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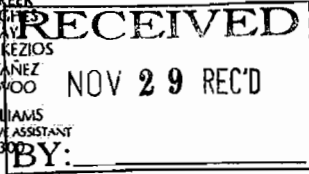
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November 28, 2007

**NOTICE OF PREPARATION
ENVIRONMENTAL IMPACT REPORT**

EIR NO.: ENV-2007-3083 -EIR

PROJECT NAME: Vesting Tentative Tract No. 69976

PROJECT LOCATION/ADDRESS: 6435 La Tuna Canyon Road, Tujunga

COMMUNITY PLANNING AREA: Sunland-Tujunga -Shadow Hills-Lakeview

Terrace-East La Tuna Canyon

COUNCIL DISTRICT: CD-2

DUE DATE FOR PUBLIC COMMENTS: December 28, 2007

The City of Los Angeles, Department of City Planning, will be the Lead Agency and will require the preparation of an Environmental Impact Report ("EIR") for the project identified herein (the "proposed project"). The Department of City Planning requests your comments as to the scope and content of the EIR.

The Project Description, location, and potential environmental effects are set forth below. The environmental file is available for review at the Department of City Planning, 200 North Spring Street, Room 750. Los Angeles, CA 90012.

PROJECT DESCRIPTION: The Applicant, MWH Development, proposes to construct 229 single family detached units on a project site of approximately 58 acres. The homes will be two-stories in height, will contain four bedrooms, and will have an average floor area of approximately 2,200 square feet. Each unit will have a two car garage; in addition, the project will provide ¼ guest parking space per unit for a total of approximately 57 guest spaces.

Approximately 25 acres of the 58-acre project site are currently developed with a golf course and supporting uses and structures, all of which are proposed to be demolished. The proposed homes would be constructed on that portion of the project site occupied by the golf course. The remaining portions of the project site (i.e., those portions with greater than 15% slopes) will be retained as open space.

Direct access to the project site would be from La Tuna Canyon Road, while secondary access would be provided from Tujunga Canyon Boulevard. All internal roads will be public and there will be no



gated entrances.

Site preparation would require approximately 250,000 cubic yards of grading; which includes 150,000 cubic yards of import. There are a total of 358 oak trees, 16 sycamores and 260 ornamental trees on the project site. The number of trees to be removed for construction will be determined by the Draft EIR.

The Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan designates the project site as Low Medium I Residential with corresponding zones of R2, RD3, RD4, RZ3, RZ4, RU, and RW1. The project site is further defined by Footnote No. 20 in the Community Plan which limits density to no greater than that permitted by the RD5 Zone. The project proposes a zone change to RD5-1, and the homes would be constructed under the condominium designation of the RD5-1 zone. The RD5-1 zone is consistent with the land use designation on the map and the corresponding Footnote No. 20.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geotechnical Hazards, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Transportation and Traffic, and Utilities.

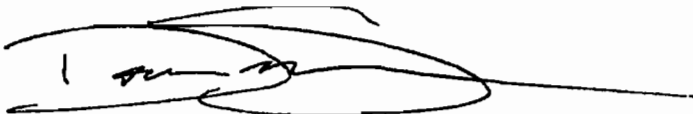
The enclosed materials reflect the scope of the proposed project, which is located in an area of interest to you and/or the organization you represent. An EIR will be prepared and submitted to the Department of City Planning, Environmental Review Section. The Environmental Review Section encourages and welcomes all comments pertaining to environmental impacts of the proposed project.

All comments will be considered in the preparation of the EIR. Written comments must be submitted by **December 28, 2007**.

Please direct your comments to:

David Somers, Environmental Review Coordinator
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Gail Goldberg
Director of Planning



David Somers
Environmental Review Coordinator