

PROJECT NO. 00-196-(5)
VESTING TENTATIVE TRACT MAP NO. 53108
GENERAL PLAN AMENDMENT NO. 00-196-(5)
SUB PLAN AMENDMENT NO. 00-196-(5)
SPECIFIC PLAN AMENDMENT NO. 00-196-(5)
SEA CONDITIONAL USE PERMIT NO. 200500112
CONDITIONAL USE PERMIT NO. 00-196-(5)
OAK TREE PERMIT NO. 00-196-(5)
ENVIRONMENTAL REVIEW NO. 00-196-(5)

STAFF SUMMARY
PAGE 1 OF 9

SUMMARY OF PROPOSED PROJECT

The Los Angeles County Department of Regional Planning (Department), acting in the capacity of "Lead Agency" under the County Environmental Guidelines, Chapter III, Section 304, has prepared the Draft Recirculated Portions of the EIR (County-EIR) for the Landmark Village Project (Project) pursuant to the California Environmental Quality Act (CEQA) and applicable court directives. The Landmark Village Project is located within the Newhall Ranch Specific Plan Area, and previously was approved by the Regional Planning Commission (Commission) and Board of Supervisors (Board) on February 28, 2007 and on February 21, 2012, respectively. The project applicant is The Newhall Land and Farming Company.

The County-EIR consists of the recirculation of two portions of the Project's previously certified Environmental Impact Report (EIR) (SCH No. 2004021002). Specifically, the County-EIR addresses the Project's impacts on global climate change as a result of its greenhouse gas (GHG) emissions, and revisions to the approved mitigation measures for the unarmored threespine stickleback, including a redesign of the Long Canyon Road Bridge (Bridge) in accordance with the mitigation measures set forth by the California Department of Fish and Wildlife (CDFW) in their Draft Additional Analysis for the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan (November 3, 2016; SCH No. 2000011025). The County-EIR provides the required response to court directives in two related Newhall Ranch litigation matters, hereafter referred to as the "Landmark Village" litigation and the "Center for Biological Diversity" or "CBD" litigation.¹ The revised portions of the Project's previously certified EIR are described in detail in the Landmark Village Recirculated Portions of the EIR (November 2016), and are summarized in this report.

Except for the modified construction methods for the Bridge, there are no changes proposed to the prior Project approvals, nor any changes to the Project's land use plan, development footprint, or boundary. All associated discretionary approvals for the Project are to remain unchanged from that approved by the Board on February 21, 2012, and are summarized below.

PROJECT ENTITLEMENTS

¹ The Landmark Village litigation is formally known as *Friends of the Santa Clara River v. County of Los Angeles* (Case No. B256125; Los Angeles County No. BS136549 (Landmark Village litigation). The related CDFW-Newhall Ranch litigation is formally known as *Center for Biological Diversity v. California Department of Fish and Wildlife* (2015) 62 Cal.4th 204 (CBD).

- Vesting Tentative Tract Map No. 53108: Vesting Tentative Tract Map to subdivide the Project site into a total of 422 lots to create 270 single-family lots, 15 multi-family lots, and 2-mixed-use/multi-family lots for the development of 1,444 residential units, 16 commercial lots for up to 1,033,000 square feet of office, retail and service space, and 112 open space lots (3 recreation center lots, 2 park lots and one trailhead lot). In addition, there is one school lot, a fire station lot, four public facility lots, and one park-and-ride lot.
- SEA CUP No. 200500112: A project-level Significant Ecological Area Conditional Use Permit to determine if the Project development within the approved River Corridor SMA/SEA 23 boundaries is consistent with both the adopted Specific Plan and previously approved SEA CUP No. 94-087-(5). Specifically, the proposed project-level improvements within the River Corridor SMA/SEA 23 include the Long Canyon Road Bridge, parks, access roads and easements, grading, trails, water quality, basins, bank stabilization, water and sewer utility crossings, utility corridor, storm drain outlets, and potential riparian mitigation sites.
- CUP No. 00-196: A request to authorize the development of off-site utilities, including water tanks, and grading in excess of 100,000 cubic yards and transport of graded materials. The Project requires off-site grading and transport of up to 7 million cubic yards of fill for the site and related development such as debris basins, water/ wastewater facilities, and the utility corridor. Also, the grading of hillsides occurring in the Adobe Canyon borrow site.
- Oak Tree Permit No. 00-196: To authorize the removal of 65 oak trees, including 10 heritage oaks. The Oak Tree Permit also seeks authorization to encroach into the protected zone of eight oak trees, including two heritage oaks.

Project conditions for the permit will require replacement trees to be provided at a ratio of 2 to 1 for each oak tree removed and at a 10 to 1 ratio for each Heritage Oak tree to be removed.

- General Plan Amendment No. 200500011: A request to amend the County's Master Plan of Highways within the Transportation Element of the Los Angeles Countywide General Plan to downgrade "A" Street from a four-lane Secondary Highway to a two-lane Collector Street.
- Specific Plan Amendment No. 00-196: An amendment to the Specific Plan Master Circulation Plan to change "A" Street from a Secondary Highway to a Collector Street. Furthermore, the amendment would provide a modified street design for "A" Street within the Project site, consistent with General Plan Amendment No. 200500011.

- Local Plan Amendment No. 00-196: An amendment to the Santa Clarita Area Plan and Circulation Plan that would downgrade "A" Street from a Secondary Highway to a Collector Street, consistent with General Plan Amendment No. 200500011.

PROJECT DESCRIPTION

As approved by the Commission on February 28, 2007 and the Board on February 21, 2012, Landmark Village includes a Vesting Tentative Tract Map (Tentative Map No. 53108) and associated entitlements to develop 1,444 residential units (specifically, 270 single-family and 1,174 multi-family homes, including 69 mixed-use/multi-family homes and approximately 301 affordable housing units) and 1,033,000 square feet of commercial (retail/office) uses. The Project also would include a 9.7-acre elementary school, 1.3-acre fire station, a park and ride facility, and approximately 76.7 acres of open space (including a 9.9-acre community park, recreation areas, trails, and a trailhead). The Project would also include supporting facilities and infrastructure, including roads, the Long Canyon Road Bridge, drainage improvements, flood protection, potable and recycled water systems, a sanitary sewer system, and dry utilities systems. Additional infrastructure improvements and development associated with the Project include bank stabilization along the Santa Clara River and desilting basins and swales. Major off-site improvements include a utility corridor; a potable water tank and the conversion of an existing potable tank to a recycled water tank; construction of the Long Canyon Road bridge; bank stabilization; storm drainage improvements; and four debris basins. Additional off-site development would include work associated with various grading activities, including grading to accommodate SR-126 road improvements and the utility corridor; the total amount of grading (for the tract map and off-site improvements) is estimated at 7.0 million cubic yards.

PROJECT SITE DESCRIPTION

The total Project area is approximately 1,042.3 acres, of which 292.6 acres are located within the Vesting Tentative Tract Map and 749.7 acres are comprised of improvements located outside of the Vesting Tentative Tract Map. The Vesting Tentative Tract Map site is irregular in shape with slight to steeply sloping terrain in offsite areas where grading is proposed. The rest of the area is primarily open space, with remnants of abandoned oil and gas operations dispersed throughout the Project site. The Tentative Map site is disturbed by past and ongoing agricultural activity but contains existing sensitive biological resources and habitat types, including upland scrub habitat and sensitive riparian habitat. In addition, the Project boundary includes coastal sage chaparral scrub, live oak woodland, southern cottonwood willow riparian habitat; and wildlife habitat including horned lizards, sparrows, blackbirds, kites, hawks and plovers, jackrabbits, woodrats and mountain lion.

The Santa Clara River, located south of the Vesting Tentative Tract Map site, is also an SEA/SMA. State Route 126 serves as primary access to the site, with connections provided by Long Canyon Road and Wolcott Road to "A" Street which provides main internal access. Numerous public streets and private driveways also serve areas within the subdivision from "A" Street.

EXISTING ZONING

The subject property is currently zoned SP (Specific Plan).

Surrounding properties are zoned as follows:

North: Specific Plan (SP), A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area), A-2-5 (Heavy Agricultural – Five Acre Minimum Required Lot Area), M-1-½ (Restricted Heavy Manufacturing), MPD-DP (Manufacturing Planned Development-Development Program);

South: Specific Plan (SP)

East: A-2-5 (Heavy Agricultural – Five Acre Minimum Required Lot Area), C-3-DP (General Commercial-Development Program), C-R (Commercial-Recreation), C-M (Commercial Manufacturing), O-S (Open Space);

West: Specific Plan (SP)

EXISTING LAND USES

The subject property consists of seven parcels created from Parcel Map No. 24500 approved along with the Newhall Ranch Specific Plan. The Project site comprises mostly vacant land with on-going agricultural activities (growing crops and cattle grazing). Remnants of abandoned oil and gas operations are dispersed throughout the Project site.

Surrounding properties are developed as follows:

North: SR-126, vacant land, Commerce Center Industrial Park, Travel Village trailer park, Chiquita Canyon Landfill;

South: Vacant land, Santa Clara River;

East: Vacant land, Travel Village trailer park, Santa Clara River; and

West: Vacant land

PREVIOUS CASES/ZONING HISTORY

The current zoning for the project site is SP (Specific Plan) that became effective on June 26, 2003 following the adoption of Ordinance No. 2003-0031Z, which established the zone change (94-087) associated with the Specific Plan.

The Specific Plan area is organized as five "villages". The Project is located within a village called Riverwood. The Riverwood Village is situated north of the Santa Clara River (River) and along State Highway 126. With approximately 2,333 acres, Riverwood was approved with a maximum of 3,210 dwelling units and 234 second units in a variety of housing types as well as 2,966,000 square feet of nonresidential square footage, pursuant to the Specific Plan. The River is also a major feature within the Riverwood Village and is classified as the River Corridor Special Management Area (SMA). The

River Corridor SMA preserves the scenic and biological resources of the area to provide residents and visitors with access to views of the River.

The Riverwood Village also contains a mixed-use village center located at the intersection of State Route 126 and Long Canyon Road, which is a major access point for highway traffic and nearby residents. Two business parks were also approved for Riverwood Village with direct access to State Route 126 and adjacent to the Water Reclamation Plant site. In addition, there is a variety of comprehensive roadways and pedestrian trails that consist of integrated local and community trail system

A program-level EIR (and project-level for the Newhall Ranch Water Reclamation Plant) was also certified with adoption of the Newhall Ranch Specific Plan, which had concluded that the Newhall Ranch Specific Plan project had significant unavoidable impacts to biological resources, agricultural resources, visual resources, air quality and solid waste disposal. In approving the Newhall Ranch Specific Plan project, the Board also adopted a Statement of Overriding Considerations which concluded that there were significant overriding public benefits with approval of the Specific Plan and Water Reclamation Plant (WRP). These included preservation of nearly 1,000 acres of the Santa Clara River and open areas; over 50 miles of trails including the Santa Clara River Trail; provision of improved parks, library and fire station which were 'above and beyond' mitigations required by CEQA; provision of 2,200 affordable homes; and preservation of the River Corridor to retain Santa Clara River's significant riparian vegetation and habitat. The Specific Plan also established the regulations and standards for the protection of open areas adjacent to development and the two large River Corridor and High Country SMAs, totaling approximately 6,170 acres.

ENVIRONMENTAL DETERMINATION

As certified by the Board on February 21, 2012, the Project's EIR was a tiered document from the certified Specific Plan Program EIR, and analyzed potentially significant impacts of the Project, including Geotechnical and Soils Resources, Hydrology, Biota, Visual Qualities, Traffic/Access, Noise, Air Quality, Water Service, Wastewater Disposal, Solid Waste Services, Sheriff Services, Fire Protection Services, Education, Parks and Recreation, Library Services, Agricultural Resources, Utilities, Mineral Resources, Environmental Safety, Cultural/Paleontological Resources, Floodplain Modifications, Water Quality, and Global Climate Change. Project impacts that cannot be mitigated to less than significant include Visual Qualities, Air Quality, Solid Waste Services, and Agricultural Resources. Cumulative impacts determined to be significant and unavoidable include Visual Qualities, Air Quality, Solid Waste Services, and Agricultural Resources.

In the Landmark Village EIR, it was determined that the Project, with mitigation measures and project design features, would not result in significant GHG emissions under CEQA. The EIR examined the Project for consistency with the statewide GHG emission reduction target, as set forth in the 2006 Global Warming Solutions Act (Assembly Bill 32 [AB 32]) and consistency with adopted plans, policies or regulations adopted for the purpose of reducing the emissions of greenhouse gases, including, but not limited to, the California Air Resource Board's (CARB) AB 32-mandated 2008 Climate Change Scoping Plan

(Scoping Plan). Based on this analysis, it was determined that the Project's GHG emissions would result in less-than-significant impacts. However, recent court proceedings concluded that the EIR's significance determination was insufficient to support a finding of consistency with AB 32, as the EIR did not explain the correlation between the Project-level reductions and the Scoping Plan's statewide emissions reduction. For specific information regarding the court proceedings and explanation of the GHG analysis, see Section 2.1 of the Recirculated Portions of the EIR, dated November 2016.

To address the court directives and ensure that the Project will result in no net increase of GHG emissions, the applicant is proposing the implementation of thirteen (13) new mitigation measures that would reduce, mitigate, and offset 100 percent of the Project's GHG emissions enabling the Project to achieve net zero GHG emissions. By achieving net zero GHG emissions, the Project would not have a significant impact on global climate change. Specifically, the (13) new mitigation measures (LV 4.23-1/2-1 through LV 4.23-13/2-13) would replace in full the mitigation measures set forth in Section 4.23, Global Climate Change, from the previously certified EIR, and include but are not limited to the following:

- Achieving Zero Net Energy standards in residential and commercial development areas, as well as for private recreation centers and public facilities;
- Providing electric vehicle charging stations in every residence, and offering zero emission vehicle purchase subsidies;
- Installing electric vehicle charging stations in publicly accessible areas on the Project site, as well as in publicly accessible, off-site locations within the County of Los Angeles;
- Implementing a Transportation Demand Management Program (TDM) to reduce vehicles miles traveled (VMT);
- Funding a building retrofit program to improve the energy efficiency of existing buildings in disadvantaged communities within Los Angeles County; and
- Implementing the Newhall Ranch GHG Reduction Plan to fully offset all remaining Project-related GHG emissions to zero by undertaking or funding activities that directly reduce or sequester GHG emissions or obtaining certified carbon credits.

The proposed errata to the previously adopted MMRP is attached to this document; additional information is provided in the Recirculated Portions of the EIR, Section 2.1, Global Climate Change and Greenhouse Gas Emissions, and Section 2.3, Errata to Mitigation Monitoring and Reporting Plan, dated November 2016.

In regards to the CBD litigation, previously approved CDFW mitigation measures that allowed for the collection and relocation of the unarmored threespine stickleback due to construction-related stream diversion activities in the River, were invalidated by the State Supreme Court and found to be in violation of Fish and Game Code Section 5515. To be consistent with the court decision in the CBD litigation, the County reviewed and considered a take avoidance assessment which would avoid stream diversion or construction work in the wetted channel of the River. The proposed modified construction methods and implementation of recommended mitigation measures would result in avoiding contact with the wetted channel of the River, and therefore eliminate the need for the fish relocation mitigation measures for the Project.

In response to the court directive and to avoid a “take” of the unarmored threespine stickleback, the CDFW is proposing to eliminate mitigation measures BIO-44 and BIO-46 of the previously certified Project EIR for the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan, and propose modified “no water contact” construction methods which preclude construction work in the wetted channel of the Santa Clara River. The revised construction methods for the Long Canyon Road Bridge and associated bank stabilization would avoid the need for stream diversion and other activities that may require the collection and relocation of the fish.

The proposed amendment to the County-adopted Mitigation Monitoring and Reporting Program reflects the elimination of mitigation measures LV 4.4-10 and LV 4.4-54, which are similar to mitigation measures BIO-44 and BIO-46, as well as four other related mitigation measures (LV 4.4-8, LV 4.4-11, LV 4.4-12 and LV 4.4-13) which are now unnecessary, and the addition of Project Design Features and mitigation measures to ensure “no impact” and “no take” of the unarmored threespine stickleback. The proposed Project Design Features and mitigation measures are attached to this document; additional information is provided in the Recirculated Portions of the EIR, including Section 2.2, Take Avoidance of the Fully Protected Unarmored Threespine Stickleback, and Section 2.3, Errata to the Mitigation Monitoring and Reporting Plan, dated November 2016.

STAFF EVALUATION

Project consistency with the County of Los Angeles General Plan (2040), Santa Clarita Valley Area Plan 2012, compliance with the County Zoning and Subdivision Ordinances and development standards, compatibility regarding land use and neighborhood impact, and evaluation of the applicant’s ability to meet all requirements for a Vesting Tentative Tract Map, Conditional Use Permits, Plan Amendments, and Oak Tree Permit, and corresponding burdens of proof as applicable, will be determined by the Board of Supervisors subsequent to the January 12, 2017 public meeting. The public meeting is intended primarily to receive public testimony on the Recirculated Portions of the EIR, including the errata to the MMRP. All comments received at the meeting and within the comment period that pertain to the Project’s additional assessment of its GHG emissions and impacts to unarmored threespine stickleback will be considered in the Project’s final Recirculated Portions of the EIR

LEGAL NOTIFICATION AND PUBLIC OUTREACH

The community was appropriately notified of the public meeting by mail, The Signal Hill and La Opinion newspapers, property posting, library posting, email and Department of Regional Planning website posting.

PUBLIC COMMENTS

Staff has received a comment letter from the County of Los Angeles Fire Department, dated December 6, 2016, indicating the proposed changes to the Project will not impact the Fire Department comments and requirements specified in the previously certified EIR (May 25, 2012).

Staff also received a letter from the Federal Emergency Management Agency (FEMA) dated December 28, 2016 which is attached to this document. The letter requests review of the current effective Countywide Flood Insurance Rate Maps (FIRM) and provides a summary of the National Flood Insurance Program floodplain management building requirements.

Staff also received an e-mail from the Local Agency Formation Commission for the County of Los Angeles (LAFCO) dated November 16, 2016 which is attached to this document. LAFCO's comments requested consideration of the need for future LAFCO actions to implement the Project.

Staff also received a letter from the County of Los Angeles Public Health Department, Solid Waste Management Program, in its capacity as the Los Angeles County Local Enforcement Agency (LEA), dated January 5, 2017 which is attached to this document. The letter indicates that the LEA has reviewed the Recirculated Portions of the EIR for the Landmark Village Project and has no comments at this time.

No other comment letters have been received at the time of this summary, January 5, 2017.

REMAINING PROCEDURES

Since the public comment period for the Recirculated Portions of the EIR does not close until February 13, 2017 (89-day comment period from November 17, 2016 to February 13, 2017), final mitigation measures and draft conditions pertaining to the Project will be completed following the January 12, 2017 public meeting. Once the comment period for the Recirculated Portions of the EIR closes, the Department will review public comments received, will draft responses to those comments, and draft the final Recirculated Portions of the EIR and final MMRP errata. Staff will also prepare CEQA Findings and Statement of Overriding Considerations pertaining to the Project.

After all public comments have been addressed, a hearing will be scheduled before the County Board of Supervisors. The Board will review and consider the final Recirculated Portions of the EIR at the public hearing, specifically, the new GHG emissions analysis, the take avoidance assessment, and the MMRP errata. The Board will either deny or approve the certification of the final Recirculated Portions of the EIR, in conjunction with

the previously certified Landmark Village EIR. The Board's decision will be both final and accompanied by resolutions, findings, conditions, CEQA findings, and MMRP.

Prepared by Ms. Diane Aranda, Principal Planner, Land Divisions Section
Reviewed by Samuel Z. Dea, Supervising Regional Planner, Zoning Permits North Section

SZD:DA
1/5/17

Attached:
Letters dated December 6, 2016, December 28, 2016, and January 5, 2017



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

December 6, 2016

Samuel Dea, Special Projects
Los Angeles County Department of Regional Planning
Special Projects Section
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Dea:

NOTICE OF LOCAL PUBLIC MEETING, NOTICE OF COMPLETION AND AVAILABILITY, DRAFT RECIRCULATED PORTIONS OF THE EIR FOR "LANDMARK VILLAGE PROJECT," INCLUDES DEVELOPMENT OF THE 292.6-ACRE LANDMARK VILLAGE TRACT MAP, IT WOULD PROVIDE 1,444 HOMES, 9.7-ACRE ELEMENTARY SCHOOL, 1.3-ACRE FIRE STATION, AND A PARK AND RIDE FACILITY, LOCATED WITHIN THE NORTH-CENTRAL AREA OF NEWHALL, SANTA CLARITA, FFER 201600186

The Notice of Local Public Meeting has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

PLANNING DIVISION:

We have no comments.

LAND DEVELOPMENT UNIT:

The Fire Prevention Division, Land Development Unit, has no comments to the draft changes to the Environmental Impact Report (EIR) for this project. The proposed

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER

BRADBURY
CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA

CUDAHY
DIAMOND BAR
DUARTE
EL MONTE
GARDENA
GLEN DORA
HAWAIIAN GARDENS

HAWTHORNE
HIDDEN HILLS
HUNTINGTON PARK
INDUSTRY
INGLEWOOD
IRWINDALE
LA CANADA-FLINTRIDGE

LA HABRA
LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER
LAWDALE
LOMITA

LYNWOOD
MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT

PICO RIVERA
POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

Samuel Dea, Special Projects
December 6, 2016
Page 2

changes will not impact the Fire Department's comments and requirements as specified in the approved EIR.

The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.

This property is located within the area described as Very High Fire Hazard Severity Zone. All applicable fire code and ordinance requirements for brush clearance and fuel modification plans must be met.

Should any questions arise regarding the above comments, please contact Juan Padilla at Fire Prevention Division, Land Development Unit (323) 890-4243 or at Juan.Padilla@fire.lacounty.gov.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance.

The County of Los Angeles Fire Department, Forestry Division has no further comments regarding this project.

HEALTH HAZARDOUS MATERIALS DIVISION:

The Health Hazardous Materials Division (HHMD) of the Los Angeles County Fire Department advises that some areas of the project site proposed to be developed may require environmental assessment and/or mitigation under environmental oversight by the appropriate authorized government agencies that include, but are not limited to, the California Division of Oil Gas & Geothermal Resources, the Los Angeles Regional Water Quality Control Board, the California Department of Toxic Substances Control, and/or the HHMD Site Mitigation Unit. HHMD has no additional comments specifically regarding the draft recirculated portions of the project EIR at this time.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



FRANK VIDALES, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

FV:ac

Samuel Dea, Special Projects
December 6, 2016
Page 3

bc: ERU
Division III
Land Development
Planning
HHMD
#219
Edapts Upload

(FFER #201600186/Forestry Admin)

U.S. Department of Homeland Security
FEMA Region IX
1111 Broadway, Suite 1200
Oakland, CA. 94607-4052



FEMA

December 28, 2016

Samuel Dea
County of Los Angeles, Department of Regional Planning
Special Projects Section, 13th Floor, Room 1362
320 West Temple Street
Los Angeles, California 90012

Dear Mr. Dea:

This is in response to your request for comments regarding Notice of Public Meeting/Notice of Completion and Availability of Draft Recirculated Portions of Environmental Impact Report for Landmark Village Project, County Project No. 00-196-(5).

Please review the current effective countywide Flood Insurance Rate Maps (FIRMs) for the County of Los Angeles (Community Number 065043), Maps revised January 6, 2016. Please note that the County of Los Angeles, California is a participant in the National Flood Insurance Program (NFIP). The minimum, basic NFIP floodplain management building requirements are described in Vol. 44 Code of Federal Regulations (44 CFR), Sections 59 through 65.

A summary of these NFIP floodplain management building requirements are as follows:

- All buildings constructed within a riverine floodplain, (i.e., Flood Zones A, AO, AH, AE, and A1 through A30 as delineated on the FIRM), must be elevated so that the lowest floor is at or above the Base Flood Elevation level in accordance with the effective Flood Insurance Rate Map.
- If the area of construction is located within a Regulatory Floodway as delineated on the FIRM, any *development* must not increase base flood elevation levels. **The term *development* means any man-made change to improved or unimproved real estate, including but not limited to buildings, other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of equipment or materials.** A hydrologic and hydraulic analysis must be performed *prior* to the start of development, and must demonstrate that the development would not cause any rise in base flood levels. No rise is permitted within regulatory floodways.

Samuel Dea
Page 2
December 28, 2016

- All buildings constructed within a coastal high hazard area, (any of the “V” Flood Zones as delineated on the FIRM), must be elevated on pilings and columns, so that the lowest horizontal structural member, (excluding the pilings and columns), is elevated to or above the base flood elevation level. In addition, the posts and pilings foundation and the structure attached thereto, is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components.
- Upon completion of any development that changes existing Special Flood Hazard Areas, the NFIP directs all participating communities to submit the appropriate hydrologic and hydraulic data to FEMA for a FIRM revision. In accordance with 44 CFR, Section 65.3, as soon as practicable, but not later than six months after such data becomes available, a community shall notify FEMA of the changes by submitting technical data for a flood map revision. To obtain copies of FEMA’s Flood Map Revision Application Packages, please refer to the FEMA website at <http://www.fema.gov/business/nfip/forms.shtm>.

Please Note:

Many NFIP participating communities have adopted floodplain management building requirements which are more restrictive than the minimum federal standards described in 44 CFR. Please contact the local community’s floodplain manager for more information on local floodplain management building requirements. The Los Angeles County floodplain manager can be reached by calling George De La O, Senior Civil Engineer at (626) 458-7155.

If you have any questions or concerns, please do not hesitate to call Michael Hornick of the Mitigation staff at (510) 627-7260.

Sincerely,


for Gregor Blackburn, CFM, Branch Chief
Floodplain Management and Insurance Branch

cc:

George De La O, Senior Civil Engineer, Los Angeles County Watershed Management Division
Garret Tam Sing/Salomon Miranda, State of California, Department of Water Resources,
Southern Region Office

Michael Hornick, NFIP Compliance Officer, DHS/FEMA Region IX
Alessandro Amaglio, Environmental Officer, DHS/FEMA Region IX



CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Deputy Director for Health Protection

TERRI S. WILLIAMS, REHS
Director of Environmental Health

BRENDA J. LOPEZ, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov

January 5, 2017

Mr. Samuel Dea
County of Los Angeles
Department of Regional Planning
Special Projects Section, 13th Fl, Rm. 1362
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Dea:

Subject: Draft Recirculated Portions of the EIR for Landmark Village Project. State Clearinghouse No. 2004021002

The Los Angeles County Local Enforcement Agency (LEA) thanks you for the opportunity to review the Draft Recirculated Portions of the EIR for Landmark Village project. The recirculated EIR was an additional Environmental Analysis for the Newhall Ranch Resource Management Development Plan (RMDP)/Spine Conservation Plan (SCP) to address the related Newhall Ranch RMDP/SCP Project's Green House Gas (GHG) emissions and the stream diversion construction-related mitigation measures in California Department of Fish and Wildlife's certified 2010 EIR.

We have reviewed the above referenced document and determined that LEA staff has no comments at this time. Should there be a change in the scope of the project, we would appreciate the opportunity to review and comment at that time.

If you have any questions, please contact me at 626-430 5540 or email me at ddelacruz@ph.lacounty.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dela Cruz".

Daniel Dela Cruz, REHS
Solid Waste Management Program

cc. (electronically)
Dorcas Hanson-Lugo, LEA