



# 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  
LOS VALLES  
PROJECT NO.:98-034-(5)  
REVISED VESTING TENTATIVE TRACT MAP NO.: 52584-1  
VARIANCE NO. T201300003  
CONDITIONAL USE PERMIT NO. T201300081  
OAK TREE PERMIT NO. T201300023  
ENVIRONMENTAL ASSESSMENT NO. T201300138  
STATE CLEARINGHOUSE NUMBER 2013121056**

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 a "Notice of Completion and Availability" of a Draft Environmental Impact Report (DEIR) for 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 Regulation, Title 14, Chapter 15000 *et seq.*, (including Section 15160).

## **PUBLIC REVIEW PERIOD**

The formal public review period for the DEIR will be from March 15, 2016 to April 29, 2016 (45 days). All comments received by the closing of the public review period will be considered in the Final EIR.

## **SITE LOCATION**

The property which is the subject of the EIR is comprised of 430.4 acres of land owned by the Applicant, located in the Castaic community of unincorporated Los Angeles County, north of Hasley Canyon Road near its intersection with Del Valle Road (the Property). Primary access to the Property is from Hasley Canyon Road. The Property is within the boundaries of the Castaic Area Community Standards District (CSD) (Los Angeles County Code section (LACC) 22.44.137).

## **PROPOSED PROJECT**

The Applicant is proposing construction of a single-family residential development of 497 dwelling units on lot sizes ranging from approximately 7,000 – 12,000 square feet, together with community amenities for residents and the public including a 7.45 acre public park, a multi-use trail, and approximately 28 acres for recreational use including a community recreation center, a 4.5 acre vineyard, and a 3.9 acre orchard (the Project). Approximately 189 acres of privately-owned open space will be maintained on site including approximately 123 acres of non-irrigated open space, approximately 59.6 acres of slopes and a 6.44 acre mitigation area. Additional project components include approximately 6.19 acres of storm drain basins, installation of an 850,000 water tank, and a water booster station. The project includes installation of five access-controlled gates, though unobstructed pedestrian access will be maintained at all gated entry points.

The Project applicant is requesting the following:

1. Revised vesting tentative tract map to create 540 lots in conjunction with a residential development;
2. Variance ("VAR") permit to authorize development within a 25-foot radius on the crest of a secondary ridgeline;
3. Conditional use permit ("CUP") to authorize:
  - a) Density controlled development associated with concentration of dwelling units;
  - b) Onsite grading involving approximately 7,913,840 total cubic yards of cut and fill ;
  - c) Exemption from the Castaic CSD significant ridgeline exemption for open space and access via extension of Barcelona Road
  - d) Development in accordance with the County's urban hillside management criteria
  - e) Installation of an 850,000 gallon water tank and use of the proposed and existing on-site water tank;
4. Oak tree permit ("OTP") to authorize the removal of one protected, non-heritage oak tree.

### **SUMMARY OF SIGNIFICANT ENVIRONMENTAL IMPACTS**

The proposed project's potentially significant effects include impacts to air quality and noise during construction, and cumulative operational solid waste for the project.

### **HEARING EXAMINER HEARING**

A public hearing on the DEIR has been scheduled before the Los Angeles County Department of Regional Planning Hearing Examiner on Thursday, April 14, 2016, starting at 6:00 p.m. and ending after the last testifier or 8:00 p.m., whichever comes first, at the Live Oak Elementary School, 27715 Saddleridge Way, Castaic, CA.

### **PUBLIC HEARING**

A public hearing on the proposed project and the DEIR will be scheduled before the Los Angeles County Regional Planning Commission at a time and date to be determined in the Regional Planning Commission Hearing Room (1<sup>st</sup> Floor, Room 150), 320 West Temple Street, Los Angeles, CA 90012.

### **REVIEWING LOCATIONS**

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

- Castaic Library  
27971 Sloan Canyon Road  
Castaic, CA 91384
- Stevenson Ranch Library  
25850 The Old Road  
Stevenson Ranch, CA 91381

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  
**Land Divisions** Section, Room **1382**  
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> by typing the project number **98-034** into the Search Case Archive Window.

Please submit written comments on the DEIR to Steven Jones of the Department of Regional Planning at the above address. You may also fax your written comments to (213) 626-0434, or email to [sdjones@planning.lacounty.gov](mailto:sdjones@planning.lacounty.gov). Should you have any questions, please call Steven Jones at (213)974-6433.



Project Site

Hearing Examiner Public Meeting  
Live Oak Elementary School  
27715 Saddleridge Way, Castaic

Santa  
Clarita

Commerce Center Dr

126

Golden State Hwy



SOURCE: Google, Inc., April 2013



Vicinity Map