



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

## NOTICE OF PREPARATION

**"The Entrada Project"**  
**County Project No. 00-210-(5)**  
**Vesting Tentative Tract Map No. 53295**  
**General Plan Amendment No. 20100001 and 20100002**  
**Zone Change No. 00-210**  
**Conditional Use Permit No. 00-210**  
**Oak Tree Permit No. 200700018**  
**Parking Permit No. 200700013**

The County of Los Angeles will be the lead agency and will prepare an Environmental Impact Report (EIR) for the project identified above. In compliance with Section 15082 of the *California Environmental Quality (CEQA) Guidelines*, the County of Los Angeles is sending this Notice of Preparation to responsible agencies, interested parties and federal agencies which may be involved in approving or permitting the project, and to trustee agencies responsible for natural resources affected by the project. Within 30 days after receiving the Notice of Preparation, each agency shall provide the County of Los Angeles with specific details about the scope and content of the environmental information to be contained in the EIR related to that agency's area of statutory responsibility.

The purpose of the Notice of Preparation is to solicit the view of your agency as to the scope and content of the environmental information germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by the County of Los Angeles when considering your permit or other approval for the project.

### **Project Location**

The Entrada project is located in the Santa Clarita Valley west of Interstate 5 and the Old Road, south of Six Flags Magic Mountain Theme Park and northerly of the existing community of Westridge, separated from the Westridge site by a utility easement of approximately 300 feet in width (see **Vicinity Map**). Entrada is located easterly of the boundary of the Newhall Ranch Specific Plan and the pending Mission Village, Vesting Tentative Tract Map 61105. Project acreage is approximately 515 acres including the 382.3-acre tract map site and 132.7 acres of off-site improvements that are located off-site of the Vesting Tentative Tract Map, but are part of the project.

## Project Description

The Entrada project is proposing a total of 1,640 units including 408 single-family residences and 1,232 multi-family residences. The project will also include commercial areas, totaling 726,000 square feet of development, interchangeable for office or retail development, an elementary school, private drives, public facilities, a park, two private recreation centers, and natural and manufactured open space areas throughout (see **Site Plan**).

In addition to the 382.3-acre tract map site, the project also includes 132.7 acres of supporting development at locations beyond the tract map site. There are a number of off site project-related components consisting of road improvements including portions Magic Mountain Pkwy, Media Center Drive, Commerce Center Drive, and Westridge Parkway. Other project-related improvements consist of a water tank and booster station, sewer improvements, a water quality basin, debris basins, storm drain/flood control improvements, access roads, and off-site grading (borrow site) to the west of the project.

A small portion of the project takes access from the Old Road but the majority of the site will take access from Magic Mountain Parkway, which will be extended westerly from its existing terminus, ultimately connecting with Commerce Center Drive. The extension of Westridge Parkway will provide access at the western boundary of Entrada. A network of public streets and a series of private streets and drives will provide for internal circulation and connection to Magic Mountain and Westridge Parkway.

Consistent with the *State CEQA Guidelines*, staff of the Los Angeles County Department of Regional Planning have prepared an initial study and determined that a project EIR is required for the Entrada project. The Draft EIR for the Entrada project (VTTM 53295) will be a project-level EIR

## DISCRETIONARY ACTIONS REQUESTED

The project is requesting the following discretionary entitlements:

- a. **Vesting Tentative Tract Map (VTTM) No. 53295** Approval of the Vesting Tentative Tract Map is requested to subdivide the Entrada site into 408 single-family lots, 39 condominium lots for multi-family units, 17 commercial lots, and lots for, among other uses, recreation, park, school site, and open space. The proposed map would subdivide the site into a total of 560 lots.
- b. **General Plan Amendment No. 201000001 and 20100002.** An amendment to the Land Use Policy Map of the Countywide General Plan and the Santa Clarita Valley Area Plan is requested to revise land use designations. Amendments to other Countywide General Plan policy maps, including Special Management Area, Conservation and Open Space, Housing Development and Neighborhood Development and General Development Policy may also be required.

**General Plan:**

Existing

Los Angeles Countywide General Plan	
Land Use Designation	Acres
R (Non-Urban)	208.5
1 (Low Density Residential, 1-6 du/ac)	1.5
C (Commercial)	173.2
Total	382.3

Proposed:

Los Angeles Countywide General Plan	
Land Use Designation	Acres
R (Non-Urban)	0.0
1 (Low Density Residential, 1-6 du/ac)	1.5
3 (Medium Density, 12-22 du/ac)	325.0
C (Commercial)	56.7
Total	382.3

**Santa Clarita Valley Area Plan:**

Existing

Santa Clarita Valley Area Plan	
Land Use Designation	Acres
HM (Hillside Management)	234.7
N1 (Non-Urban 1, 0.5 du/ac)	41.2
U1 (Urban 1, 1.1-3.3 du/ac)	13.9
C (Commercial)	92.5
Total	382.3

Proposed:

Santa Clarita Valley Area Plan	
Land Use Designation	Acres
U1 (Urban 1, 1.1-3.3 du/ac)	1.5
U2 (Urban 2, 3.4-6.6 du/ac)	140.8
U3 (Urban 3, 6.7-15 du/ac)	177.9
C (Commercial)	62.1
Total	382.3

- c. **Zone Change No. 00-210** The Zone Change request would change the existing A-2-5 (Heavy Agriculture, 5 acre minimum) and C-3 (Unlimited Commercial) zoning to RPD-5,000-4U (Residential Planned Development - 4 dwelling units per acre), RPD-5000-8U (Residential Planned Development - 8 units per acre) and C-3-DP (Unlimited Commercial, Development Program)

Existing

Zone	Acres
A-2-5	362.0
C-3	18.8
C-R	1.5
Total	382.3

Proposed:

Zone	Acres
RPD-5000-4U	140.8
RPD-5000-8U	177.9
C-3-DP	58.2
C-3	3.9
C-R	1.5
Total	382.3

- d. **Conditional Use Permit No. 00-210** The CUP would (a) authorize on-site and off-site grading in excess of 100,000 cubic yards, and (b) Residential Planned Development (RPD) and Development Program (-DP) zoning

- e. **Oak Tree Permit No. 200700018** The County Zoning Code contains provisions protecting trees of the oak genus. As a result, the removal or damage of certain "protected" oak trees is unlawful without a permit (Los Angeles County Zoning Code, Section 22.56.2050). An Oak Tree Permit is required for the removal of 65 of the 102 oak trees and encroachment into the protected dripline of 12 oak trees located on the project site.

- f. **Parking Permit No. 200700013** The Parking Permit is requested to authorize shared and reciprocal parking across lot lines.

## POTENTIAL ENVIRONMENTAL IMPACTS

Pursuant to *State CEQA Guidelines* section 15063, the Los Angeles County Department of Regional Planning prepared an Initial Study (see attached **Initial Study**) and determined that a project EIR is required. The Initial Study provides a preliminary analysis of potential environmental effects to be analyzed in the Entrada Project EIR. The Initial Study determined that the Entrada project may have potentially significant effects relative to the various impact categories, including: hazards (geotechnical, flood, fire and noise), resources (water quality, air quality, biota, cultural resources, agricultural resources and visual qualities), services (traffic/access, sewage disposal, education, fire/sheriff), utilities) and other (environmental safety/hazardous materials and land use and recreation).

## SCOPING MEETING

To assist in local participation, a Scoping Meeting will be held to present the proposed project and to solicit suggestions from the public and responsible agencies on the content of the Draft EIR. This meeting will be held at Rancho Pico Junior High School, 26250 W. Valencia Boulevard, Stevenson Ranch, CA 91381 on July 28, 2010 from 6:00 PM to 8:00 PM.

## NOTICE OF PREPARATION REVIEW AND COMMENTS

The review period for the Notice of Preparation will be from **July 1, 2010 to August 14, 2010**. Copies of the NOP are available for review at Valencia Library, 23743 West Valencia Boulevard, Santa Clarita, California; Newhall Library, 22704 West 9<sup>th</sup> Street, Newhall, California; Canyon County Jo Anne Darcy Library, 18601 Soledad Canyon Road, Canyon County, California, and Castaic Library, 27971 Sloan Canyon Road, Castaic, California; as well as the Department of Regional Planning website: <http://planning.lacounty.gov/>. Due to the time limits mandated by state law, your response must be sent at the earliest possible date, but not later than **August 14, 2010**. Please direct all written comments to the following address. In your written response, please include the name of a contact person in your agency:

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