

THE DEPARTMENT OF REGIONAL PLANNING
COUNTY OF LOS ANGELES

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

PROJECT NO.: R2013-02016-(5)

PERMIT NO.: RLLA 201300007; RENV201300172

PROJECT LOCATION: 29201 Henry Mayo Drive, east of Chiquito Canyon Road, and west of Wolcott Way in the community of Val Verde in the Newhall Zoned District. (APN's 3271-002-011, 013, 019, 034 and 036; and 3271-005-027)

PROJECT DESCRIPTION AND REQUEST:

The applicant is proposing a lot line adjustment between two legal lots of 622.43 and 40.19 acres, respectively. The larger lot contains a landfill use which is bounded on the south by Henry Mayo Drive. The smaller lot is vacant, and legal access for the smaller lot is achieved by access easement over parcels to the west.

The applicant is proposing a lot line adjustment between the two subject lots to transfer approximately 16.68 acres from the smaller to the larger parcel, the cited acreage containing a previously failed steep slope that has been re-established and re-enforced. Given that the subject slope area adjoins the landfill, the owner of the landfill property proposes to adjust lot lines between the two lots so that the subject slope is transferred to the landfill for maintenance in perpetuity. The transferred area is very steep and will not be used for landfill purposes. The lot line adjustment will create a larger lot of 639.11 acres and a smaller residential lot of 23.51 acres.

The proposed lot line adjustment will not have a negative effect on the environment, as it does not facilitate nor authorize any additional development potential over and above that allowed without the lot line adjustment. The change in lot lines will not facilitate nor authorize any additional landfill operations on the larger lot, as the transferred property is very steep and will not be utilized for landfill purposes. Additionally, the lot line adjustment will not facilitate nor authorize any additional residential development over and above the one residential dwelling unit that could already be constructed without the lot line adjustment.

NOTICE OF PUBLIC REVIEW AND COMMENT PERIOD:

Notice is hereby given pursuant to the California Environmental Quality Act ("CEQA") (Section 21092 of the California Public Resources Code) and the CEQA Guidelines, (Section 15072 of the California Code of Regulations, Title 14, that the County intends to adopt a Negative Declaration ("ND") for the subject Project. The County has conducted an Initial Study and prepared an ND in connection with the Project. The ND concludes that the Project will not have a significant effect on the environment.

The County is distributing this notice to alert you concerning the time period in which to submit comments on the ND. Copies of the ND, Initial Study, and all documents referenced therein are available for public review from January 13, 2014 **to February 12, 2014** between 7:30 a.m. and 5:30 p.m., Monday through Thursday (**closed on Fridays**) in the offices of Regional Planning, Hall of Records, Room 1341, 320 West Temple Street, Los Angeles, California 90012. Selected materials are also available on the Regional Planning website at <http://planning.lacounty.gov/case> (Case Type: Environmental Assessment).

Due to the time limits mandated by State law, your comments must be received by Regional Planning no later than **February 12, 2014 at 5:30 p.m.** All comments should be sent to: Mr. Leonard Erlanger, County of Los Angeles Department of Regional Planning, 320 West Temple Street, Room 1341, Los Angeles, CA 90012. Telephone: (213) 974-6458; Fax (213) 346-9837; e-mail: lerlanger@planning.lacounty.gov.