



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

**NOTICE OF HEARING EXAMINER PUBLIC HEARING
NOTICE OF COMPLETION AND AVAILABILITY
OF DRAFT ENVIRONMENTAL IMPACT REPORT
FOR
ENTRADA SOUTH PROJECT
COUNTY PROJECT NO. 00-210-(5)
VESTING TENTATIVE TRACT MAP NO. TR53295
CONDITIONAL USE PERMIT NO. 00-210
ZONE CHANGE NO. 00-210
PARKING PERMIT NO. 200700013
OAK TREE PERMIT NO. 200700018
ENVIRONMENTAL REVIEW NO. 200400096
STATE CLEARINGHOUSE NO. 2010071004**

The Los Angeles County Department of Regional Planning, acting in the capacity of "Lead Agency" under the County Environmental Guidelines, Chapter III, Section 304, has filed this "Notice of Completion and Availability" of a Draft Environmental Impact Report (DEIR) for the Entrada South Project (the Project). This document has been prepared in accordance with, and pursuant to, the California Environmental Quality Act (CEQA), as amended, Public Resources Code, Section 21000 *et seq.*; and the Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines), California Code of Regulations, Title 14, Chapter 15000 *et seq.* (including Section 15160).

PUBLIC REVIEW PERIOD

The public review period for the DEIR will be from April 30, 2015 through June 29, 2015 (60 days). All comments received by the close of the public review period will be considered in the Project's Final EIR.

SITE LOCATION

The Project Site is located in unincorporated Los Angeles County and the Santa Clarita Valley Planning Area (Valley Planning Area). The Project Site is specifically located west of I-5 and The Old Road, and predominantly south of Six Flags Magic Mountain theme park (Six Flags Magic Mountain). The Project Site is comprised of 501.4 acres, including 382.3 acres within proposed Vesting Tentative Tract Map No. 53295 (VTTM 53295) and 119.1 acres of External Map Improvements. (The External Map Improvements include grading, utility, roadway, drainage, and other infrastructure improvements that are located outside of VTTM 53295, but which are necessary to support full Project implementation.) The Project Site and the alternatives considered in the DEIR are not located on a site that is included on any of the lists compiled pursuant to Government Code Section 65962.5. (See DEIR Section 5.8, Hazards and Hazardous Materials.)

PROPOSED PROJECT

The Entrada South Project is a proposed mixed-use community. Development within VTTM 53295 includes 339 single-family residences, 1,235 multi-family residences, and 730,000 square feet of commercial uses anticipated to be comprised of approximately 435,000 square feet of office uses and approximately 295,000 square feet of commercial retail development. VTTM 53295 also includes a 9.4-acre elementary school, a 27.2-acre Spineflower Preserve, a 5.6-acre public neighborhood park, two recreational centers totaling 2.9 acres, and 101.7 acres of designated open space lots. Facilities and infrastructure proposed within VTTM 53295 also include a network of roads and trails, drainage and water quality improvements, potable and recycled water systems, a sanitary sewer system, and dry utilities systems. In addition, the External Map

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Improvements include: (1) utility, road, and grading uses within the Newhall Ranch Specific Plan (Specific Plan) boundary; (2) a water tank located in a small area within the adjacent, existing Westridge community; (3) roadway modifications to segments of Westridge Parkway, Media Center Drive, and Commerce Center Drive; and (4) drainage improvements within a strip of property along the western edge of Six Flags Magic Mountain over which the Project Applicant has an easement.

The Project would require approval of the following entitlements: (1) Vesting Tentative Tract Map No. 53295 to create 500 lots on a 382.3-acre site; (2) Zone Change No. 00-210 to change existing R-1 zoning within VTTM 53295 to RPD-5000-5.8U, C-2, and C-3; (3) Conditional Use Permit No. 00-210 to authorize grading in excess of 100,000 cubic yards, implementation of the Residential Planned Development (RPD) zoning classification, development in a hillside management (HM) area, construction of an off-site water tank, and reduction of minimum lot area from 5,000 square feet to a minimum of 4,500 square feet on the lesser of 16 single-family lots or five percent of single-family lots; (4) Oak Tree Permit No. 200700018 to authorize removal of 67 oak trees and encroachment into the protected zone of 11 oak trees; and (5) Parking Permit No. 200700013 to authorize shared and reciprocal parking across lot lines. The County will also require additional ministerial actions, such as building plan review, grading permits, and building permits prior to actual grading and construction of the proposed improvements.

SUMMARY OF SIGNIFICANT ENVIRONMENTAL IMPACTS

The following is a summary of the impacts associated with the Project determined in the DEIR to be significant and unavoidable after implementation of Project design features and mitigation measures: (1) Aesthetics, Views, and Light and Glare: Project-specific and cumulative impacts due to changes in the Project Site's visual character; (2) Air Quality: Project-specific and cumulative regional construction air quality impacts associated with nitrogen oxides (NO_x) and volatile organic compounds (VOCs) during the most intense construction period, and Project-specific and cumulative regional operational emissions associated with VOCs, NO_x, carbon monoxide (CO), respirable particulate matter (PM₁₀), and fine particulate matter (PM_{2.5}); and (3) Noise: Project-specific and cumulative impacts due to construction activities within 1,000 feet of on- or off-site single-family residences and within 500 feet of on- or off-site multi-family residences, and cumulative impacts due to off-site operational traffic noise along Westridge Parkway north of Valencia Boulevard.

HEARING EXAMINER HEARING

A public hearing on the DEIR has been scheduled before the Los Angeles County Department of Regional Planning Hearing Examiner on June 4, 2015, starting at 6:00 p.m. and ending after the last testifier or 9:00 p.m., whichever comes first, at Rancho Pico Junior High School, 26250 W. Valencia Boulevard, Westridge, CA 91381.

REVIEWING LOCATIONS

To ensure public access to the DEIR, copies of the document are available for review at the following County libraries:

- Valencia Library, 23743 W. Valencia Boulevard, Santa Clarita
- Castaic Library, 27971 Sloan Canyon Road, Castaic
- Stevenson Ranch Library, 25950 The Old Road, Stevenson Ranch
- Old Town Newhall Library, 24500 Main Street, Santa Clarita
- Canyon Country Jo Anne Darcy Library, 18601 Soledad Canyon Road, Santa Clarita

A copy of the DEIR will also be available for public review Monday through Thursday, 7:30 a.m. to 5:30 p.m. at:

County of Los Angeles
Department of Regional Planning
Special Projects Section, Room 1362
320 West Temple Street
Los Angeles, CA 90012

An electronic version of the DEIR is also available on the Department's website at <http://planning.lacounty.gov/case/view/entrada/>.

Please submit written comments on the DEIR to Mr. Kim Szalay of the Department of Regional Planning at the above address. You may also fax your written comments to (213) 626-0434, or email to specialprojects@planning.lacounty.gov. Should you have any questions, please call (213) 974-4876.

Signature of Lead Agency Representative  Date 4/22/15



Project Vicinity Map

Source: Google Earth, 2013; Santa Clarita Valley Area Plan Update, 2012.