Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

NOTICE OF PREPARATION

DATE: January 10, 2007

PROJECT TITLE: GORMAN POST RANCH
TENTATIVE TRACT NO. 062053
RENVT200500006
ROAKT200500010
RCUPT200500016

PROJECT APPLICANT(s): Gorman Post Ranch LLC
8891 Research Drive
Irvine, CA 92618
Contact: Mr. David Golkar
(949) 502-8100

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

The purpose of this NOP is to solicit the views of your agency as to the scope and content of the environmental information germane to your agency's statutory authority with respect to the proposed project. Your agency may need to use the EIR prepared by our agency when considering approval of applicable permits for the project.

PROJECT LOCATION AND EXISTING CONDITIONS: The project site is located at the northwest corner of the unincorporated area of Los Angeles County just south of Kern County (see Figure 1). The project site is located on Gorman Post Road between Gorman School Road and Lancaster Road (State Route 138), just northeast of Interstate 5 (I-5) and southeast of the town of Gorman (see Figure 2). Surrounding land uses consist of Tejon Ranch to the north and east of the project site; Hungry Valley State Vehicular Recreation Area to the west; Quail Lake

to the southeast; the West Branch California Aqueduct to the east; and vacant land (see Figure 6).

Elevations in the Gorman area range from approximately 3,200 feet above sea level near the Interstate Freeway 5/State Route 138 interchange to approximately 4,900 feet above sea level at some peaks in the nearby Tehachapi Mountains.

The project site is located within the Tehachapi Foothills SEA and contributes to a regional open space linkage and wildlife corridor. Onsite natural biological resources consist of oak woodland, native grassland, wetlands, riparian woodland, California condor, Tehachapi slender salamander, red legged frog habitat, and southwestern pond turtle. Bear Canyon and Crane Canyon drainage courses traverse the project site as well as numerous tributaries. The subject property is primarily vacant except for the existing utility towers and transmission lines, underground gas-lines, Pacific Oil pipelines, and telecommunication conduits that occur through the project site. There are also numerous utility service access dirt road easements onsite. Historically, the site has been used for the grazing of livestock.

PROJECT DESCRIPTION: The proposed project consists of the development of 531 single-family residential lots ranging from 20,000 square feet to 237,735 square feet on 422.05 acres; two single-family ranch lots on 306.50 acres; 18 open space lots totaling 1,874.52 acres; one 7.13 acre water tank lot; six debris basin lots on 8.13 acres; one sewer pump station lot on 0.89 acres; and five private and future street lots on 99.13 acres (see Figure 5). There will be an additional 7.03 acres of improvements to Gorman Post Road that is included in the overall area of the project site totaling 2,725.38 acres. The project development consists of 19 land parcels where approximately 56.69 acres of assessor parcel 3252-010-011 will remain as "Not a Part". The proposed two ranch lots (lot 532 and lot 533) will allow for future agricultural uses that will be covered under the CUP. Lot 532 will be approximately 150.25 acres with a 5.04 acre pad and a 17.16 acre area for agricultural uses while the remaining 128.05 acres will be under a conservation easement restricting any agricultural use. Lot 533 will be approximately 156.25 acres with a 2.02 acre pad and a 20.46 acre area for agricultural uses while the remaining 133.77 acres will be restricted with a conservation easement. The project will require approximately 13,000,000 cubic yards of onsite grading which will be balanced.

The proposed development will be connected to a public water system to be operated by Golden Valley Municipal Water District (GVMWD), which will utilize proposed onsite water wells. In addition, sewage disposal will be provided by connection to a proposed offsite wastewater treatment plant to be located south of the project site near the I-5 Freeway and State Route 138 intersection. The project proponent will perform the offsite grading associated with the sewer line connection/access and the proposed 16 acre wastewater treatment plant site to create a building pad. Approximately 70,000 cubic yards of cut is proposed at the wastewater treatment plant which will be balanced at the site.

It is intended that the project proponent will dedicate the construction-ready 16 acre site to the GVMWD upon the approval of the project. The GVMWD will assume all matters associated with the construction, operation, and maintenance of the wastewater treatment plant and will

provide service for the proposed project. The facility will have capacity for the proposed residential project and a possible local business park.

ENTITLEMENT REQUIREMENTS AND DISCRETIONARY APPROVALS: The proposed project is an application for: 1) Tentative Tract Map No. 062053 to subdivide the subject property into 531 single family residential lots, two residential ranch lots, 18 open space lots, six debris basin lots, one water tank lot, one sewer pump lot, five private and future street lots, and improvements to Gorman Post Road; 2) Conditional Use Permit No. RCUPT200500016 for density-controlled development, grading in a Hillside Management Area, and development in Significant Ecological Area (SEA); and 3) Oak Tree Permit No. ROAKT200500010 to remove 2,375 oak trees including 20 heritage oaks and encroach upon 1,677 oak trees including 15 heritage oaks.

POTENTIAL PROJECT IMPACTS: The County of Los Angeles, as the Lead Agency, has identified in the Initial Study (see attachment) the following potential environmental impacts which will be discussed in the EIR:

- **Geotechnical/Seismic** - the project site is located adjacent to and within the San Andreas Fault Rift Zone (Special Studies Zone map – Lebec Quad); the site is located in a area with potential for major landslides and high slope instability; the project will involve the onsite grading of 13,000,000 cubic yards over approximately 392.16 acres on slopes with gradients in excess of 25% and approximately 70,000 cubic yards offsite at the proposed wastewater treatment plant.

- **Flood Hazard** - the Bear Canyon and Crane Canyon drainages and numerous tributaries, as identified on the USGS Lebec quad sheet by a dashed line, are located on the project site; portions of the project site is located within or contains a floodway, floodplain, or designated flood hazard zone; the project site is located within the 100-year flood areas and could be subject to high mudflow conditions; the project could contribute or be subject to high erosion and debris deposition from runoff; the project will alter tributary drainages by paving and storm water runoff drainage structures.

- **Fire Hazard** - the project site is located in a Very High Fire Hazard Severity Zone; the project site may be served by inadequate access due to the lengths, width, surface materials, turnarounds or grade; the proposed project will have more than 75 dwelling units on a single access in a high fire hazard area; the project site may be in an area having inadequate water and pressure to meet fire flow standards.

- **Noise** – the project site is located near high noise sources: Interstate 5 Freeway to the west and Highway 138 to the south of site; the project would result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project due to construction noise.

- **Water Quality** - The project site may be located in an area having known water quality problems and is proposing the use of individual water wells; the project's associated construction activities could significantly impact the quality of groundwater and/or storm

water runoff to the storm water conveyance system and/or receiving water bodies; the project's post-development activities could potentially degrade the quality of storm water runoff and/or its post-development non-storm water discharges could contribute potential pollutants to the storm water conveyance system and/or receiving bodies; the project site contains numerous drainage courses where a large scale subdivision is proposed including two ranch lots.

- **Air Quality** – the proposed project exceeds the State's criteria for regional significance (generally 500 dwelling units for residential users); the project could increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance; the project could generate sources that create obnoxious odors, dust, and/or hazardous emissions; the project's onsite grading of 13,000,000 cubic yards and 70,000 cubic yards offsite could violate the PM10 standard or contribute substantially to an existing or project air quality violation; the project may result in a cumulatively considerable net increase of a criteria pollutant due to its location in a non-attainment air basin.

- **Biological Resources** - the project site is located within the Tehachapi Foothills SEA and is relatively undisturbed and natural; grading, fire clearance, or flood related improvements will remove substantial natural habitat areas; the Bear Canyon, Crane Canyon, and numerous tributaries are located onsite; the project site contains oak woodlands (canyon oak, valley oak, and blue oak), native grasslands, wetlands, and riparian woodlands; the project site may contain habitat for California condor, Tehachapi slender salamander, red legged frog, and southwestern pond turtle; the project site is adjacent to open space linkage and a wildlife corridor.

- **Cultural Resources** - the project site is located in or near an area containing known archaeological resources and contains features such as drainage courses and oaks trees that indicate potential archaeological sensitivity; the September 2006 archaeological survey indicated there are potential historical resources on the project site.

- **Visual Qualities** - the project site is substantially visible from the Interstate 5 Freeway and Highway 138, a scenic corridor; the project site is primarily an undeveloped and undisturbed area; the proposed use is out-of-character in comparison to the adjacent rural community in the area because of height, bulk, or other features; the project could create substantial sun shadow and light or glare problems on current dark skies in area; the project will require substantial grading and landform alteration.

- **Traffic / Access** – the project site contains 533 residential units with access proposed off of Gorman Post Road; potentially inadequate access to/from the project site during an emergency (other than fire hazards) may result in problems for emergency vehicles or residents in the area; congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway would be exceeded; residents of the project will travel to neighboring communities such as Gorman, Frazier Park, Kern County, Santa Clarita, and Lancaster for shopping purposes.

- **Sewage Disposal** – The proposed project will rely on a proposed offsite wastewater treatment plant (WWTP) to be located south of the project area (see figure 3) to be owned, operated and maintained by the Golden Valley Municipal Water District (GVMWD); the proposed large scale project could create capacity problems at the treatment plant and in the sewer lines serving the project site. Figure 4 illustrates the Waste Water Treatment Plant site map.

- **Education** - the project could create capacity problems at the district and individual school levels; the project could create substantial library impacts due to increased population and demand.

- **Fire/Sheriff Services** – the project could create staffing or response time problems at the fire station or sheriff's substation serving the project site; the project may require new or physically altered facilities due to the increase in service demand.

- **Utilities/ Other Services** - the project site is in an area that potentially have an inadequate public water supply to meet domestic needs or have an inadequate ground water supply and proposes water wells; the project site is in an area that potentially have an inadequate water supply and/or pressure to meet fire fighting needs; The project would generate short-term construction-related solid waste and long-term household waste that would impact limited landfill capacity; the project may require new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for public services or facilities such as school, library, and fire/sheriff services.

- **Environmental Safety** – previous cattle grazing at project site and onsite gas-lines, telecommunication conduits, oil pipelines indicate potential residual soil toxicity of the site; the project site contains numerous Edison towers and power lines that may result in a safety hazard.

- **Land Use** – the project site may conflict with the Hillside Management and SEA Conformance Criteria; the project site would change the character of the rural community.

- **Population/Housing/Employment/Recreation** – the proposed project could induce substantial direct or indirect growth in the area due to the extensive circulation system proposed; the project could result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT); the project may require new or expanded recreational facilities for future residents; the project would increase travel to neighboring communities such as Gorman, Frazier Park, Kern County, Santa Clarita, and Lancaster for shopping purposes.

In addition to evaluating the potential effects of the proposed project, the EIR will address a full range of project alternatives, possibly including, but not necessarily restricted to: a "no project" alternative, two (2) reduced density alternatives, and an alternate site plan.

NOTICE OF PREPARATION REVIEW AND COMMENTS:

The review period for the Notice of Preparation will be from January 12, 2007 to February 12, 2007. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than **February 20, 2007. Please direct all written comments to the following address. In your written response, please include the name of a contact person in your agency.**

Christina Tran
Impact Analysis Section
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012
Tel: (213) 974.6461
Fax: (213) 626.0434

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. The Scoping Meeting will be held at Frazier Mountain High School located at 700 Falcon Way, Lebec; on January 25, 2007 from 7:00 p.m. to 9:00 p.m.

Attachments:

Los Angeles County Initial Study
Figure 1 - Vicinity Map
Figure 2 - Regional Location Map
Figure 3 - Waste Water Treatment Plant Access Map
Figure 4 - Waste Water Treatment Plant (WWTP) Site Plan
Figure 5 - V.T.T.M. 062053
Figure 6 - Radius Land Use Map

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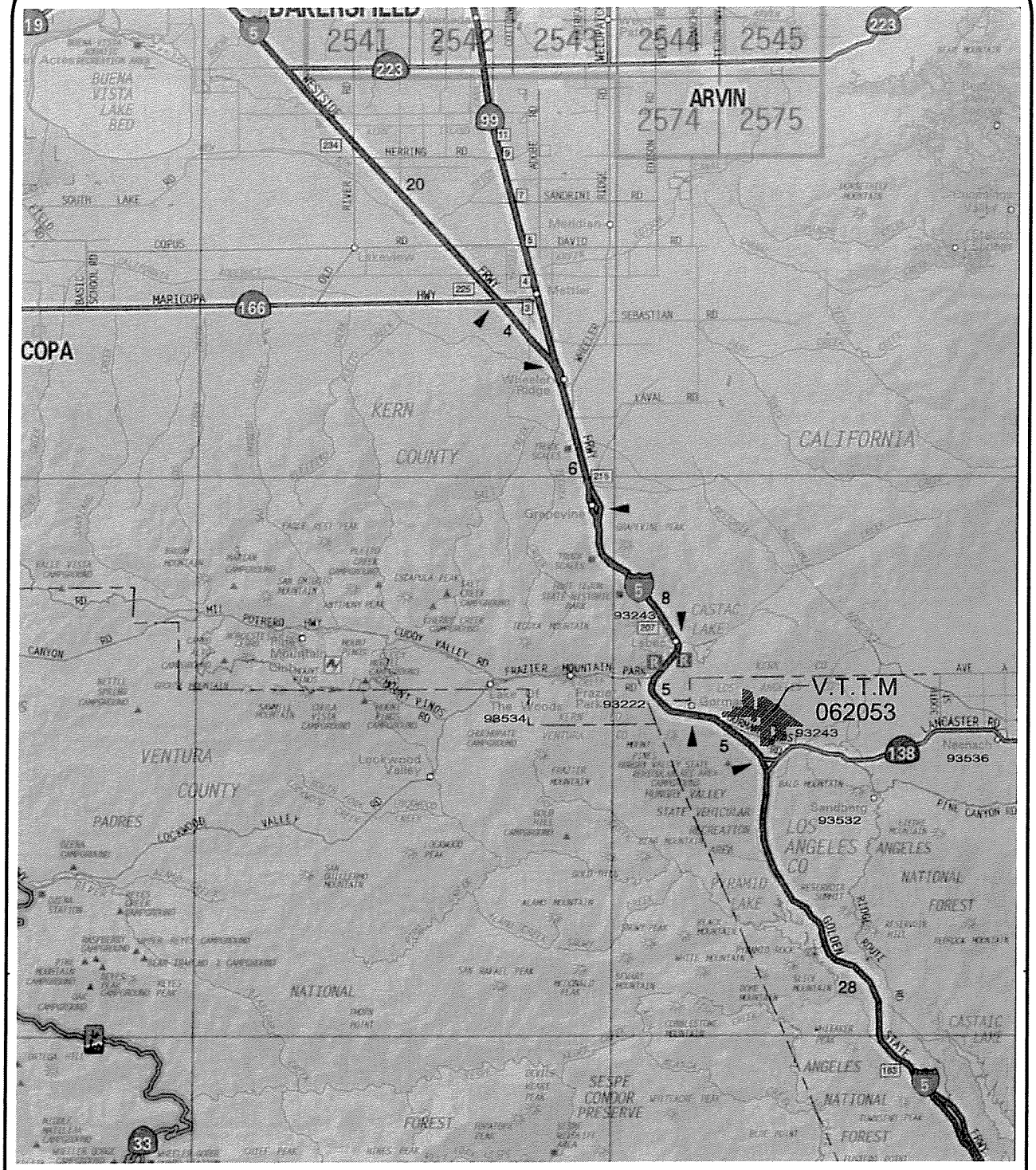

Figure 1

VICINITY MAP

Source: Kern County Thomas Guide, P. 5, C-2

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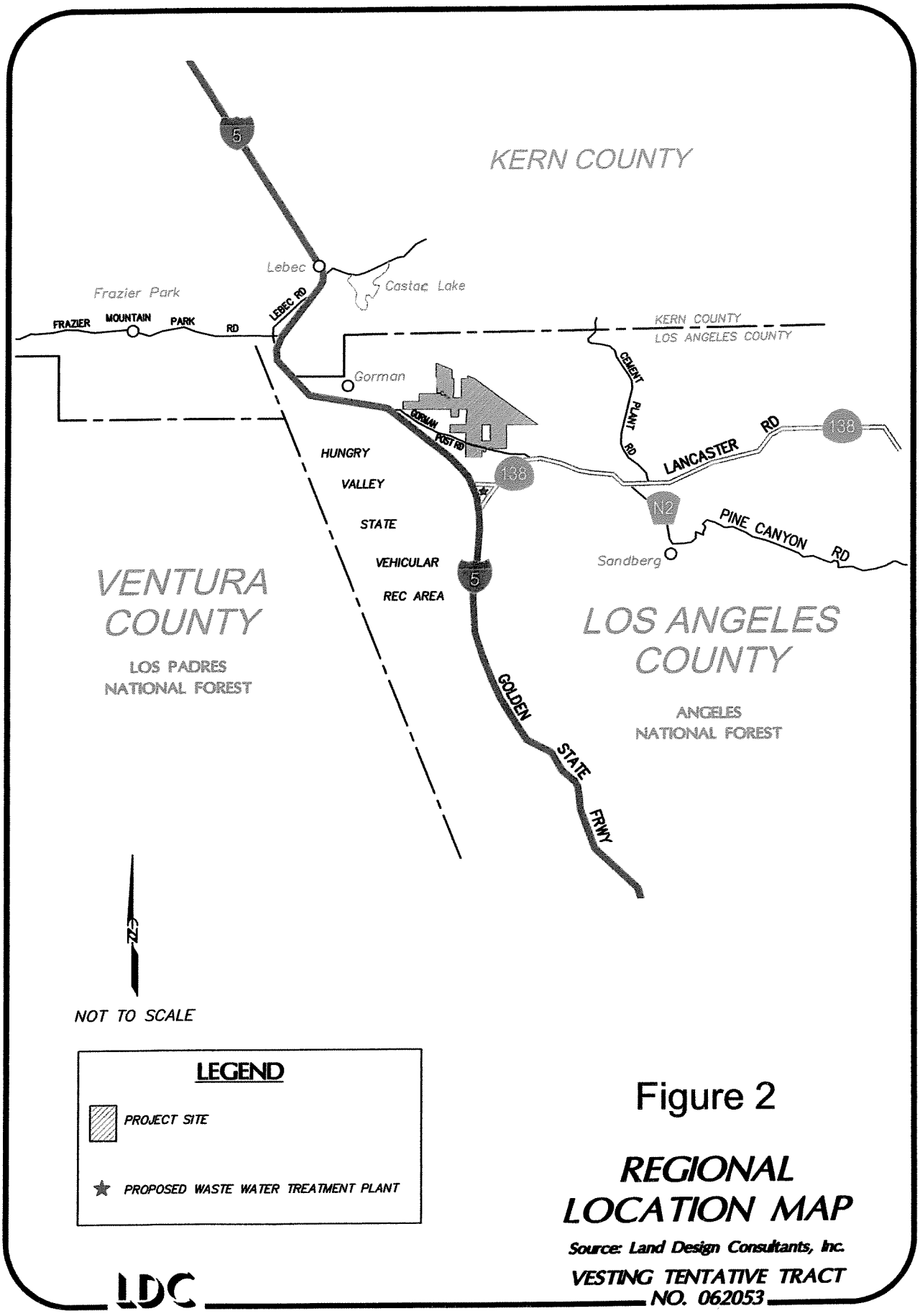

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Figure 2

REGIONAL LOCATION MAP

Source: Land Design Consultants, Inc.

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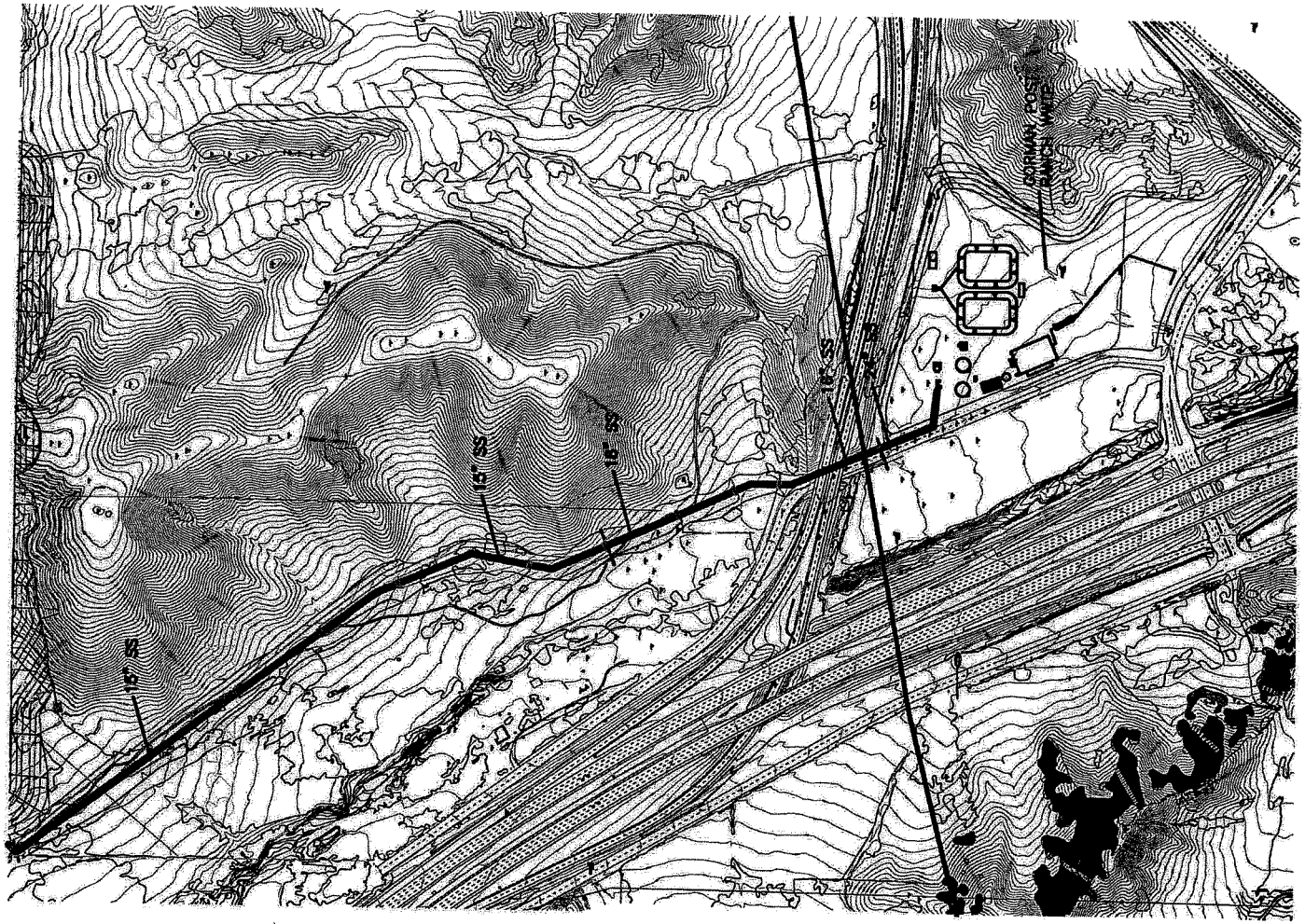

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Figure 3

GORMAN RANCH
WASTE WATER TREATMENT
ACCESS MAP

Source: Urban Logic Consultants
VESTING TENTATIVE TRACT
NO. 062053

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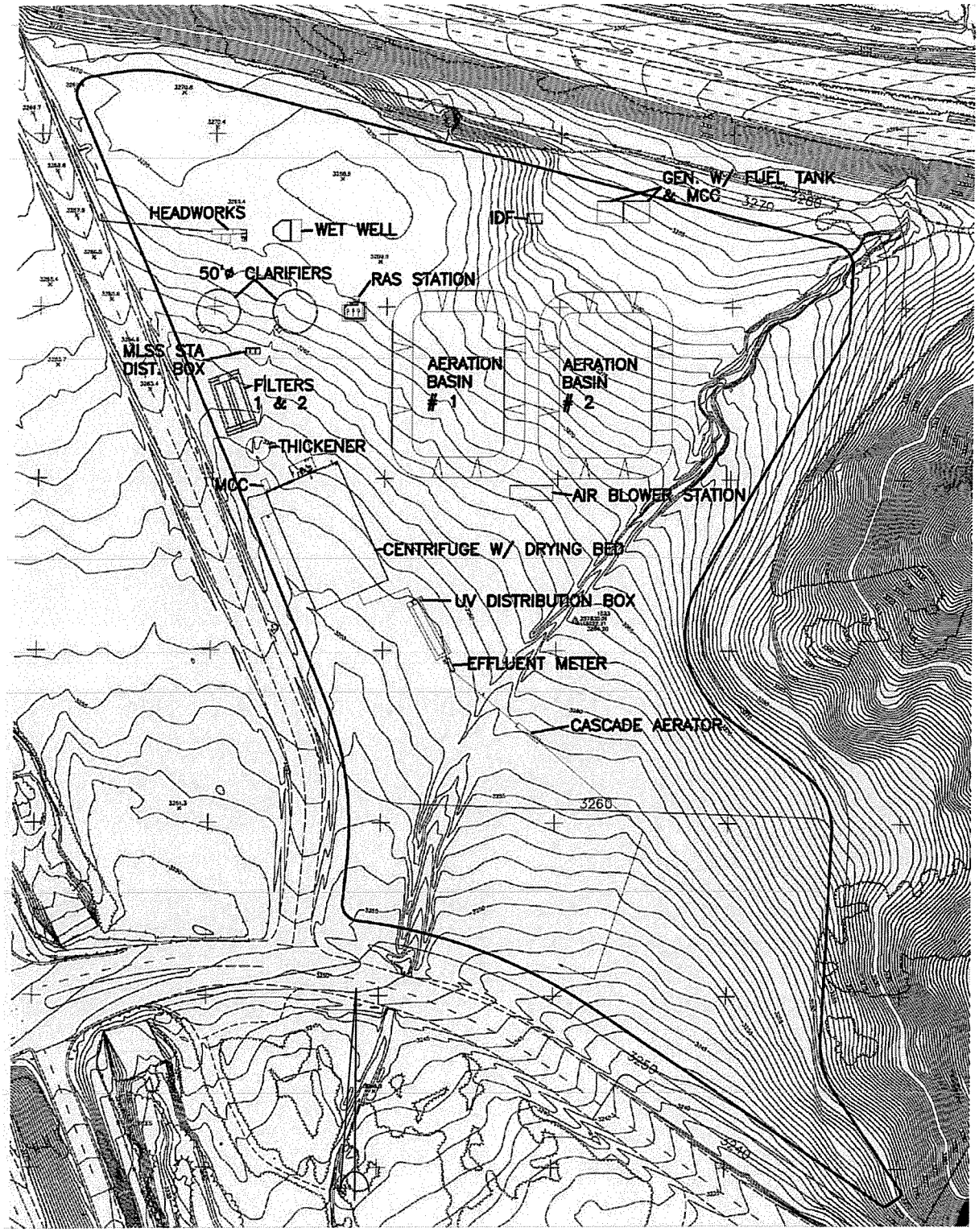

J:\PROJ\04011001\PLANNING\EXHIBIT\EIR\Waste Water Treatment Plant\SITE PLAN FOR WASTE WATER TREATMENT PLANT.dwg 11/21/06 16:33:50 tgarrison

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GORMAN RANCH PROPOSED WASTE WATER TREATMENT PLANT

Source: Urban Logic Consultants

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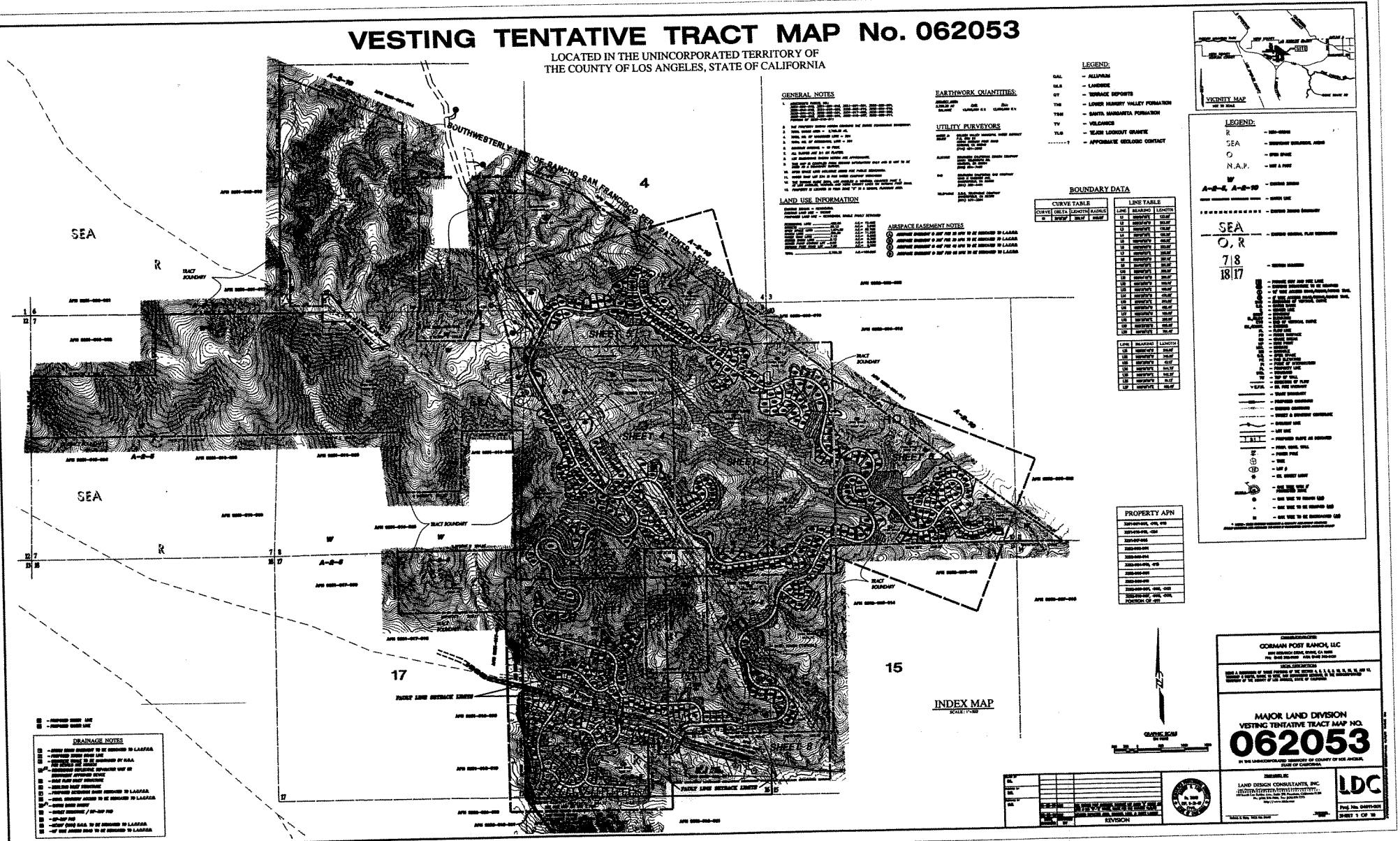
Figure 4

FIGURE - 5


VESTING TENTATIVE TRACT MAP No. 062053
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THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
GENERAL NOTES
EARTHWORK QUANTITIES:
UTILITY PURVEYORS
LAND USE INFORMATION
AIRSPACE EASEMENT NOTES
LEGEND:
BOUNDARY DATA
CURVE TABLE
LINE TABLE
VICINITY MAP
SEA
O, R
7 8
18 17
PROPERTY APN
INDEX MAP
SOUTHWESTERLY LINE OF RANCHO SAN FRANCISCO PER PATENTS
TRACT BOUNDARY
FAULT LINE SETBACK LIMITS
DRAINAGE NOTES
GORMAN POST RANCH, LLC
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO.
062053
LAND DESIGN CONSULTANTS, INC.
LDC
REVISION

FIGURE - 5

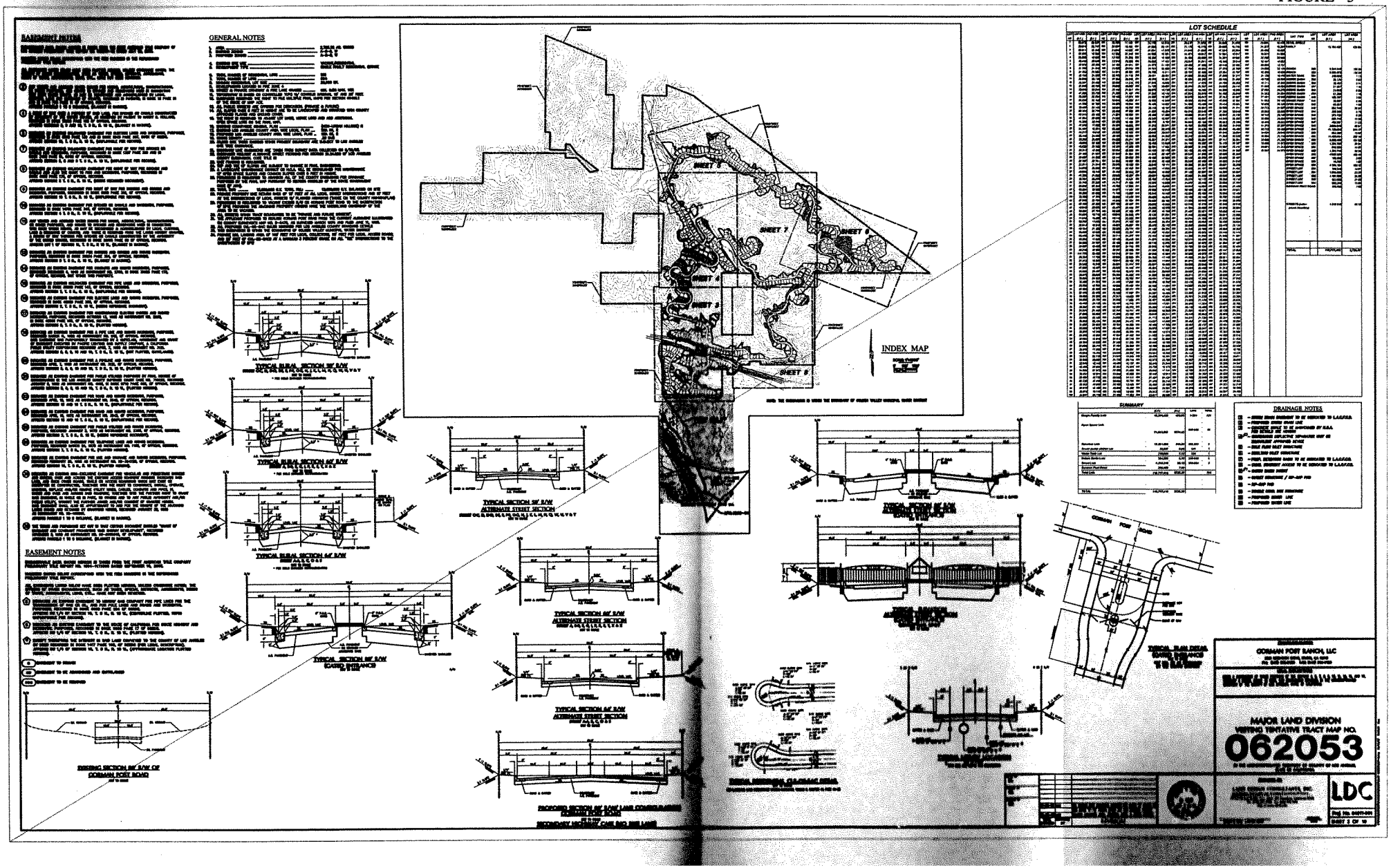
EASEMENT NOTES
GENERAL NOTES
EASEMENT NOTES
INDEX MAP
LOT SCHEDULE
SUMMARY
DRAINAGE NOTES
GORMAN POST ROAD
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO.
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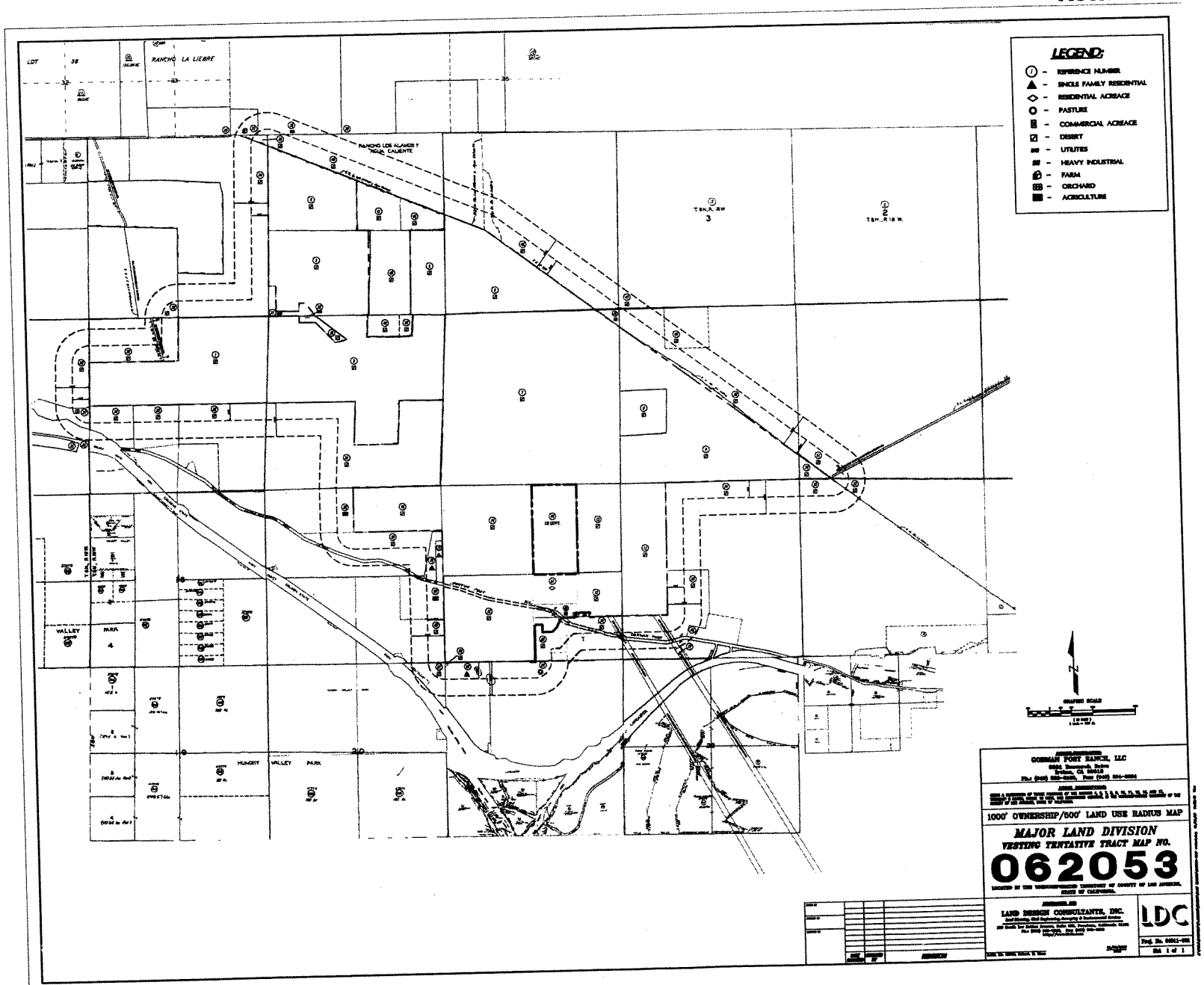
FIGURE - 6


LEGEND:
REFERENCE NUMBER
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PASTURE
COMMERCIAL ACREAGE
DESERT
UTILITIES
HEAVY INDUSTRIAL
FARM
ORCHARD
AGRICULTURE
RANCHO LA LIEBRE
RANCHO LOS ALAMOS Y AGUA CALIENTE
HUNGRY VALLEY PARK
GORMAN POST RANCH, LLC
1000' OWNERSHIP/500' LAND USE RADIUS MAP
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO.
062053
LAND DESIGN CONSULTANTS, INC.
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