 28 acres. Although apartment houses and multiple family dwellings are permitted under this zone, the proposed project does not involve a general plan amendment and thus the current land use designation and associated footnote would be applicable. Therefore, as stated in Footnote No. 20, housing would be restricted to detached units. As a maximum of 244 units would be permitted on the site, the development of 229 single family detached units, all of which on slopes that are less than 15%, is within the permitted density of the proposed zoning of RD5-1 and existing land use designation. Moreover, as the vesting zone change request to RD5-1 is consistent with the land use designation on the map and the

corresponding Footnote No. 20, the zone change achieves consistency between the land use designation and zoning for the site.

As the hillsides and slopes on the site dictate the amount of development permitted in those areas, the 35.15 acre portion of the site that will be retained for open space could not achieve the permitted maximum density under the RD5 zone. However, to ensure development does not occur on that portion of the site, a mitigation measure requiring that the open space remain open space in perpetuity will be incorporated.

The requested vesting zone change will implement the land use pattern established by the Community Plan and provide additional housing and opportunities for home ownership. Other properties to the east are zoned at greater densities than RD5-1. Properties to the south abut the Foothill Freeway and are designated for Limited Commercial development. The parcel directly to the north is currently part of the Golf Course operation and will provide a buffer to the adjacent single family homes (RE11-1-H). Properties to the west are zoned A2-1 and this project proposes to provide an open space buffer between the RD5-1 development and these undeveloped parcels.

Thus, as the project site is currently limited to the density permitted by the RA-1 and A1-1 zones, the vesting zone change to RD5 would be consistent with the designation on the Community Plan land use map, including Footnote No. 20. The vesting zone change would essentially be implementing the land use designation of the Community Plan, which is the purpose of the zoning ordinance.

The project as proposed conflicts with several policies and objectives in the Community Plan that seek to protect existing open space and preserve existing residential character. Since the project is seeking to up-zone the property to be in conformance with the Community Plan designation, the action must be made in light of existing policies that aim to maximize protection of open space and protect existing residential character found in the Community Plan area. Therefore the development of the 229 units and the zone change would be within the development potential that currently exists on the site and would achieve land use-zoning compatibility on the site and not result in any significant impacts to existing conditions.

#### *Habitat Conservation Plans*

As previously discussed, the project site is located within the Verdugo Mountains SEA No. 40. However, County SEA policies only apply to areas outside of incorporated cities, and the project site is entirely contained within the City. There are no habitat conservation plans or community conservation plans that are applicable to the proposed project. Therefore, the proposed project would not conflict with any habitat conservation plan or community conservation plan.

## **MITIGATION MEASURES**

The proposed project would not physically divide an established community nor substantially conflict with any applicable land use plan, policy, regulation, habitat conservation plan or natural community conservation plan. The proposed project's land use impacts as defined by CEQA would be less than

significant. However, as the proposed project will result in less development than is permitted for the site, the following mitigation measures are proposed to ensure no future development will occur and that the existing undeveloped hillsides will remain undeveloped.

- I-1** Approximately 35.15 acres of the project site shall be set aside in perpetuity in a conservation easement, open to the general public, thereby preserving the land as natural open space and preventing future development.

## **CUMULATIVE IMPACTS**

Cumulative land use impacts could occur if other related projects in the vicinity of the project site would result in land use impacts in conjunction with the proposed project. Six proposed or approved projects were identified that could potentially contribute to the cumulative effects of the proposed project (see Table III-1 and Figure III-2 in Section III (Related Projects)). Development of the proposed project in conjunction with the related projects would result in an intensification of existing prevailing land uses in the project vicinity.

One of the projects, Canyon Hills (Related Project No. 3, City of Los Angeles), which is located approximately three and one-half miles west of the project site, is similar to the proposed project. It is a low-density (280-unit) single-family hillside residential development and equestrian park on over 880 acres in the Verdugo Mountains. All of the related projects are subject to the same development standards and environmental review as the proposed project

The related projects have been or would be subject to the same City environmental review and regulations as the proposed project and do or would have to conform to the zoning and land use designations for each site. Therefore, the development of the related projects would not conflict with any applicable land use plan, policy, regulation, habitat conservation plan or natural community conservation plan without providing mitigation.

As previously discussed, the proposed project would not physically divide an established community (as determined by the Initial Study) or conflict with any applicable land use plan, policy, regulation, habitat conservation plan or natural community conservation plan. Therefore, the related projects, in combination with the proposed project, would not result in any cumulatively significant land use impacts.

## **LEVEL OF SIGNIFICANCE AFTER MITIGATION**

The proposed project's land use impacts would be less than significant.