



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

Entrada North

Project No. R2013-02833
Vesting Tentative Tract Map No. 071377
Conditional Use Permit No. 201300151
Oak Tree Permit No. 201300036
Parking Permit No. 201300010
Environmental Review No. 201300241

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

EXPANDED PROJECT DESCRIPTION

INITIAL STUDY

Prepared By:

County of Los Angeles
Department of Regional Planning
Special Projects Section
320 W. Temple Street, Room 1362
Los Angeles, CA 90012
Attn: Mr. Kim Szalay

March 10, 2015



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DATE: March 10, 2015

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

SUBJECT: Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines (see Public Resources Code sections 21080.4 and 21083.9 and California Code of Regulations (CCR) Title 14, sections 15082 and 15375).

The County of Los Angeles (County) is the lead agency pursuant to CEQA and intends to prepare an EIR for the proposed Project identified below. The County has prepared this NOP and the accompanying Environmental Checklist Form (Initial Study) to provide Responsible and Trustee Agencies and other interested parties with information describing the Project, to identify the Project's potential environmental effects, and to solicit input regarding the scope and content of the environmental analysis.

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 State CEQA Guidelines, Section 15082(b). Your agency may need to use the EIR prepared by the County when considering any permits that your agency must issue, or other approvals 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, PERMITS, AND ENVIRONMENTAL REVIEW: The Entrada North Project proposes residential and commercial development within the tract map site and other associated improvements located outside of the tract map site to provide adequate circulation, service, and utility systems to the tract map site.

Project Title: Entrada North

Project No. R2013-02833

Project approvals needed to implement the Project include the following:

Vesting Tentative Tract Map No. 071377 to authorize subdivision of the Project Site into 4 multi-family lots for 780 condominiums; 20 mixed-use lots for 370 residential units and 975,000 square feet of commercial uses; 55 commercial lots for a total of 1,649,400 square feet of commercial uses; 1 public facility lot; 40 open space lots including recreation areas, a trailhead and the Santa Clara River; 31 lots for private drives; and 5 private facility lots for, among other uses, private recreation and utility improvements. VTTM 071377 would subdivide the 457.4-acre tract map site into a total of 156 lots.

Conditional Use Permit No. 201300151 to authorize: (a) development within a Significant Ecological Area (SEA-23) for proposed improvements including a hiking/biking trail, trailhead, utilities, bank stabilization, and development for Planning Area PA-8C; (b) development within a Hillside Management Area as areas of the site contain slopes of 25% or greater; (c) grading exceeding 100,000 cubic yards; (d) residential development in the C-3 Unlimited Commercial zone; and (e) development within the C-3-DP (Development Program) zone, which encompasses Planning Areas 3 and 4A.

Oak Tree Permit No. 201300036 to authorize the removal of 23 oak trees and the encroachment upon 4 oak trees within the Project Site.

Parking Permit No. 201300010 to authorize reciprocal parking between lots for Planning Areas PA-2, PA-3, PA-4A, PA-4B, PA-4C, PA-5, PA-6A, PA-6C, PA-7, PA-8A, PA-8B, PA-8C, and future shared parking.

Environmental Review No. 201300241: Environmental Impact Report

OTHER REQUIRED PERMITS AND APPROVALS: Below is a list of other permits and approvals, which are known to be needed, or may be needed, to implement various Project components in the future:

Future Agency Actions

Agency	Possible Action Required
County Sanitation Districts of Los Angeles County	Annexation into Sanitation District
Los Angeles Local Agency Formation Commission	Annexation into Sanitation District Extension of Valencia Water Company service area
Regional Water Quality Control Board, Los Angeles Region	Section 401 certification or, alternatively, waste discharge requirements (WDRs); construction de-watering permits
California Department of Fish and Wildlife	Streambed Alteration Agreement per Fish & Game Code Section 1601 et seq. and; Section 2081 Incidental Take Permit(s) authorizing impacts to listed plant and animal species, authorized under Newhall's 1998/1999 Valencia Natural River Management Plan permit
United States Army Corps of Engineers	Section 404 permit under the federal Clean Water Act, authorized under Newhall's 1998/1999 Valencia Natural River Management Plan permit
United States Fish and Wildlife Service	Provide authorization or concurrence under the federal Endangered Species Act, authorized under Newhall's 1998/1999 Valencia Natural River Management Plan permit
South Coast Air Quality Management District	Various permits that may need to be secured by future businesses for the operation of any on-site stationary sources subject to permitting requirements (e.g., Rule 1146 - Emissions of Oxides of Nitrogen from Industrial, Institutional, and Commercial Boilers, Steam Generators, and Process Heaters)
California Public Utilities Commission (CPUC)	Possible approval of Valencia Water Company (VWC) service area extension to provide water to the Project Site (if VWC remains a regulated utility, such approval shall be obtained from the CPUC; however, if VWC is no longer a regulated utility at the time such approval is required, then approval may be from LAFCO)
California Department of Transportation	Approval of intersection improvements and helistop Traffic Mitigation Agreement with Project Applicant
County Airport Land Use Commission	Approval of helistop
Valencia Water Company	Water supply assessment and verification
City of Santa Clarita	Encroachment permits to construct off-site roadway improvement, if necessary
<p><i>Note: This table is not intended to provide the complete and final listing of all or expected future actions required to implement the Project, but rather identifies those actions that are known at this time to be required in the future.</i></p>	

PROJECT APPLICANT: The Newhall Land and Farming Company, 25124 Springfield Court, Suite 300, Valencia, CA 91355.

PROJECT LOCATION: The Project Site, as defined to include the tract map site as well as areas required for off-site improvements, is located south of State Route 126 (SR-126) and west of the Interstate 5 (I-5). The Project Site is also bounded by Magic

Mountain Parkway to the immediate south and The Old Road to the east. The location of the Project Site is depicted on a map included within Attachment A. The APNs for the Project Site are as follows: 2866-003-008, -009, -010, -011; 2826-004-019, -020, -028, -030, -033, -041, -042, -043; 2826-005-007, -008, -009, -010, -012, -013; 2826-006-008, -009; 2826-007-021; 2826-008-034; 2826-009-081; and 2826-163-001, -002, -008, -009, -010, -011, -013, -031.

As shown in Attachment A, the Project Site includes two primary development areas that are referred to as Site A and Site B, which are bisected by the Santa Clara River, a portion of which is also included in the Project Site. Site A is located to the east of Six Flags Magic Mountain and south of the Santa Clara River. Site A is currently comprised of vacant, graded land with scattered vegetation including oak trees.

Site B is located north of the Santa Clara River, south of SR-126, and west of The Old Road. In addition, Henry Mayo Drive bisects the northern portion of Site B. Much of Site B is an agricultural field currently used for growing chili peppers. The remaining portions of Site B include maintenance yards and RV and boat storage, as well as vacant, graded land with vegetation native to the Castaic area, including cottonwood-willow riparian forest, woodland, annual grassland, scrub, wetland, and other riparian vegetation. The existing structures on site will be removed upon Project implementation. Open space along the Santa Clara River is also included in Site B.

The uses surrounding the Project Site include existing commercial development and vacant land. Six Flags Magic Mountain is located immediately west of Site A, while office uses are located to the southeast of Site A. In addition, hotel and commercial uses are located to the east of Site A across The Old Road. A commercial center and the California Highway Patrol Newhall Station are located northeast of Site B, between The Old Road and I-5. In addition, the Valencia Commerce Center is located further northwest of Site B, across SR-126 and the Valencia Industrial Center is located further east of Site B, across I-5. Los Angeles County Fire Station 76 and a small gas station are located between Henry Mayo Drive and SR-126, immediately west of the Castaic Junction off-ramp exiting SR-126. Vacant land southwest of Site B is the site of the approved Mission Village community (VTTM 061105) and vacant land south of Site A, across Magic Mountain Parkway, is the site of the proposed Entrada South community (VTTM 53295).

PROJECT DESCRIPTION: The Project is an in-fill development that would provide a mix of uses responding to the demand for housing and commercial uses within the Santa Clarita Valley. Furthermore, the Project would also provide uses that would be synergistic with surrounding uses within the Project vicinity.

The Project Site consists of 479.3 acres; 457.4 acres within VTTM 071377 and 21.9 acres for External Map Improvements. VTTM 071377 is proposed to be developed with 1,150 multi-family units and 2,624,400 square feet of commercial uses, anticipated to be comprised of approximately 917,000 square feet of office uses, 250,000 square feet of hospitality uses, and 1,457,400 square feet of commercial retail uses. In

addition, a 50,000-square-foot public facility is proposed. Of the 457.4 acres that comprise VTTM 071377, approximately 270.7 acres would be comprised of recreational, landscaped and other open space areas. Development of VTTM 071377 would generally occur in two areas within the larger Project Site, referred to as Site A and Site B, which are separated by the Santa Clara River.

The External Map Improvements are located outside of VTTM 071377. These improvements, which are necessary to support Project implementation include: (1) utility and road improvements, and grading activities, within The Old Road; (2) drainage and driveway improvements in a small area within Six Flags Magic Mountain; (3) street improvements near the Magic Mountain Parkway and Media Center Lane intersection; (4) a future pedestrian bridge over Magic Mountain Parkway to connect with the proposed Entrada South development (VTTM 53295), in the event that both Entrada North and Entrada South are approved and built; and (5) future signage for the Project located between The Old Road and I-5, near the southeast corner of Site B.

As part of the Project, approximately 212.5 acres of the proposed 270.7 acres of open space would remain undeveloped open space along the Santa Clara River. The remaining 58.2 acres would be developed open space that would include landscaping, slopes, and drainage areas, as well as a trailhead for a proposed County master-planned trail that would follow the Santa Clara River adjacent to Site B. In addition, separate smaller recreation areas would be included to serve the multi-family residential areas.

Additional information regarding the Entrada North is provided in Attachment "A," Expanded Project Description.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT: Based on a preliminary review of the proposed Project consistent with CCR Title 14, section 15060, the County has determined that an EIR should be prepared for this proposed Project. Consistent with CCR Title 14, section 15082, the County has identified the following probable environmental effects of the Project, which will be addressed in the EIR for this Project:

- Aesthetics;
- Agriculture/Forest;
- Air Quality;
- Biological Resources;
- Cultural Resources;
- Geology and Soils;
- Greenhouse Gas Emissions;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Land Use and Planning;
- Mineral Resources;

- Noise;
- Population and Housing;
- Public Services;
- Transportation/Traffic; and
- Utilities and Service Systems.

These potential environmental effects are described in greater detail in the Initial Study prepared for the Project. Alternatives will be developed to reduce environmental impacts that may be identified during the EIR process. To provide a complete record of the County's environmental decision-making, environmental issues that do not rise to a level of significance will be addressed in the EIR in a separate section entitled "Impacts Found to Be Less than Significant."

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 meeting 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 March 24, 2015, from 6:00 P.M. to 9:00 P.M. or when testimony is completed, whichever comes first. The scoping meeting will be held at the following location:

Rancho Pico Junior High School
26250 W. Valencia Boulevard
Westridge, CA 91381

Translation in other languages can be made available at the meeting upon request. Please submit translation requests at least seven (7) business days in advance of each scheduled meeting to: kszalay@planning.lacounty.gov

PUBLIC REVIEW PERIOD: In accordance with State CEQA Guidelines Section 15082(b), the comment period for the NOP begins on March 10, 2015, and ends on April 8, 2015.

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

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 Library, 23743 W. Valencia Boulevard, Santa Clarita
- Castaic Library, 27971 Sloan Canyon Road, Castaic
- Stevenson Ranch Library, 25950 The Old Road, Stevenson Ranch
- Old Town Newhall Library, 24500 Main Street, Santa Clarita

- Canyon Country Jo Anne Darcy Library, 18601 Soledad Canyon Road, Santa Clarita

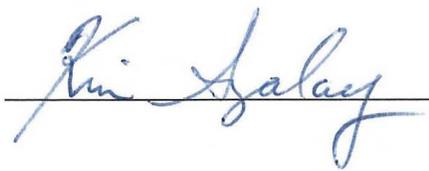
The public is also encouraged to visit the Department of Regional Planning's website to review the initial study at: <http://planning.lacounty.gov/case/view/r2013-02833/> .

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

Please direct all written comments to the following address:

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Signature of Lead Agency Representative



Date

