



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE
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T-4

December 2, 2024

Mr. Daryl Zerfass
Stantec
38 Technology Drive
Irvine, CA 92618

Dear Ms. Morris and Mr. Zerfass:

NORTHLAKE SPECIFIC PLAN TRANSPORTATION ANALYSIS FOR CEQA – NOVEMBER 19, 2024 UNINCORPORATED CASTAIC AREA

Public Works reviewed the Transportation Impact Analysis (TIA) dated November 19, 2024, for the proposed Northlake Specific Plan Development located east of the Interstate 5 freeway and north of Lake Hughes Road in the unincorporated Castaic area.

Project Description

The project proposed the development of 1,143 single family residential units, 1,341 multi-family residential units, 345 age qualified single family residential units, and 315 affordable mixed-use housing units and 6 market-rate live-work units for a total of 3,150 residential units. The project also proposed highway commercial (e.g., retail near the highway), a middle school (as an option), private and public recreational parks, and a fire station.

Project's Transportation Impact

According to the TIA, the project would not result in new transportation impacts to the unincorporated County. We generally agree with the findings in the TIA.

Ms. Maris Morris and Mr. Daryl Zerfass
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If you have any questions, please contact Mr. Stephen Lamm, Traffic Safety and Mobility Division, at (626) 300-4764 or slamm@pw.lacounty.gov.

Very truly yours,

MARK PESTRELLA, P.E.
Director of Public Works



Amir S. Ibrahim, P.E., L.S.
Principal Engineer
Los Angeles County Public Works

SL:vr
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Enc.

bc: Land Development (Suarez, Lasso)