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NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE SOUTHWEST VALLEY COMMUNITY PLANS UPDATE

CITY EIR No. ENV-2019-1743-EIR
CPC-2019-1741-CPU; CPC-2019-1742-CPU; CPC-2019-1745-CPU
STATE CLEARINGHOUSE No. 2019039154

TO: Agencies, Organizations, and Interested Parties **DATE:** October 8, 2026

PROJECT NAME: Canoga Park-Winnetka-Woodland Hills-West Hills, Encino-Tarzana, and Reseda-West Van Nuys-Lake Balboa Community Plans Update (Southwest Valley Community Plans Update)

COMMENT REVIEW PERIOD: October 8, 2026 to November 22, 2026

COUNCIL DISTRICTS: 3, 4, 6, 12

PROJECT LOCATION

The Southwest Valley Community Plans consist of the boundaries of the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan Area (CPA), the Encino-Tarzana CPA, and the Reseda-West Van Nuys CPA, and areas added by the boundary changes discussed below. As part of the Project, the Reseda-West Van Nuys CPA name is proposed to be changed to Reseda-West Van Nuys-Lake Balboa. The three CPAs are geographically continuous and comprise the southwest portion of the San Fernando Valley. The current Southwest Valley Community Plans Area is approximately 60 square miles, and the combined proposed Southwest Valley Community Plans Area is approximately 62 square miles.

The Canoga Park-Winnetka-Woodland Hills-West Hills CPA is approximately 17,906 acres and shares a common boundary along Corbin Avenue with the current Reseda-West Van Nuys CPA and the Encino-Tarzana CPA. The Encino-Tarzana CPA is approximately 13,007 acres and shares a common boundary along Oxnard Street with the current Reseda-West Van Nuys CPA, which is approximately 7,765 acres. The current Southwest Valley Community Plans are bordered by Roscoe Boulevard to the north, Sepulveda Boulevard to the northeast, Interstate-405 to the east, and the Santa Monica Mountains to the south. The southwestern border of the Southwest Valley Community Plans aligns with the city limits of Los Angeles,

with the City of Calabasas and City of Hidden Hills to the southwest, and unincorporated Los Angeles County to the west.

The first proposed boundary amendment would extend the Reseda-West Van Nuys Community Plan boundary eastward to Interstate-405 (I-405). This area currently falls within the Van Nuys-North Sherman Oaks CPA and is approximately 792 acres. It is generally bounded by the Southern Pacific Railroad right-of-way to the north, I-405 to the east, Victory Boulevard to the south, and Gloria and Valjean Avenues to the west. An amendment to both Community Plan Maps would be proposed to reallocate land from the Van Nuys-North Sherman Oaks Community Plan to the Reseda-West Van Nuys Community Plan. This proposed boundary change would align the shared boundary with the Freeway right-of-way, as it is the most linear and physically dividing feature demarcating the two Community Plans.

The second proposed boundary amendment would extend the Reseda-West Van Nuys Community Plan boundary northward to encompass the entirety of the land owned by Los Angeles World Airports and operating as the Van Nuys Airport. This area currently falls within the Northridge as well as Mission Hills-Panorama City-North Hills CPAs and is approximately 69 acres. It is generally bounded by the Southern Pacific Railroad right-of-way and Napa Street to the north, Gothic Avenue to the east, Roscoe Boulevard to the south, and Hayvenhurst Place to the west. An amendment to all three Community Plan Maps would be proposed in order to reallocate land from the Northridge and Mission Hills-Panorama City-North Hills CPAs to the Reseda-West Van Nuys Community Plan. This proposed boundary change would bring the oversight of all land owned and operated by LAWA as part of the Van Nuys Airport under one Community Plan.

The Community Plan areas of Chatsworth-Porter Ranch, Northridge, and Mission Hills-Panorama City-North Hills are located to the north, Van Nuys-North Sherman Oaks, Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass to the east, and Brentwood-Pacific Palisades to the south of the Proposed Plan area.

PROJECT DESCRIPTION

The Proposed Plans include amending both the text (Policy Documents) and the General Plan Land Use Maps for the Canoga Park-Winnetka-Woodland Hills-West Hills, Encino-Tarzana, and Reseda-West Van Nuys Community Plans. The Proposed Plans would also adopt several zoning ordinances to implement the updates to the Community Plans, including rezoning all parcels in the CPAs to regulate specific uses and apply development standards (including height of structures, Floor Area Ratios, and site configuration) using the New Zoning Code.

The amendments to the Policy Documents and the General Plan Land Use Maps for the Southwest Valley Community Plans are intended to guide development through the year 2050 by establishing the City's broad planning goals, policies, and objectives; the arrangement of land uses and intensities; as well as specific development standards for the Southwest Valley CPAs. The Proposed Plans are intended to improve the connection between land use and transportation in a manner that is consistent with the City's adopted General Plan Framework Element, Mobility Element, Senate Bill 375 (SB 375) and other state laws.

No new development would be entitled or built as a direct result of the Proposed Plans. Future development projects would require additional administrative and/or discretionary approvals. These development projects are expected to occur over the next several decades. The exact type, place, and intensity of each new development cannot be assured through the adoption of the Proposed Plans, as the level of activity will

be determined largely by private investment in the Southwest Valley CPAs and the condition of the local economy.

In accordance with *State CEQA Guidelines* Section 15124, the specific project objectives identified below support the underlying purpose of the Proposed Plans, assist the City as Lead Agency in developing a reasonable range of alternatives to evaluate in this EIR, and will ultimately aid the decision maker in preparing findings and overriding considerations, if necessary.

Project Objectives

The Primary Objectives of the Proposed Project are as follows:

- Accommodate projected population, housing, and employment growth forecasted through the planning horizon year of 2050 consistent with the policies of the City of Los Angeles General Plan Framework Element;
- Strengthen connections between land use and transportation in a manner that is consistent with the City's General Plan, including the Framework Element, the Mobility Plan 2035, the Housing Element, and the Plan for a Healthy Los Angeles, and various sustainability policies;
- Bolster the City's goals, policies, objectives and programs that reduce greenhouse gas emissions and promote climate resiliency;
- Meet the housing needs for all income levels and minimize displacement of existing residents by increasing the availability of affordable housing and the variety of housing options within the Plan Areas;
- Encourage mixed-use and equitable transit-oriented development at key locations;
- Preserve appropriate industrial districts and improve their function and visual character through new zoning regulations for improved street frontage, screening and quality building design;
- Enhance commercial areas through zoning regulations for improved street frontage and pedestrian-oriented design standards and by promoting a diversity of uses;
- Direct growth away from low-density neighborhoods, including hillside areas.

The Secondary Objectives of the Proposed Project

- Update existing zoning and land use designations to reflect on the ground uses;
- Encourage and promote a variety of mobility options; make streets walkable;
- Develop new standards that create a cohesive design with the surrounding built environment;
- Implement the New Zoning Code Districts and rules as applicable to this geography, through the adoption of the Southwest Valley Community Plans;

- Preserve existing and expand open space in the Southwest Valley CPAs and increase access to open space by incorporating active frontages, building breaks, and outdoor amenity space where appropriate;

- Support public infrastructure improvements consistent with other City department and public agencies;

- Protect identified eligible historic resources through new zoning regulations.

The Proposed Plans incorporate principles set forth in the General Plan Framework, which are based on informed theories of planning and regional development over several decades, including sustainable development and smart growth, and, more currently, equitable development. The General Plan Framework policies encourage compact development in proximity to transit infrastructure and activity centers.

As required by *State CEQA Guidelines* Section 15087(c)(6), the CPAs include known hazardous materials sites as identified in Government Code Section 65962.5. The City includes sites listed under Government Code Section 65952.5. These are described in Section 4.7.1 of the Draft EIR, Hazards, Environmental Setting.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS

Based on the analysis contained in the Draft EIR, implementation of the Proposed Plans would result in significant and unavoidable environmental impacts with regard to:

- Air Quality, Threshold 4.3-2: Cumulatively considerable net increase of criteria pollutant - for construction, VOC, NOx, CO, PM10, and PM.2.5 emissions, and operational/long-term, VOC, NOx, CO, PM10, and PM2.5 emissions under applicable air quality standards; Threshold 4.3-3: TAC-related impacts with distribution centers and warehouses during operation.

- Cultural Resources, Threshold 4.5-1: Historic resources (project and cumulative)

- Noise, Threshold 4.12-1: Increase in ambient noise levels in excess of standards (construction/short-term); Threshold 4.12-2: Excessive ground-borne vibration or ground-borne noise levels (construction/short-term).

- Public Services and Recreation, Threshold 4.14-5: Substantial physical deterioration of parks and recreational facilities due to increase in use (operational/long-term and cumulative).

- Transportation and Traffic, Threshold 4.15-3: Safety impacts related to off-ramp queuing (operational/long-term and cumulative).

- Wildfire, Threshold 4.18-2: Exacerbate wildfire risks and expose occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; Threshold 4.18-3: Exacerbate fire risk or may result in temporary or ongoing impacts to the environment related to installation or maintenance of infrastructure; Threshold 4.18-4: Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff,

post-fire slope instability, or drainage changes; Threshold 4.18-5: Expose people or structures either directly or indirectly to a significant risk of loss , injury, or death involving wildland fire.

The Draft EIR has also identified the following significant impacts that are anticipated to be reduced to less than significant with identified mitigation measures:

- Air Quality, Threshold 4.3-3: Expose sensitive receptors to substantial pollutant concentrations during construction.

- Biological Resources, Threshold 4.4-1: Adverse impacts through habitat modification to potential special status species.
- Cultural Resources, Threshold 4.5-2: Destroy unique archaeological resources (construction/short-term).

- Geology and Soils, Threshold 4.7-8: Destroy a unique paleontological resource or unique geological feature (construction/short-term).

- Hazards and Hazardous Materials, Threshold 4.9-1: Transport, use or disposal of hazardous materials; Threshold 4.9-2: Upset or accident conditions involving release of hazardous materials into the environment; Threshold 4.9-3: Emit hazardous emissions/materials within one-quarter mile of an existing/proposed school; Threshold 4.9-4: Located on site of hazardous materials.

- Tribal Cultural Resources, Threshold 4.16-1: Cause a substantial adverse change to a tribal/cultural resource.

ENVIRONMENTAL REVIEW AND DOCUMENT AVAILABILITY

The Draft EIR (DEIR) and all documents referenced in the EIR are available for public review. The Lead Agency invites public comment on the DEIR and alternatives in response to this NOA. A 45-day comment period will begin on **Thursday, October 8, 2026**, and end on **Sunday, November 22, 2026, at 5pm**. If you wish to review a copy of the Draft EIR or the documents referenced in the Draft EIR, you may do so at the City of Los Angeles Department of City Planning at 6262 Van Nuys Blvd., Room 351, Van Nuys. Appointments must be made in advance by emailing planning.swvalley@lacity.org or calling (213) 978-1194. The Draft EIR is also available at the following public libraries:

1. Platt Branch Library
   23600 Victory Boulevard
   Woodland Hills, CA 91367

2. Woodland Hills Branch Library
   22200 Ventura Boulevard
   Woodland Hills, CA 91364

3. Canoga Park Branch Library
   20939 Sherman Way

Canoga Park, CA 91303

4. West Valley Regional Branch Library
   19036 Vanowen Street
   Reseda, CA 91335

5. Encino-Tarzana Branch Library
   18231 Ventura Boulevard
   Tarzana, CA 91356

The Draft EIR is available on the Department of City Planning's website at: https://planning.lacity.org/development-services/eir

SUBMITTAL OF WRITTEN COMMENTS

If you wish to submit comments on the Draft EIR, comply with the following instructions. The comments shall be written or typed and the comments shall include the commenter's name, contact information, and reference file number ENV-2019-1743-EIR . The written or typed comments shall be submitted to Betty Barberena via mail or e-mail to the following addresses:

Mail:
City of Los Angeles Department of City Planning
ATTN: Betty Barberena
Case Number: ENV-2019-1743-EIR
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401

Email:
planning.swvalley@lacity.org

Comment Review Period

The 45-day comment period closes on **Sunday, November 22, 2026**, at 5 p.m.

Comments that fail to comply with the above instructions for the manner or submission of comments may not be included in the Final EIR and receive a response to comments under *CEQA Guidelines Section 15088*.