



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

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

DATE: August 5, 2019

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

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report in Compliance with Title 14, section 15082(a) of the California Code of Regulations

The County of Los Angeles (County) is the lead agency pursuant to the California Environmental Quality Act (CEQA) and intends to prepare an Environmental Impact Report (EIR) for the proposed Project identified below. The County has prepared this Notice of Preparation (NOP) to provide Responsible Agencies and other interested parties with information describing the Project and to identify its potential environmental effects pursuant to State requirements.

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 Title 14, section 15082(b) of the California Code of Regulations. Your agency will need to use the EIR prepared by the County when considering any permits that your agency must issue, or other approval 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 & PERMIT(S): Sterling Ranch Residential Project/Project No. 03-250-(5)/Vesting Tentative Parcel Map No. 060257/Conditional Use Permit No. 03-250/ / Oak Tree Permit No. 200700007 /Environmental Assessment No. 03-250.

PROJECT APPLICANT: Sterling Gateway, LP

PROJECT LOCATION: 29053 Coolidge Avenue, Val Verde, CA 91384 APN: 3271-004-012, 3271-004-013, and 3271-005-032

PROJECT DESCRIPTION: To create 222 detached single-family residential lots on 57.9 acres, a passive pocket park on 0.2 acre, a passive park with a tot lot, shade structure and tables on 3.4 acres, and 21,000 square feet of commercial uses with 71 parking spaces on 2.5 acres, five undisturbed open space lots on 21 acres, six landscaped open space HOA lots on 0.1 acre, three access strip lots on 0.2 acre, three infiltration basin lots and six debris basin lots on 8.8 acres, a pump station lot on 0.1 acre, and 19.7 acres of public right-of-way and private and future streets within Zone R-1 on 113.9 acres.

Sterling Gateway, LP proposes the Sterling Ranch Estates Residential Project (Project), a 113.9-acre residential community (See **Figure 1: Site Plan Sheet A**). Of the proposed 222 residential lots, 91 residential lots would be 7,000 square feet to 10,000 square feet in size and 131 residential lots would be greater than 10,000 square feet in size, for an average of 11,364 square feet, consistent with Castaic Area Community Standards District (CSD) development standards. The Project also would include five open space lots on 21 acres, six landscaped/open space HOA lots on 0.1 acre, three access strip lots at Trevylon Street (20' emergency access), Rainbow Drive (20' emergency access) and Lexington Drive (26' project access) on 0.2 acre, three infiltration basins and six debris basins on 8.8 acres, a pump station on 0.1 acre, and public streets and private and future streets for the community on 19.7 acres (See **Figure 2: Site Plan Sheet B**).

The Project would provide a private trail, the Sterling Horn Memorial Trail, ten feet in width along the southern portion of the Project site. The private trail would connect with the County's Del Valle Trail outside the Project site as identified in the County's Regional Trail Plan. The Project also would dedicate a twenty-foot wide, multiuse trail easement to the County for the Del Valle Trail, located off-site, on a third party's property. The off-site trail would be a variable-width (five-foot to eight-foot wide), natural soil surface trail within a twenty-foot dedication. An easement for the off-site grading from the adjacent owner has been obtained for this work, including the agreement to dedicate easements to the County upon request.

The off-site improvements consist of the following: a portion of Del Valle Road from the easterly Project boundary to approximately 772-feet east of the Project boundary within the adjacent property; the off-site construction of a mainline sewer from the Project site to Hasley Canyon Road within Del Valle Road; the upsizing of the existing water line within Hasley Canyon Road; and the dedication of off-site permanent open space on 37.9 acres. The Project also involves the construction of a one-million-gallon water tank, located on approximately 1.4 acres of disturbed land, at an elevation of 1575 feet, approximately 2.2 miles westerly from the Project site, and in the vicinity of the existing Cuyama water tank site.

The proposed uses and densities are consistent with the existing General Plan, the Area Plan land use designations, zoning, and CSD development standards. The Project includes requests for approval of a vesting tentative tract map to create 249 lots, a conditional use permit (CUP) for development within a Hillside Management Area, the grading of more than 100,000 cubic yards of earth and construction and maintenance of a water tank, and an oak tree permit. While the Project would have one mass grading plan and storm drain plan for the entire Project site, the Project could be constructed in up to six phases, with the commercial portion constructed during

Phase 5. The Los Angeles County Waterworks District No. 36 would provide water to the Project, the Los Angeles County Sewer Maintenance Division would operate the pump station, and the Los Angeles County Sanitation District would provide wastewater treatment collection and treatment.

The Project's system of public streets would access Del Valle Road. The extension of Chiquito Canyon Road (as Sterling Parkway) would provide access to the Project site and would include four new intersections with local roadways constructed within the Project site.

The Project site is primarily undeveloped, with the exception of one single-family residential structure, unimproved hiking trails and dirt roads. The Project would demolish and remove the existing on-site residential structure, which is located off Hunstock Street and Coolidge Avenue (proposed Sterling Parkway).

The Project would require an Oak Tree Permit (OTP No. 200700007) to remove two jurisdictional oak trees. The two trees are located at the corner of Hunstock Street and what is currently Coolidge Avenue.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT

Based on a preliminary review of the proposed Project consistent with section 15060 of the CEQA Guidelines, the County has determined that an EIR should be prepared for this proposed Project. In addition, consistent with section 15082 of the CEQA Guidelines, the County has identified the following probable environmental effects of the Project, which will be addressed in the EIR for this project:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology / Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology / Water Quality
- Noise
- Public Services
- Recreation
- Transportation / Traffic
- Tribal Cultural Resources

- Utilities / Services Systems
- Wildfire

The County has determined that there is not a likelihood of potentially significant effects related to the following environmental topics:

- Agricultural and Forestry Resources
- Energy
- Land Use / Planning
- Mineral Resources
- Population / Housing

The EIR will include information on the reasons why these effects were determined not to be significant and are therefore not addressed in detail in the EIR.

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 meetings 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 Thursday August 29, 2019 at 6:30 PM at the following location:

Live Oak Elementary
27715 Saddleridge Way
Castaic, CA 91384

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

PUBLIC REVIEW PERIOD: The County has determined to make this NOP available for public review and comment pursuant to Title 14, section 15082(b) of the California Code of Regulations. The comment period for the NOP begins on Monday, August 5, 2019 and ends on Thursday, September 5, 2019.

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

Please direct all written comments to the following address:

Steven Jones
County of Los Angeles
Department of Regional Planning
Land Divisions Section
320 West Temple Street, Room 1362
Los Angeles, CA 90012
Tel: 213-974-6433
Fax: (213) 626-0434
sdjones@planning.lacounty.gov

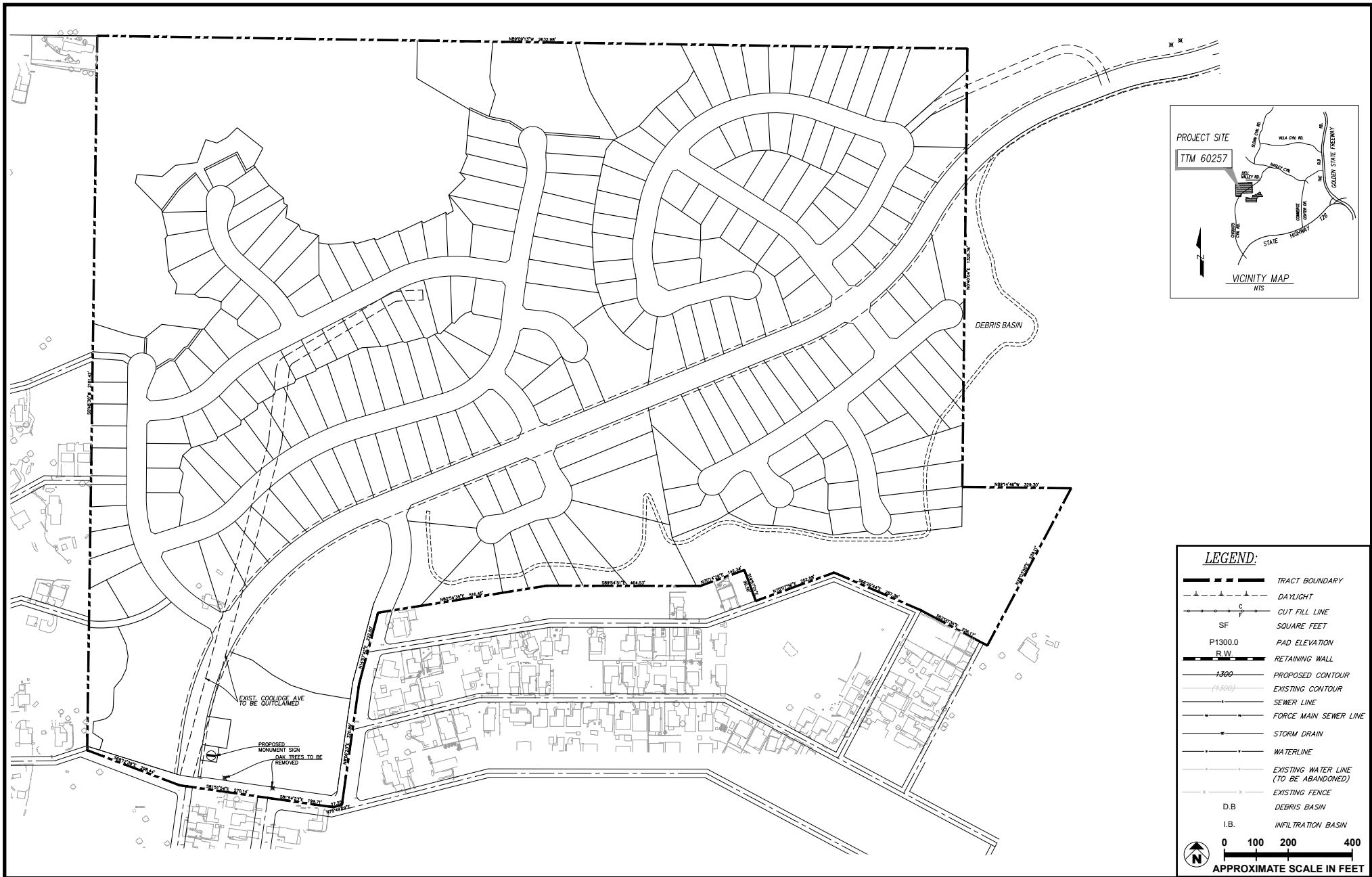
All written responses will be included as Appendices in the Draft EIR and their contents considered in accordance with State and County environmental guidelines.

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:

- Castaic Library, 27971 Sloan Canyon Road, Castaic, CA 91384
- Stevenson Ranch, 25950 The Old Road, Stevenson Ranch, CA 91381

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/03-250>.

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



SOURCE: Sikand - February 2019

FIGURE 1



SOURCE: Sikand - February 2019

FIGURE 2