State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE

South Coast Region
3883 Ruffin Road
San Diego CA 92123
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

Notice of Completion and Availability
of a Draft Supplemental Environmental Impact Report

Date: October 31, 2025

To: Responsible/Trustee Agencies and Interested Parties

From: California Department of Fish and Wildlife

Subject: Notice of Completion and Availability of a Draft Supplemental Environmental Impact Report for Requested Incidental Take Permit for Crotch's Bumble Bee (Canyon Hills Project, State Clearinghouse No. 2002091018)

Draft Supplemental EIR Public Review Period: October 31, 2025, to December 15, 2025

The California Department of Fish and Wildlife (CDFW), as a responsible agency under the California Environmental Quality Act (CEQA), has prepared a Draft Supplemental Environmental Impact Report (Supplemental EIR) for the potential issuance of an Incidental Take Permit (ITP) for Crotch's Bumble Bee (*Bombus crotchii*, and defined here as CBB) in connection with the development of the Canyon Hills Project (Project). The project applicant is Whitebird, Inc., doing business in California as California Whitebird, Inc. (Applicant),

In accordance with Section 15087 of the CEQA Guidelines, CDFW has prepared this Notice of Completion and Availability to provide the California Governor's Office of Land Use and Climate Innovation, any responsible and trustee agencies, and interested members of the public who submitted a request for such notices with information regarding the proposed ITP relating to the Project, conclusions of the Draft Supplemental EIR, information regarding the availability of the Draft Supplemental EIR for public review, and the timeframe for submitting comments on the Draft Supplemental EIR. Comments must be submitted in writing according to directions below.

In accordance with CEQA Guidelines Section 15105(a), there will be a 45-day period to comment on the Draft Supplemental EIR, beginning on October 31, 2025 and ending on December 15, 2025.

BACKGROUND: On October 19, 2005, the City Council of the City of Los Angeles (City Council) certified a Final Environmental Impact Report (Final EIR) for the Project and granted certain discretionary approvals for the Project. The approved Project includes 221 single-family residential lots, all of which are located on the north side of the I-210 Freeway. In May 2014, an Addendum to the Final EIR was prepared in connection with raising certain of the Project's street and pads.

PROJECT LOCATION: The development site for the Project (Project Site) includes approximately 300 acres of land and is located at 7000 La Tuna Canyon Road, Los Angeles, California, on the north side of the I-210 Freeway (I-210). The original project site included approximately 900 acres of land (Original

Project Site) located on both sides of the I-210. The Project as originally proposed included 280 single-family homes. The reduced Project approved by the City Council included 221 single-family homes, all located on the Project Site on north side of the I-210, with all development eliminated on the portion of the Original Project Site located south of the I-210. The Applicant later recorded a conservation easement that permanently preserved all of the remaining approximately 579 acres within the Original Project Site (Public Open Space), including the entirety of the portion of the Original Project Site located south of the (I-210) and the western portion of the Original Project Site located north of the I-210. Fee title to the Public Open Space was then transferred to an affiliate of the Santa Monica Mountains Conservancy. See **Figure 1, Original Project Site and Regional Vicinity**, for the location of the Original Project Site within the context of the local area, and **Figure 2, Original Project Site, Current Project Site, and Public Open Space**, which shows the locations of the Original Project Site, the current Project Site and the Public Open Space.

PROJECT DESCRIPTION AND REQUESTED ACTION: The Applicant has filed an application with CDFW for an ITP under California Fish and Game Code Section 2081, subdivisions (b) and (c), a provision in the California Endangered Species Act, and Title 14 of the California Code of Regulations, Sections 783.0–783.8, to authorize the otherwise prohibited "take," as defined by State law, of one candidate wildlife species, the CBB, incidental to the development of approximately 164 acres of potentially occupied habitat for the CBB within the Project Site as part of the Project.

ENVIRONMENTAL EFFECTS: CEQA Guidelines Section 15041(b) outlines the authority of a responsible agency, as compared to a lead agency, to impose mitigation measures for a project:

> *(b) When a public agency acts as a Responsible Agency for a project, the agency shall have more limited authority than a Lead Agency. The Responsible Agency may require changes in a project to lessen or avoid only the effects, either direct or indirect, of that part of the project which the agency will be called on to carry out or approve.*

CEQA Guidelines Section 15096(g)(1) includes a similar restriction:

> *(g) Adoption of Alternatives or Mitigation Measures.*
>
> *(1) When considering alternatives and mitigation measures, a Responsible Agency is more limited than a Lead Agency. A Responsible Agency has responsibility for mitigating or avoiding only the direct or indirect environmental effects of those parts of the project which it decides to carry out, finance, or approve.*

Therefore, the environmental review conducted by a responsible agency with respect to a discretionary approval must be limited to the environmental impacts within the scope of the discretionary approval before it. *See, e.g., Friends of Westwood, Inc. v. City of Los Angeles*, 191 Cal. App. 3d 259, 266-267, 272 (1987).

Accordingly, because CDFW prepared the Draft Supplemental EIR associated with the potential issuance of an ITP for CBB, the Draft Supplemental EIR focuses solely on the Project's impact on the CBB. Based on the analysis included in the Draft Supplemental EIR, the Project would have a potentially

significant impact on CBB associated with the requested ITP and that significant impact will be mitigated below a level of significance as a result of the permanent preservation of approximately 579 acres of the original, approximately 900-acre Project Site (Original Project Site).

SUBMITTING COMMENTS: If you wish to submit written comments following review of the Draft Supplemental EIR, please submit them no later than 5:00 p.m. on December 15, 2025 (the end of the 45-day comment period, which starts on October 31, 2025).

Your options for submitting comments are by U.S. mail or by email. Comments should include "Canyon Hills ITP – Draft Supplemental EIR Comments" in the subject line, and the name and physical address of the commenter should be contained in the body of the email or letter.

Please send all comments to:

California Department of Fish and Wildlife

Attention: Canyon Hills ITP – Draft Supplemental EIR Comments

Mailing Address: 3883 Ruffin Road, San Diego, CA 92123

OR by email: R5CEQA@wildlife.ca.gov (please include the subject line "Canyon Hills ITP – Draft Supplemental EIR Comments").

LOCATION OF DOCUMENTS AVAILABLE FOR PUBLIC REVIEW: The Draft Supplemental EIR will be available for review online at https://wildlife.ca.gov/Notices/CEQA. A hard copy of the Draft Supplemental EIR is available for review by appointment (appointments may be requested via email at R5CEQA@wildlife.ca.gov) at the CDFW South Coast Region Office, located at the following address:

CDFW South Coast Region Office
3883 Ruffin Road, San Diego, CA 92123

Figure 1
Original Project Site and Regional Vicinity

Source: Google Maps 2025.

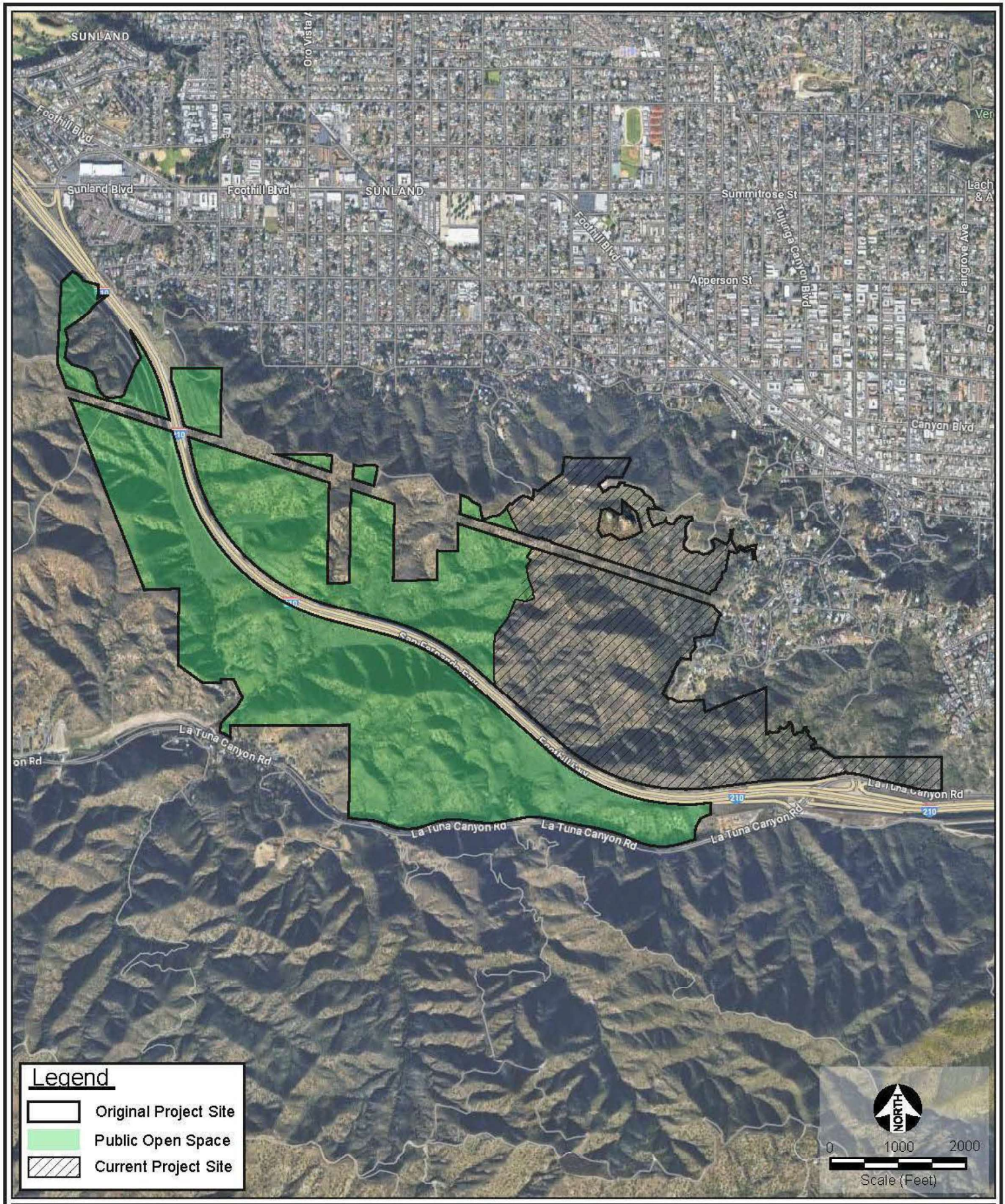

Figure 2
Original Project Site, Current Project Site, and Public Open Space

Source: Google Maps 2025.