



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



**Amy J. Bodek, AICP**  
Director of Regional Planning

**Dennis Slavin**  
Chief Deputy Director,  
Regional Planning

## **EXTENDED DEADLINE FOR NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING**

**DATE:** December 9, 2020

**TO:** State Clearinghouse, Responsible Agencies, Trustee Agencies, Organizations and Interested Parties

**SUBJECT:** Notice of Preparation of a Draft Environmental Impact Report in Compliance with Title 14, section 15082(a) of the California Code of Regulations

The County of Los Angeles (“County”) is the lead agency pursuant to the California Environmental Quality Act (“CEQA”) and intends to prepare an Environmental Impact Report (“EIR”) for the proposed project identified below. The County has prepared this Notice of Preparation (“NOP”) to provide Responsible Agencies and other interested parties with information describing the project and to identify its potential environmental effects pursuant to State requirements.

**AGENCIES:** The County requests your agency’s views on the scope and content of the environmental information relevant to your agency’s statutory responsibilities in connection with the proposed project, in accordance with Title 14, section 15082(b) of the California Code of Regulations. Your agency will need to use the EIR prepared by the County when considering any permits that your agency must issue, or other approval for the project.

**ORGANIZATIONS AND INTERESTED PARTIES:** The County requests your comments and concerns regarding the environmental issues associated with construction and operation of the proposed project.

**PROJECT & PERMIT(S):** West Hills Crest Residential Project (“Project”), Project No. 98123, Vesting Tentative Tract Map No. 52652, Conditional Use Permit No. 98123, Oak Tree Permit No. 98123, Environmental Assessment No. 2019002981

**PROJECT APPLICANT:** Michael Naim  
Naim Associates, LLC  
144 Wetherly Drive  
West Hollywood, CA 90048

**PROJECT LOCATION:** Vesting Tentative Tract No. 52652, West Hills, CA 91307.  
Four vacant lots (APNs 2031-015-002, -003, -011, -012) west of Randiwood Lane and  
Kittridge Street. *USGS Quad:* Calabasas, CA

**PROJECT DESCRIPTION:** The Project is located on an approximately 58-acre property located on the eastern flank of the Simi Hills at the western end of the San Fernando Valley, north of Hidden Hills, in an unincorporated area of Los Angeles County. The site is located in an undeveloped area west of Randiwood Lane at the western edge of the San Fernando Valley adjacent to the Ventura County line. It is bordered on the east entirely by a 175-unit single-family residential development across Randiwood Lane, on the north by El Escorpion Park, on the south by Knapp Ranch Park West and a Los Angeles City Department of Water and Power facility including two large water tanks, and on the west by the Upper Las Virgenes Canyon Open Space Preserve (formerly a part of Ahmanson Ranch). The northwestern portion of the site is within the Los Angeles County Santa Susana Mountains / Simi Hills Significant Ecological Area. This portion will remain undeveloped.

The applicant is proposing to create a low density single-family residential development site that includes 25 residential lots, public streets, a recreation lot, a public facilities lot, one water tank lot, and an approximately 26-acre open space lot. The northwestern portion of the site would be preserved as open space. The applicant is requesting a Conditional Use Permit ("CUP") for grading exceeding 100,000 cubic yards and development within a Residential Planned Development Zone, an Oak Tree Permit to remove fourteen oak trees and encroach upon one oak tree, and a Vesting Tentative Tract Map to allow the development of twenty-five single family lots, one recreation lot, one water tank lot, one public facilities lot, and one open space lot. A storm drainage easement and a detention basin are proposed for the northeast portion of the property. The Project would include 975,000 cubic yards of cut grading and an equal volume of fill grading to be balanced on site.

#### **POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT**

Based on a preliminary review of the proposed Project consistent with section 15060 of the CEQA Guidelines, the County has determined that an EIR should be prepared for this proposed project. In addition, consistent with section 15082 of the CEQA Guidelines, the County has identified the following probable environmental effects of the Project, which will be addressed in full in the EIR for this Project:

- Aesthetics
- Biological Resources
- Cultural Resources

- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use / Planning
- Noise
  
- Public Services
- Transportation and Traffic
- Tribal Cultural Resources
- Wildfire
- Mandatory Findings of Significance

As shown in the Initial Study (IS), the County has determined that there is not a likelihood of potentially significant effects related to the following environmental topics:

- Agricultural Resources
- Air Quality
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Mineral Resources
- Population / Housing
- Recreation
- Utilities / Service Systems

**NOTICE OF SCOPING MEETING:** The County will conduct a second public scoping meeting for the purpose of soliciting oral and written comments from interested parties as to the appropriate scope and content of the EIR.

All interested parties are invited to attend the scoping meeting to assist in identifying issues to be addressed in the EIR. The scoping meeting will include a brief presentation of the project to be addressed in the EIR and will provide attendees with an opportunity to provide input as to the scope of the EIR. The Scoping Meeting will be held online **Tuesday, January 12, 2021, at 6PM (Pacific Time)** via **ZOOM** at the following link:

<https://zoom.us/j/96507539712>

Or iPhone one-tap:

US: +16699006833,,96507539712# or +12532158782,,96507539712#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free) or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free)

Webinar ID: 965 0753 9712

International numbers available: <https://zoom.us/j/96507539712>

Translation in other languages can be made available at the meeting upon request. Please submit translation requests at least seven business days in advance of each scheduled meeting to [mpavlovic@planning.lacounty.gov](mailto:mpavlovic@planning.lacounty.gov).

**PUBLIC REVIEW PERIOD:** The County has determined to make this NOP available for public review and comment pursuant to Title 14, section 15082(b) of the California Code of Regulations. The comment period for the NOP began on November 16, 2020 and the end date has been extended to January 19, 2021.

Any comments provided should identify specific topics of environmental concern and your reason for suggesting the study of these topics in the EIR.

Please direct all written comments to the following address:

Marie Pavlovic  
County of Los Angeles  
Department of Regional Planning  
Land Divisions Section  
320 West Temple Street, Room 1362  
Los Angeles, CA 90012  
Tel: 974-6433  
[mpavlovic@planning.lacounty.gov](mailto:mpavlovic@planning.lacounty.gov)

All written responses will be included as Appendices in the Draft EIR and their contents considered in accordance with State and County environmental guidelines.

**DOCUMENT AVAILABILITY:** The NOP and Initial Study are available for public review on the Department of Regional Planning's website: <http://planning.lacounty.gov/case/view/tr52652>.

When the Department of Regional Planning Office reopens, the documents will also be available for public review during regular business hours at the Los Angeles County Department of Regional Planning address listed above.

Thank you for your participation in the environmental review of this project.