



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

**NOTICE OF A TIME EXTENSION FOR PUBLIC COMMENT
ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR
LOS VALLES
PROJECT NO. 98-034-(5)
REVISED VESTING TENTATIVE TRACT MAP NO. 52584-1
VARIANCE NO. 201300003
CONDITIONAL USE PERMIT NO. 201300081
OAK TREE PERMIT NO. 201300023
ENVIRONMENTAL ASSESSMENT NO. 201300138
STATE CLEARINGHOUSE NO. 2013121056**

SITE LOCATION

The property which is the subject of a Draft Environmental Impact Report (DEIR) 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)
 - e) Installation of an 850,000 gallon water tank and use of the proposed and existing on-site water tank;

CC.031914

4. Oak tree permit (“OTP”) to authorize the removal of one protected, non-heritage oak tree.

PUBLIC REVIEW PERIOD

The public review period for the DEIR was originally scheduled from March 15, 2016 to April 29, 2016 (45 days). The DEIR has been available for public review at the Castaic and Stevenson Ranch Libraries, as well as at the Department of Regional Planning’s offices, since March 15th; however, the electronic version of the DEIR initially posted to the County’s website inadvertently contained several errors. A corrected electronic version of the DEIR has been uploaded to the County’s website at <http://planning.lacounty.gov/case/view/98-034/> as of the date of this notice, and **the public review period will now extend to May 31, 2016**. All comments received by the closing of the extended public review period will be considered in the Final EIR.

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. Should you have any questions, please call Steven Jones at (213)974-6433.

PROJECT VICINITY MAP



FIGURE 4.0-1

Site Vicinity Map