

**NOTICE OF COMPLETION AND AVAILABILITY
OF A RECIRCULATED PARTIAL DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
FOR THE
“NORTHLAKE SPECIFIC PLAN PROJECT”
PROJECT NO. R2015-00408-(5)
VESTING TENTATIVE TRACT MAP NO. 073336 (RPPL2023004336)
TENTATIVE PARCEL MAP NO. 073335 (RPPL2023004448)
CONDITIONAL USE PERMIT NO. RPPL2023004316
ENVIRONMENTAL ASSESSMENT NO. RPPL2023004887
STATE CLEARINGHOUSE NO. 2015031080**

Los Angeles County Department of Regional Planning, acting in the capacity of "Lead Agency" under Los Angeles County's ("County's") Environmental Guidelines, Chapter III, Section 304, has filed a "Notice of Completion and Availability" of a Recirculated Partial Draft Supplemental Environmental Impact Report ("RPDSEIR") for the NorthLake Specific Plan Project ("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 RPDSEIR will be from **April 14, 2025 to May 29, 2025** (45 days). As CEQA Guidelines Section 15088.5, subdivision (f)(2) permits, the County requests reviewers to limit the scope of their comments to that material which is addressed within the text of the revised portions and the appendices included in the RPDSEIR. The County also requests that reviewers not make new comments on matters not included in this RPDSEIR. All comments received by the closing of the public review period regarding the environmental analysis in the RPDSEIR will be considered in the Revised Portions of the Final Supplemental EIR ("Revised PFSEIR").

PROJECT LOCATION

The approximately 1,330-acre Project Site is located east of Interstate (I) 5, west of Castaic Lake, and north of the community of Castaic, California in unincorporated Los Angeles County. Regional access to the Project area is provided by I-5, and site access is provided via the Parker Road and Lake Hughes Road exits from I-5. Local access to the Project Site is provided by Ridge Route Road, which traverses northerly along the western edge of the Project Site.

PROJECT BACKGROUND

The NorthLake Specific Plan Draft SEIR ("DSEIR") was released on May 2, 2017, and circulated for a 45-day public review and comment period ending on June 15, 2017. Following the close of the public comment period on the DSEIR on June 15, 2017, detailed responses to all public agency comments and comments received from members of the general public received regarding the Project and the analyses of the DSEIR were prepared and are contained in the Final SEIR.

An Errata was released in February 2018, prior to the County Regional Planning Commission ("Regional Planning Commission") hearing to make minor technical corrections to the SEIR and to provide further information in response to public comments received prior to the Regional Planning Commission meeting. The Errata included only minor technical changes to the SEIR and additional information to support the SEIR's conclusions, and the Errata merely clarified or amplified or made

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insignificant modifications in the adequate SEIR. At the February 21, 2018, public hearing, the Regional Planning Commission requested that the Applicant include an affordable housing component in the Project. Based on this request, the Applicant made minor revisions to the Project analyzed in the SEIR to include an affordable component. An Errata dated April 4, 2018 was prepared which concluded that the revisions involve only minor changes to the distribution of land uses and an overall reduction in density and intensity of use, and the Errata merely clarified or amplified or made insignificant modifications in the adequate SEIR. On April 18, 2018, the Regional Planning Commission adopted the required findings, certified the SEIR, and granted the requested Project approvals. On April 23, 2018, an appeal was filed by the Center for Biological Diversity, the Santa Monica Mountains Conservancy, and the Golden State Environmental Justice Alliance. A Second Errata dated August 2018 was prepared to make minor technical corrections in the SEIR and to provide further information in response to public comments at the Regional Planning Commission meeting.

On September 25, 2018, the County Board of Supervisors (“Board”) held a public hearing on the Project and the appeals and voted to reject the appeals, uphold the Regional Planning Commission approvals, and certify the SEIR. On April 2, 2019, the Board adopted the Project entitlements, CEQA findings and Mitigation Monitoring and Reporting Program, and Project conditions.

A Petition for Writ of Mandate was filed in May 2019 challenging the Project and in 2021 a Writ of Mandate and Judgement was issued, obligating the County to set aside certification of the SEIR and the Project entitlements (which the County complied with). Upon consideration of the revisions to the SEIR required by the Court Ruling and set forth in the RPDSEIR, the County will reconsider the Project for approval.

PROJECT DESCRIPTION

The previously approved Project consists of development of Phase 1, Phase 2, and associated off-site map improvements for both Phase 1 and Phase 2. Phase 1, which includes the entitlements Vesting Tentative Tract Map (“VTTM”) No. 073336, Vesting Tentative Parcel Map (“VTPM”) No. 073335, and Conditional Use Permit (“CUP”) No. RPPL2023004316, comprises development of a 720-acre portion of the Project Site with a total of 2,295 dwelling units, including 288 single-family units on approximately 41 acres, 1,341 multi-family units on approximately 107 acres, 345 senior multi-family units on approximately 49 acres, and 315 affordable units and six market-rate live/work units (included within 20 acres of commercial use). Phase 1 also includes commercial uses (22 acres), open space and parks uses (412 acres), roadways (86 acres), a school pad (21 acres), water tank pad (5.1 acres), and a fire station pad (1.4 acres).

The remainder of the Project Site, referred to as the Phase 2 area, would be developed with 855 single-family units; 386 acres of parks, trails, and open space; 23 acres of school uses; and 36 acres of associated roadway and infrastructure improvements. Phase 2 is not included in VTTM 073336 and will require a separate map number. VTPM 073335 requests 21 large lot parcels (40 acres or more) for future lease and finance purposes and covers both phases.

Associated off-site map improvements in both Phase 1 and Phase 2 total 65.13 acres, including remedial grading, drainage features, and road and utility alignments.

The Project improvements would consist of the construction of Ridge Route Road at the Project’s main entrance to the south and a secondary access route to the northwest, construction of Northlake Parkway adjacent to and west of the Phase 2 portion of the Project Site, a 4.64-acre connection of Grasshopper Creek Park, a debris basin, 2.39 acres in trail connections, a 5.1-acre pad for a water tank, 29.79 acres of manufactured slopes, and 11.98 acres of natural open space. In addition,

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extensions of the existing electrical distribution circuitry would occur along the existing Ridge Route Road to reach the Project, and substation upgrades would occur on Southern California Edison property.

In addition to the above improvements, an existing crude oil pipeline easement containing two oil pipelines that traverse the entire north-south length of the Project Site and both Phases 1 and 2 would be relocated to an alignment along the eastern boundary of the proposed development area and within the identified grading footprint.

At the February 21, 2018, public hearing, the Regional Planning Commission requested that the Applicant include an affordable housing component in the Project. Based on this request, the Applicant made minor revisions to the Project analyzed in the SEIR to include an affordable component (315 affordable units).

Project entitlements include: (1) NorthLake Specific Plan No. 87-172, (2) VTPM No. 073335, (3) VTTM No. 073336, and (4) CUP No. 2015-00019. The CUP is to authorize the Northlake Specific Plan site plan review, affordable set-aside housing, affordable senior set-aside housing, mixed-use and live-work development, on-site and off-site grading exceeding 100,000 cubic yards of cut/fill material, walls and fences exceeding six feet in height, and the construction of two water tanks with associated grading and infrastructure.

SUMMARY OF ENVIRONMENTAL IMPACTS

The SEIR concluded that impacts associated with the 2019 previously Approved Project would result in significant and unavoidable environmental impacts related to Operational, Construction, and Cumulative Air Quality; Construction, Operational, and Cumulative Noise; and Project and Cumulative Traffic. The RPDSEIR evaluates the potential for environmental impacts based on the Court Order as applied to the 2019 previously Approved Project; no modifications to the previously Approved Project uses have been made or are required. The RPDSEIR provides supplemental analysis related to:

- 1) Revised biological impact analysis only as to the Western Spadefoot Toad, special-status plants, and crotches' Bumble Bee;
- 2) Updated Traffic Analysis as to Vehicle Miles Travelled pursuant to Senate Bill 743 and CEQA Guidelines Section 15064.3;
- 3) Updated Wildfire Analysis pursuant to Appendix G of the CEQA Guidelines; and
- 4) Revised alternatives analysis only as to the addition of a Creek Avoidance Alternative and a Partial Creek Avoidance Alternative.

The RPDSEIR concludes that the Project as considered in the RPDSEIR would not result in any new significant and unavoidable impacts or substantially increase the severity of any of the significant and unavoidable impacts beyond those previously analyzed based on the updated analysis.

PUBLIC HEARING

A public hearing on the proposed Project and the RPDSEIR (as well as the SEIR) will be scheduled before the Regional Planning Commission at a time and date to be determined.

REVIEWING LOCATION

A hard copy of the RPDSEIR is available for public review at the following locations:

- County of Los Angeles Building and Safety Antelope Valley Field Office, 335 East Avenue K-6 #A, Lancaster, California 93535
- Castaic Library, 27971 Sloan Canyon Road, Castaic, California 91384

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- San Fernando Library, 217 North Maclay Avenue, San Fernando, California 91340
- Stevenson Ranch Library, 25950 The Old Road, Stevenson Ranch, CA 91381

The public is also encouraged to visit the LA County Department of Regional Planning's website to review the digital copy of the RPDSEIR at:

<https://lacdrp.legistar.com/LegislationDetail.aspx?ID=7297239&GUID=8CCA3A7D-4458-4A58-970D-251E36B9454F&Options=ID|Text|&Search=25-092>

The previous Notice of Preparation, Initial Study, and SEIR prepared for the 2019 Project can be found archived at this webpage: <https://planning.lacounty.gov/long-range-planning/northlake-specific-plan/>

Please direct all written comments to the following address:

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All written responses need to be received or postmarked on or before May 29, 2025 at 5:00 PM, and will be included in the Revised PFSEIR, which will be posted at the Department website location listed above.

