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October 23, 2015

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

CASE NO.: ENV-2015-2354-EIR
PROJECT NAME: Abode at Glassell Park Project
PROJECT APPLICANT: Glassell Park, LLC
PROJECT LOCATION/ADDRESS:
2301, 2305, 2309, 2310, 2314, 2315, 2318, 2320 Haverhill Way; 2317, 2321, 2329, 2335, 2400, 2401, 2411, 2417, 2421, 2427, 2430, 2420, 2410 Haverhill Drive; 3963, 3970, 4000, 4001, 4006, 4009, 4012 Brilliant Drive; and 2414, 2410, 2406, 2402 Sundown Drive, Los Angeles, CA 90065
COMMUNITY PLANNING AREA: Northeast Los Angeles
COUNCIL DISTRICT: 1, Gilbert Cedillo
DUE DATE FOR PUBLIC COMMENTS: **4:00 P.M., November 23, 2015**

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15082, once the Lead Agency decides an Environmental Impact Report (EIR) is required for a project, a Notice of Preparation (NOP) describing the project and its potential environmental effects shall be prepared. You are being notified of the City of Los Angeles' intent, as Lead Agency, to prepare an EIR for this Project, which is located in an area of interest to you and/or the organization or agency you represent. The Department of City Planning requests your comments as to the scope and content of the EIR. Comments must be submitted in writing pursuant to directions below.

PROJECT LOCATION: The project site is comprised of 32 undeveloped and vacant single-family lots, generally south of Cazador Street and Division Street. Access to the project site is from Haverhill Drive, Sundown Drive and Brilliant Drive. Lot sizes range from approximately 4,270 square feet to 8,363 square feet. The project site is generally bound by existing single-family development to the north, east, and west and undeveloped area to the south/southeast. The total size of the Project Site is approximately 157,334 square feet. Figure 1 provides the regional location of the Project and Figure 2 provides an aerial view of the Site.

PROJECT DESCRIPTION: The Abode at Glassell Park Project proposes the development of the 32 lots with one single-family home per lot. Each home would include three levels, would include a garage, and would range in size from approximately 2,161 to 2,577 square feet (for a total of approximately 72,636 square feet of floor area). Additionally, the Project includes extension of the existing roadways Haverhill Drive, Sundown Drive and Brilliant Drive to serve the Project. The total amount of export for the haul route would be approximately 13,251 cubic yards. Figure 3 provides a Conceptual Site Plan.

REQUESTED PERMITS/APPROVALS: 1) Review for compliance with the Mt. Washington - Glassell Park Specific Plan; 2) Approval of Grading and Building Permits; and 3) Approval of a Haul Route Permit.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics; Air Quality; Biological Resources; Cultural Resources; Geology/Soils; Greenhouse Gas Emissions; Hydrology/Water Quality; Land Use/Planning; Noise; and Transportation/Traffic.

The enclosed materials reflect the scope of the Project. The environmental case file is available for review, by appointment, during office hours (8:00 a.m. to 4:00 p.m.) at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012. A copy of the Initial Study prepared for the Project is not attached but may be viewed online at http://planning.lacity.org by clicking on the "Environmental" tab, then "Notice of Preparation & Public Scoping Meetings".

The Department of City Planning welcomes all comments regarding potential environmental impacts of the projects. All comments will be considered in preparation of the EIR. **Written comments** must be submitted to this office by 4:00 P.M., **November 23, 2015.** Please direct your comments to:

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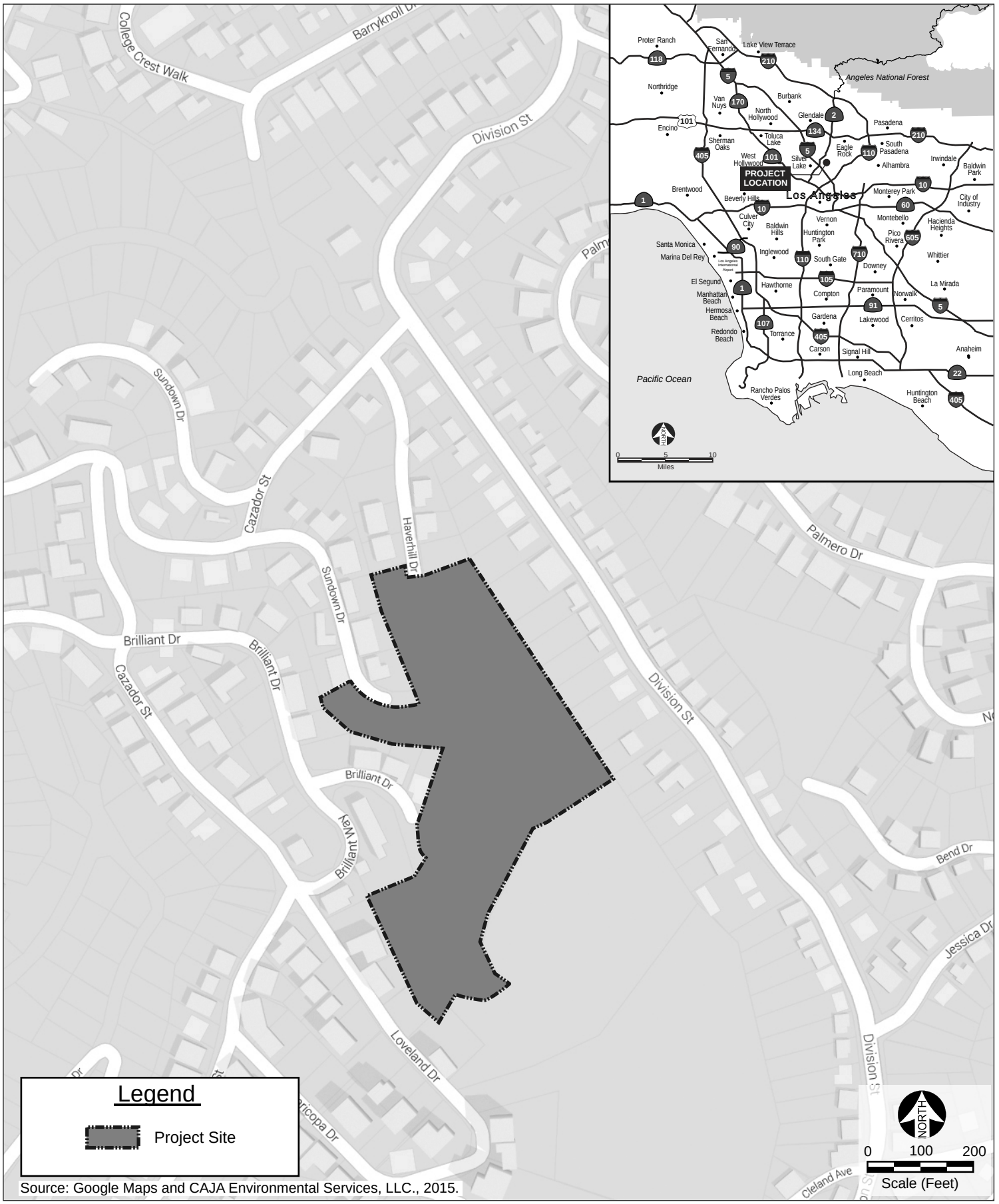
200 N. Spring Street, Room 750
Los Angeles, CA 90012
E-Mail: Diana.Kitching@lacity.org

Michael J. LoGrande
Director of Planning

Diana Kitching
Planning Associate
Major Projects and Environmental Analysis Section

Enclosures: 3 Figures



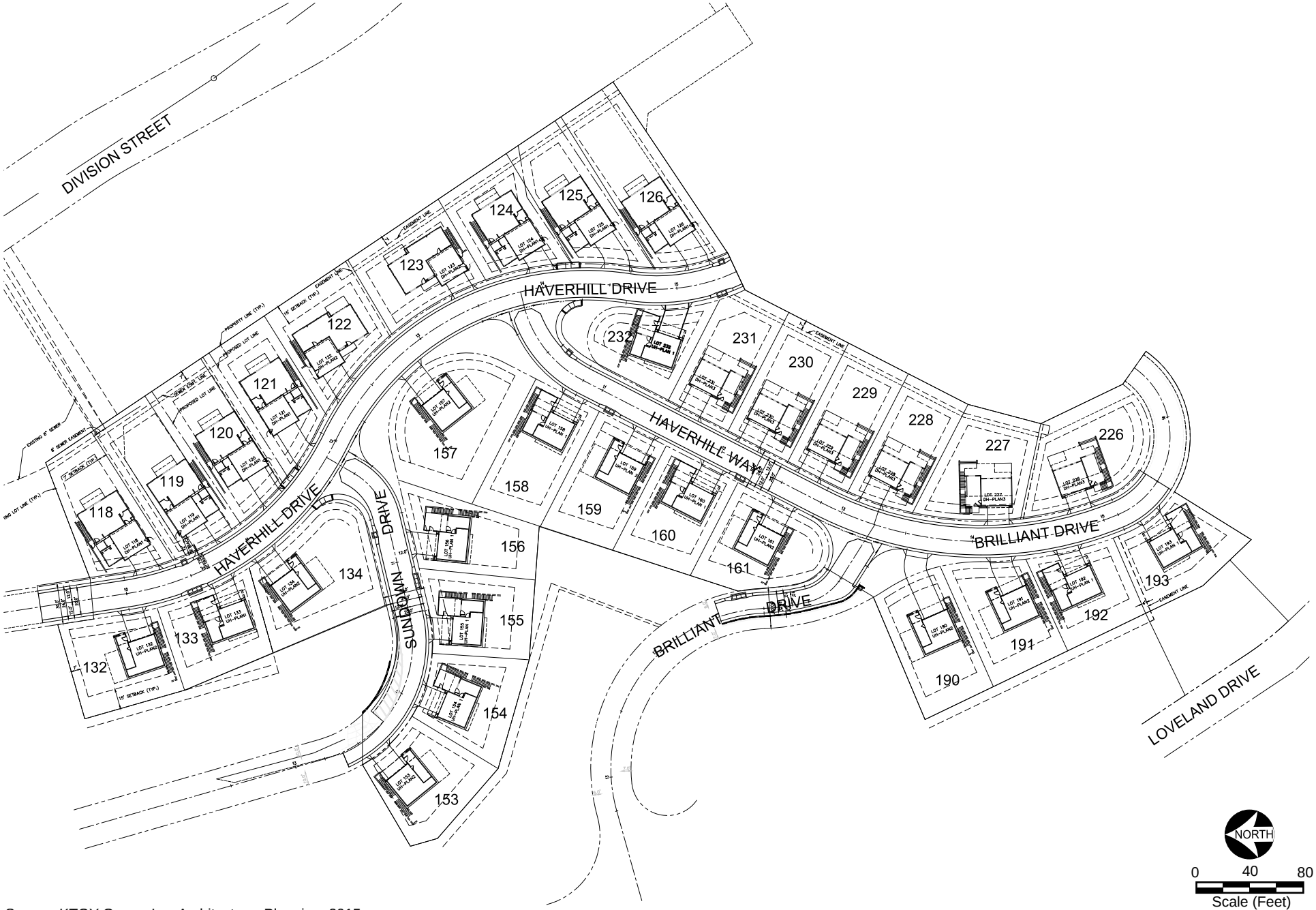
Source: Google Maps and CAJA Environmental Services, LLC., 2015.

CAJA Environmental Services, LLC

Figure 1
Project Site Regional and Local Map

CAJA Environmental Services, LLC

Figure 2
Aerial Photo of Project Site



Source: KTGY Group, Inc. Architecture+Planning, 2015.

CAJA Environmental Services, LLC

Figure 3
Conceptual Site Plan