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March 17, 2016

NOTICE OF COMPLETION AND AVAILABILITY
DRAFT ENVIRONMENTAL IMPACT REPORT
ENV CASE NO. ENV-2005-2301-EIR
STATE CLEARINGHOUSE NO. 2005111054

TO: Owners of Property and Occupants and Other Interested Parties

EIR NUMBER: ENV-2005-2301-EIR

PROJECT NAME: Vesting Tentative Tract No. 67505

PROJECT ADDRESS: 22255 and 22241 W. Mulholland Drive

COMMUNITY PLANNING AREA: Canoga Park-Winnetka-Woodland Hills-West Hills

COUNCIL DISTRICT: 3 - Bob Blumenfield

COMMENT REVIEW PERIOD: March 17, 2016 to May 2, 2016

PROJECT DESCRIPTION: The Proposed Project is the subdivision of a 6.2-acre property (two parcels) into 19 lots and the subsequent development of 19 detached, single-family residences. Each residence would have three or four bedrooms and would have a maximum height of three stories or 36 feet, as established by the Mulholland Scenic Parkway Specific Plan Inner Corridor regulations. Each unit would include a two-car garage. There would also be 38 covered parking spaces for residents. A new public street would provide vehicular access from San Feliciano Drive to 11 of the homes. Four additional homes would have direct driveway access from San Feliciano Drive, while the four remaining homes would take access from a private driveway off of Mulholland Drive. Within the site, Project building footprints would account for approximately 0.86 acre (or 13.8 percent of the total Project Site), hardscape and impervious surfaces would cover 0.96 acre (15.5 percent of the site), landscaped areas would comprise 1.35 acres (21.7 percent of the site), and 3.03 acres (48.9 percent of the site) would remain as undisturbed naturally vegetated open space. One abandoned single-family residence and associated structures existing on-site would be demolished. An estimated 3,040 cubic yards of soil would be excavated and remain on the Project Site, with approximately 4,200 cubic yards of additional fill material imported to the Project Site in order to balance cut and fill during grading operations. Haul route approval would be required. Of the existing 199 trees (including 166 protected trees) located on-site, 28 (including 15 protected trees) would be removed in order to develop the Proposed Project.

ANTICIPATED DISCRETIONARY ACTIONS: The Project Applicant is requesting approvals from the City of Los Angeles. This EIR addresses the environmental impacts of the Proposed Project that could occur upon approval of the following actions by the City of Los Angeles: 1) approval of Vesting Tentative Tract Map (VTTM) No. 67505 to authorize a 19-unit detached single-family residential development on 19 parcels; 2) Protected Tree Removal/Relocation Approval to remove a total of 15 protected trees; 3) Advisory Agency Approval of a new 36-foot wide private street and cul-de-sac for access to 11 lots and the designation of San Feliciano Drive as the front yard for Lots 11-14 and the private street as the front yard for Lots 5-10 and 15-19; 4) Zoning Administrator determination to allow retaining walls in the front yard

to exceed 3.5 feet in height, and to allow more than 1 retaining wall per lot; 5) Mulholland Scenic Parkway Specific Plan (MSPSP) project permit compliance and design review; 6) Haul Route Approval; and 7) any other necessary discretionary or ministerial permits or approvals as may be required for the construction of the Proposed Project.

ANTICIPATED SIGNIFICANT EFFECTS: Based on the analysis included in the Draft EIR, the Project would not result in any significant impacts following the application and implementation of mitigation measures and regulatory compliance measures.

DOCUMENT REVIEW AND COMMENT:

If you wish to review a print copy of the Draft EIR or the documents referenced in the Draft EIR, you may do so during office hours 8 am to 4 pm at the City of Los Angeles Department of City Planning, at 6262 Van Nuys Boulevard, Suite 351, Van Nuys, or 200 North Spring Street, City Hall, Room 750, Los Angeles.

The Draft EIR is available online at the Department of City Planning's website at <http://planning.lacity.org> (click on the "Environmental" tab on the left-hand side, then "Draft EIR"); and digital copies are also available at the following Library Branches:

1. Central Library, 630 West Fifth Street, Los Angeles, CA 90071
2. Woodland Hills Branch Library, 22200 Ventura Boulevard, Woodland Hills, CA 91364
3. Platt Branch Library, 23600 Victory Boulevard, Woodland Hills, CA 91367

The Draft EIR can also be purchased on CD-ROM for \$7.50 per copy. Contact **Milena Zasadzien at (818) 374-5054** to purchase copies.

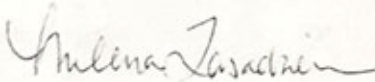
If you wish to submit comments following review of the Draft EIR, please reference the Env. Case No. above, and submit them in writing by **Monday, May 2, 2016, no later than 4:00 P.M.**

Please direct your comments to:

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