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June 19, 2017

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

CASE NO.: ENV-2016-3636-EIR

PROJECT NAME: Treeland Homes Project

PROJECT APPLICANT: Mr. Bruce Pherson, Jr.

PROJECT LOCATION/ADDRESS: 23475 & 23485 Long Valley Road, Woodland Hills, CA 91367

COMMUNITY PLANNING AREA: Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan Area

COUNCIL DISTRICT: 3 – Blumenfield

PUBLIC COMMENT PERIOD: June 19, 2017 – July 20, 2017

SCOPING MEETING: 6:00 p.m. – 8:00 p.m., June 27, 2017. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environment Impact Report (EIR) for the proposed Treeland Homes Project. In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information describing the proposed project and its potential environmental effects. This EIR will be prepared by outside consultants under the supervision of the City of Los Angeles, Department of City Planning.

The City requests your written comments as to the scope and content of the EIR, including mitigations or project alternatives to reduce potential environmental impacts from the project. Comments must be submitted in writing according to directions below. If you represent an agency, the City is seeking written comments as to the scope and content of the environmental information in the document which is germane to your agency's statutory responsibilities in connection with the project. Your agency may need to use the EIR prepared by the City when considering your permits or other approvals for the project.

A Public Scoping Meeting will also be held to receive input as to what environmental topics the EIR should study. No decisions about the project are made at the Public Scoping Meeting. Additional project details, meeting information and instructions for public comment submittal are listed below.

PROJECT LOCATION AND EXISTING ON-SITE USES: The Project Site is located in the northwestern area of the City of Los Angeles within the Woodland Hills community of the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan area. The approximately 32.41-acre Project Site west of Valley Circle Boulevard is bounded by residential uses along Boda Place and the City of Hidden Hills to the west, Valley Circle Boulevard to the east, residential uses and Canzonet Street to the north, and Long Valley Road to the south. The Project Site also includes an approximately 2.5-acre triangular parcel directly across Valley Circle Boulevard to the east. It is bordered by Valley Circle Boulevard to the west, residential uses and Canzonet Street to the north, and Arroyo Calabasas drainage channel and Calenda Drive to the south. The US 101 (Ventura Freeway) is located south of the Project Site, on the other side of Long Valley Road. The Project Site is currently developed with Boething Treeland Nursery, including support structures, a single family dwelling unit currently used for office space for the nursery's headquarters, greenhouses and unpaved parking areas.

PROJECT DESCRIPTION: The Applicant proposes to replace the existing Boething Treeland Nursery with a collection of residential dwellings in a landscaped setting, including private open space as well as publically accessible open space. The Project would include an approximately 87-bed, 60,527-square-foot eldercare building with Assisted Living and Memory Care rooms; 70 small lot dwelling units in the central portion of the Project Site, and 25 small lot dwellings units on the east side of Valley Circle Boulevard; and 26 single-family homes on the northwestern portion of the Project Site, for a total of 121 residential dwelling units. The Project would incorporate approximately 22 acres of landscaped private and public open space. Proposed amenities include pedestrian walkways, community gardens, a pet park, a community pool, a children's playground, a community room, and a hiking or fitness trail. The Project would develop a total of approximately 413,588 square feet of floor area for a site-wide floor area ratio (FAR) of approximately 0.29:1.

Construction of the Project is anticipated to begin in 2020/2021, pending Project consideration and approval, and would be completed in 2026. Construction is expected to take place in multiple potentially overlapping phases.

REQUESTED PERMITS/APPROVALS: The project applicant is requesting the following entitlements from the City of Los Angeles:

- Certification of the Environmental Impact Report;
- Two Vesting Tentative Tract Maps (VTTM-74532 and VTTM-74533), including haul route approval, approval for removal and/or relocation of protected trees on-site and potential removal of street trees, and a requested waiver of the dedication and improvement requirement along Long Valley Road;
- A General Plan Amendment to amend the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan land use designation of certain portions of the property which may also include a General Plan Amendment to Footnote 2 of the

Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan, a Vesting Zone Change and Height District Change for certain portions of the property for Project Uses;

- Zoning Administrator Determination for approval of the height, location, and number of retaining walls proposed;
- Site Plan Review;
- An approximately 13% Density Bonus for the area east of Valley Circle Boulevard, to permit 25 single-family homes (21 market rate and 4 moderate-income homes) in lieu of the 22 homes otherwise permitted in the proposed RD5-1 Zone; this is a ministerial request which does not require discretionary approval, since the Applicant is not requesting any on- or off-menu incentives;
- Grading, excavation, foundation, and associated building permits; and
- Other permits and approvals as deemed necessary, including possible variance, quasi-judicial or legislative approvals as required by the City to implement the project.

PROBABLE ENVIRONMENTAL EFFECTS OF THE PROJECT: Based on an Initial Study, the proposed project could have potentially significant environmental impacts in the follow topic areas, which are to be addressed in the EIR: Aesthetics, Agriculture and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population/Housing, Public Services, Recreation, Transportation and Traffic, Tribal Cultural Resources, and Utilities and Service Systems.

PUBLIC SCOPING MEETING: A Public Scoping Meeting will be held in **an open house format** to describe the proposed project, the environmental review process, and to receive written public comments regarding the scope and content of the environmental analysis to be addressed in the EIR. City staff, environmental consultants, and project representatives will be available, but no formal presentation is scheduled. You may stop by at any time between 6:00 p.m. and 8:00 p.m. to view materials, ask questions, and provide written comments. The City encourages all interested individuals and organizations to attend this meeting. Written comments may be submitted, and there will be no verbal comments or public testimony taken at the Scoping Meeting. No decisions about the Project will be made at the Scoping Meeting. The location, date and time of the public scoping meeting are as follows:

Date: Tuesday, June 27, 2017

Time: 6:00 p.m. to 8:00 p.m.

Location: St. Bernardine of Siena Church (Free Parking on site)
24410 Calvert Street
Woodland Hills, CA 91367

FILE REVIEW AND COMMENTS: This notice and attachments reflect the scope of the project. The environmental file is available for public review at the City of Los Angeles, Department of City Planning, 6262 Van Nuys Boulevard, Room 351, Van Nuys, CA 91401, during office hours Monday - Friday, 9:00 a.m. to 4:00 p.m. A copy of the notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at <http://planning.lacity.org> by clicking on the "Environmental Review" tab, then "Notice of Preparation & Public Scoping Meetings."

The City will consider all written comments regarding potential environmental impacts of the project and issues to be addressed in the EIR. **Written comments must be submitted to this office by 4:00 p.m., July 20, 2017.** Written comments will also be accepted at the public scoping meeting described above.

Please direct your comments to:

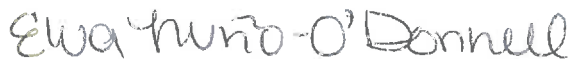
Mail: Elva Nuño-O'Donnell, City Planner
City of Los Angeles, Department of City Planning
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401

Email: elva.nuno-odonnell@lacity.org

ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The scoping meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

Como entidad cubierta bajo el Título II del Acto de los Americanos con Deseabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance. Otros servicios, como traducción de inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance. Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de siete días antes de la reunión, a per.planning@lacity.org.

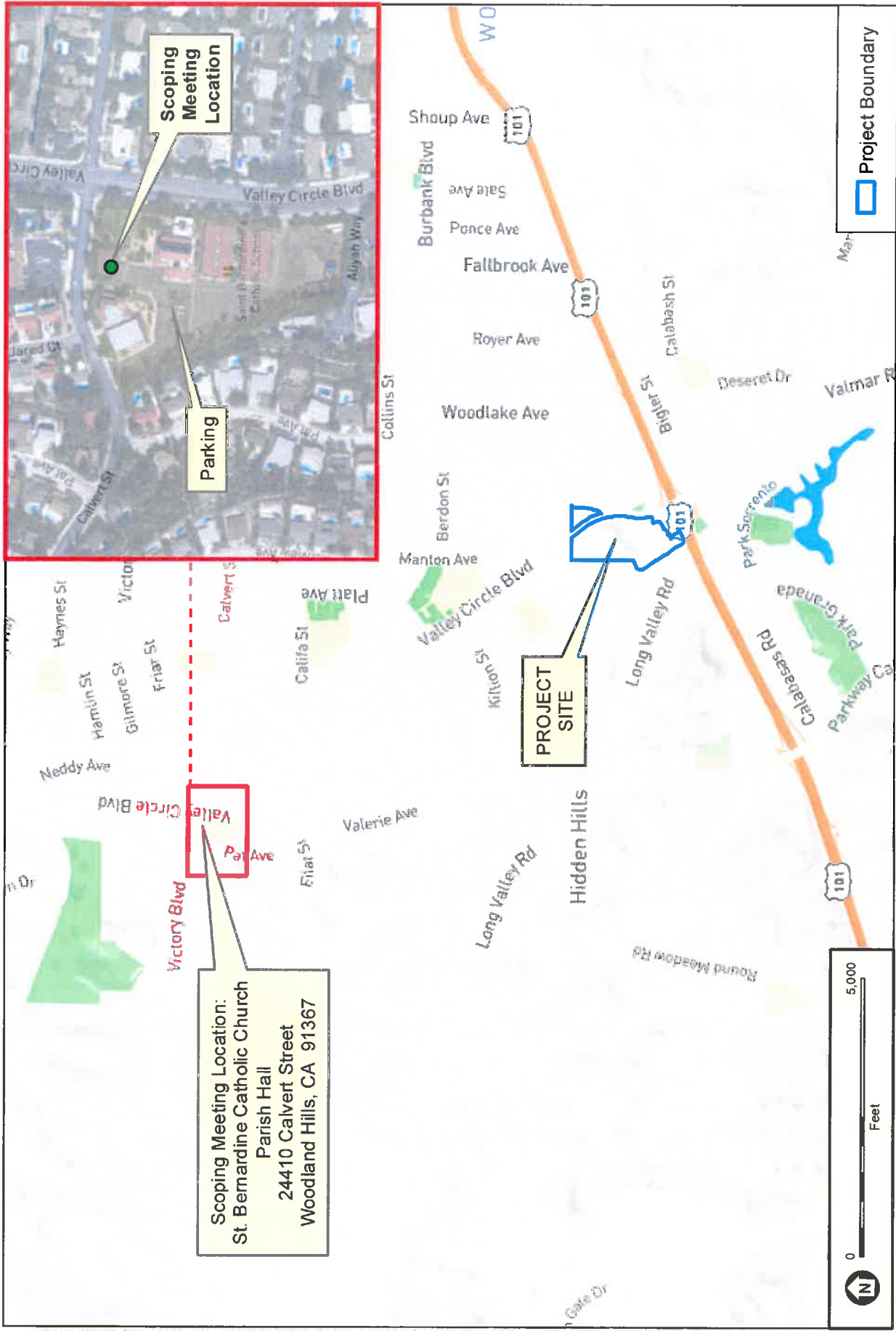
VINCENT P. BERTONI, AICP
Director of City Planning



Elva Nuño-O'Donnell
City Planner, Major Projects

Attachments:

1. Regional Location and Site Map / Scoping Meeting Location
2. Conceptual Site Plan
3. Aerial Photograph of Project Site and Vicinity



Treeland Homes Project

Exhibit 1
 Regional Location and Site Map / Scoping Meeting Location

SOURCE: Mapbox, 2017.





SOURCE: Google Map, 2017 (Aerial).

Treeland Homes Project
Exhibit 3
Aerial Photograph of Project Site and Vicinity