

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2015031080

Project Title: NorthLake Specific Plan Project

Lead Agency: Los Angeles County

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Project Location: Unincorporated Los Angeles County Los Angeles County
City *County*

Project Description (Proposed actions, location, and/or consequences).

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).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Biological Resources (revised MMs from DSEIR): MM 5.2-9 (Western Spadefoot Toad); MM 5.2-5(a), (b), & (c), MM 5.2-4, MM 5.2-6, MM 5.2-7, MM 5.2-8 (Special Status Plants)

Revised September 2011

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Inadequate alternatives analysis, biological resources mitigation measures (Western Spadefoot Toad and Special Status Plant Species) [Issues upheld by Court Ruling].

Impacts to mountain lions/wildlife crossings, aesthetics, air quality/public health, wildfire impacts, and recirculation [issues denied by Court ruling]

Provide a list of the responsible or trustee agencies for the project.

California Department of Transportation, District 7
California Department of Fish and Wildlife, Region 5