

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH # 2015031080</b>
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**Project Title:** NorthLake Specific PlanProject Lead Agency: Los Angeles CountyContact Person: Jodie SackettMailing Address: 320 W. Temple Street, Fl. 13Phone: 213.893.7409City: Los AngelesZip: 90012County: Los Angeles

**Project Location:** County: Los Angeles City/Nearest Community: Unincorporated Los Angeles County

Cross Streets: Ridge Route Road & Lake Hughes Road Zip Code: 91384Longitude/Latitude (degrees, minutes and seconds): 34°32'17.1" N/118°38'10.4" W Total Acres: 1330Assessor's Parcel No.: \_\_\_\_\_ Section: 11 Twp: 5N Range: 17W Base: 27Within 2 Miles: State Hwy. #: 1-5 Waterways: Castaic Lake, Castaic LagoonAirports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: Northlake Hills ES**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec  Other \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (subdivision, etc.)  Other: VTTM

**Development Type:**

Residential: Units 3150 Acres 342  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. 38700 Acres 20 Employees 1100  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational School Site (43.5 acres)  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational Rec/Park (167 acres); Open Space (632.5 acres)  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: 1.4 acre pad for future fire station

**Project Issues Discussed in Document:**

Aesthetics/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archaeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Greenhouse Gas Emissions  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Minerals  Solid Waste  Land Use  
 Drainage/Absorption  Noise  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Population/Housing Balance  Traffic/Circulation  Other: Wildfire; Revised Alternatives Analysis  
 Energy  Public Services/Facilities  Tribal Cultural Resources \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

SF-1, SF-2, SF-G, MF, MF-G, SF-E, C-C, C-H, I, O, SCH, GF/SP

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g., Notice of Preparation or previous draft document) please fill in.

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**Project Description:** *(please use a separate page if necessary)*

The previously approved Project consists of development of Phase 1, Phase 2, and associated off-site external map improvements in both Phase 1 and Phase 2. Phase 1 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, 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), and a fire station pad (1 acre). The remainder of the Project Site, referred to as the Phase 2 area, would be developed with 855 single-family homes, 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.

Associated off-site external 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, 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 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) Vesting Tentative Parcel Map No. 073335, (3) Vesting Tentative Tract Map No. 073336, and (4) Conditional Use Permit No. 2015-00019 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).

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/>	Air Resources Board	<input type="checkbox"/>	Office of Historic Preservation
<input type="checkbox"/>	Boating & Waterways, Department of	<input type="checkbox"/>	Office of Public School Construction
<input type="checkbox"/>	California Emergency Management Agency	<input type="checkbox"/>	Parks & Recreation, Department of
<input type="checkbox"/>	California Highway Patrol	<input type="checkbox"/>	Pesticide Regulation, Department of
X	Caltrans District # <u>7</u>	<input type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input type="checkbox"/>	Regional WQCB # _____
<input type="checkbox"/>	Caltrans Planning	<input type="checkbox"/>	Resources Agency
<input type="checkbox"/>	Central Valley Flood Protection Board	<input type="checkbox"/>	Resources Recycling and Recovery, Department of
<input type="checkbox"/>	Coachella Valley Mtns. Conservancy	<input type="checkbox"/>	S.F. Bay Conservation & Development Comm.
<input type="checkbox"/>	Coastal Commission	<input type="checkbox"/>	San Gabriel & Lower L.A. Rivers & Mountains Conservancy
<input type="checkbox"/>	Colorado River Board	<input type="checkbox"/>	San Joaquin River Conservancy
<input type="checkbox"/>	Conservation, Department of	<input type="checkbox"/>	Santa Monica Mountains Conservancy
<input type="checkbox"/>	Corrections, Department of	<input type="checkbox"/>	State Lands Commission
<input type="checkbox"/>	Delta Protection Commission	<input type="checkbox"/>	SWRCB: Clean Water Grants
<input type="checkbox"/>	Education, Department of	<input type="checkbox"/>	SWRCB: Water Quality
<input type="checkbox"/>	Energy Commission	<input type="checkbox"/>	SWRCB: Water Rights
X	Fish & Wildlife Region # <u>5</u>	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	Food & Agriculture, Department of	<input type="checkbox"/>	Toxic Substances Control, Department of
<input type="checkbox"/>	Forestry and Fire Protection	<input type="checkbox"/>	Water Resources, Department of
<input type="checkbox"/>	General Services, Department of		
<input type="checkbox"/>	Health Services, Department of	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Housing & Community Development	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Native American Heritage Commission		

### Local Public Review Period (to be filled in by lead agency)

Starting Date: April 14, 2025

Ending Date: May 29, 2025

### Lead Agency (Complete if applicable):

Consulting Firm: Psomas

Applicant: \_\_\_\_\_

Address: 5 Hutton Centre Drive, Suite 300

Address: \_\_\_\_\_

City/State/Zip: Santa Ana, CA 92707

City/State/Zip: \_\_\_\_\_

Contact: Jennifer Marks

Phone: \_\_\_\_\_

Phone: 714.481.8041

Signature of Lead Agency Representative: \_\_\_\_\_

Date: 4-9-2025

Authority cited: Sections 21083 and 21087, Public Resources Code, Reference: Section 21161, Public Resources Code.