



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



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Director

## **NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING**

**TODAY'S DATE:** September 11, 2014

**TO:** State Clearinghouse, Responsible Agencies, Trustee Agencies, Organizations and Interested Parties

**SUBJECT:** Notice of Preparation of a Draft Environmental Impact Report in Compliance with Title 14, section 15082(a) of the California Code of Regulations

The County of Los Angeles ("County") is the lead agency pursuant to the California Environmental Quality Act ("CEQA") and intends to prepare an Environmental Impact Report ("EIR") for the proposed project identified below. The County has prepared this Notice of Preparation ("NOP") to provide Responsible Agencies and other interested parties with information describing the project and to identify its potential environmental effects pursuant to State requirements.

**AGENCIES:** The County requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project, in accordance with Title 14, section 15082(b) of the California Code of Regulations. Your agency will need to use the EIR prepared by the County when considering any permits that your agency must issue, or other approval for the project.

**ORGANIZATIONS AND INTERESTED PARTIES:** The County requests your comments and concerns regarding the environmental issues associated with construction and operation of the proposed project.

**PROJECT & PERMIT(S):** "Aidlin Hills", Project No. 00-136 / Vesting Tentative Tract Map No. 52796 / Conditional Use Permit No. 00-136 / Oak Tree Permit No. 00-136

**PROJECT APPLICANT:** Lennar Homes

**PROJECT LOCATION:** APNs 2826-020-020 through 024, 2826-020-030 through 033, and 2826-097-003; 26300 block of Pico Canyon Road, approximately 1.6 miles west of Interstate Highway 5 in the unincorporated community of Stevenson Ranch

**PROJECT DESCRIPTION:** To create 102 single-family residential lots and associated supporting infrastructure, including local roadways, water tanks and a pump station, water quality treatment basins, and a fire access road on 13 infrastructure lots; a

Conditional Use Permit (“CUP”) for a density-controlled development in a hillside area and for grading exceeding 100,000 cubic yards of soil combined cut and fill materials; and an Oak Tree Permit for the removal of one oak tree (non-heritage).

### **POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT**

Based on a preliminary review of the proposed project consistent with section 15060 of the CEQA Guidelines, the County has determined that an EIR should be prepared for this proposed project. In addition, consistent with section 15082 of the CEQA Guidelines, the County has identified the following probable environmental effects of the project, which will be addressed in the EIR for this project:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gases
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Noise
- Public Services
- Recreation
- Transportation and Traffic

The County has determined that there is not a likelihood of potentially significant effects related to the following environmental topics:

- Agricultural/Forest Resources
- Energy
- Mineral Resources
- Population and Housing
- Recreation
- Utilities

The County proposes that the EIR indicate the reasons why these effects were determined not to be significant and are therefore not addressed in detail in the EIR.

**NOTICE OF SCOPING MEETING:** The County will conduct a public scoping meeting for the purpose of soliciting oral and written comments from interested parties as to the appropriate scope and content of the EIR.

All interested parties are invited to attend the scoping meeting to assist in identifying issues to be addressed in the EIR. The scoping meetings will include a brief presentation of the project to be addressed in the EIR and will provide attendees with an

opportunity to provide input to the scope of the EIR. The Scoping Meeting will be held on **Thursday, October 16, 2014**, from 6:00 to 8:00 p.m. at the following location:

Pico Canyon Elementary School – Multipurpose Room  
25255 Pico Canyon Road  
Stevenson Ranch, CA 91381  
(661) 291-4080

Translation in other languages can be made available at the meeting upon prior request. Please submit translation requests at least seven business days in advance of any scheduled meeting to Mr. Tyler Montgomery, [tmontgomery@planning.lacounty.gov](mailto:tmontgomery@planning.lacounty.gov).

**PUBLIC REVIEW PERIOD:** The County has determined to make this NOP available for public review and comment pursuant to Title 14, section 15082(b) of the California Code of Regulations. The comment period for the NOP ends on October 29, 2014.

Any comments provided should identify specific topics of environmental concern and your reason for suggesting the study of these topics in the EIR.

Please direct all written comments to the following address:

Mr. Tyler Montgomery  
County of Los Angeles  
Department of Regional Planning  
Land Divisions Section  
320 West Temple Street, Room 1382  
Los Angeles, CA 90012  
Tel: 213-974-6433  
[tmontgomery@planning.lacounty.gov](mailto:tmontgomery@planning.lacounty.gov)

All written responses will be included as Appendices in the Draft EIR and their contents considered in accordance with State and County environmental guidelines.

**DOCUMENT AVAILABILITY:** The NOP and Initial Study are available for public review during regular business hours at the Los Angeles County Department of Regional Planning address listed above and the following locations:

- Valencia Public Library  
23743 West Valencia Boulevard  
Santa Clarita, CA 91355
- Newhall Public Library  
22704 West 9th Street  
Santa Clarita, CA 91321

The public is also encouraged to visit the Department of Regional Planning's website to review the initial study at <http://planning.lacounty.gov/case/view/00-136/>.

Thank you for your participation in the environmental review of this project.

