



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



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NOTICE OF HEARING EXAMINER PUBLIC MEETING

NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT FOR

“STERLING RANCH ESTATES”

**PROJECT NO. 03-250-(5)
VESTING TENTATIVE TRACT MAP NO. 060257
CONDITIONAL USE PERMIT NO. 03-250
OAK TREE PERMIT NO. 200700007
ENVIRONMENTAL ASSESSMENT NO. 03-250
STATE CLEARINGHOUSE NO. 2019080092**

The Los Angeles County Department of Regional Planning, acting in the capacity of "Lead Agency" under the County Environmental Guidelines, Chapter III, Section 304, has filed a "Notice of Completion and Availability" of a Draft Environmental Impact Report (DEIR) for the Project. This document has been prepared in accordance with, and pursuant to, the California Environmental Quality Act (CEQA), as amended; Public Resources Code, Section 21000, *et seq.*; and the "Guidelines for Implementation of the California Environmental Quality Act" (State CEQA Guidelines), California Code of Regulation, Title 14, Chapter 15000, *et seq.*, (including Section 15160).

PUBLIC REVIEW PERIOD

The formal public review period for the DEIR will be from November 11, 2021, to January 9, 2022 (60 days). All comments received by the closing of the public review period will be considered in the Final EIR.

SITE LOCATION

Vesting Tentative Tract Map Site (VTTM site) is located at 29053 Coolidge Avenue within the Val Verde community of the Castaic Community Area of the Santa Clarita Valley in the County of Los Angeles. Off-site components are shown in the Project Vicinity Map.

PROPOSED PROJECT

VTTM No. 60257 would subdivide the VTTM site into a total of 222 detached single-family residential lots on 57.9 acres; a private recreation pocket park on 0.2 acres; a private recreation lot on 3.4 acres; 21,000 sq. ft. of commercial uses on 2.5 acres; seven open space lots on approximately 22.5 acres; six homeowner association (HOA) lots on 0.1 acres; two access road lots on 0.1 acres; three debris basin lots on 1.0 acre, two debris/infiltration basin lots on 3.5 acres, and one infiltration basin on 3.0 acres; a pump station on a 0.1 acre lot; and 19.6 acres of public

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right-of-way and private and future streets on 113.9 acres within Zone R-1 on 113.9 acres. The Project would provide a private trail ten feet in width along the southern portion of the Project site, as well as the dedication of 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 Project site also includes off-site components including 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 approximately 2.2 miles westerly from the Project site, and in the vicinity of the existing Cuyama water tank site.

SUMMARY OF SIGNIFICANT ENVIRONMENTAL IMPACTS

The Draft EIR concluded that impacts associated with the Sterling Ranch Estates Project would result in significant and unavoidable impacts related to transportation.

HEARING EXAMINER MEETING

A virtual (online) public meeting on the DEIR has been scheduled before the Los Angeles County Department of Regional Planning Hearing Examiner on Tuesday, December 14, 2021, starting at 6:00 p.m. and ending after the last testifier or 9:00 p.m., whichever occurs first.

The virtual hearing will be via ZOOM at the following link:

<https://zoom.us/j/91773366513>

Or One tap mobile:

US: +16699006833,,91773366513# or +13462487799,,91773366513#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 346 248 7799 or +1 253 215 8782 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or 888 475 4499 (Toll Free) or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free) or 877 853 5257 (Toll Free)

Webinar ID: 917 7336 6513

International numbers available: <https://zoom.us/u/a453aNJK3>

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 jsackett@planning.lacounty.gov.

REGIONAL PLANNING COMMISSION PUBLIC HEARING

A virtual (online) public hearing on the proposed project and the DEIR will be scheduled before the Los Angeles County Regional Planning Commission at a time and date to be determined.

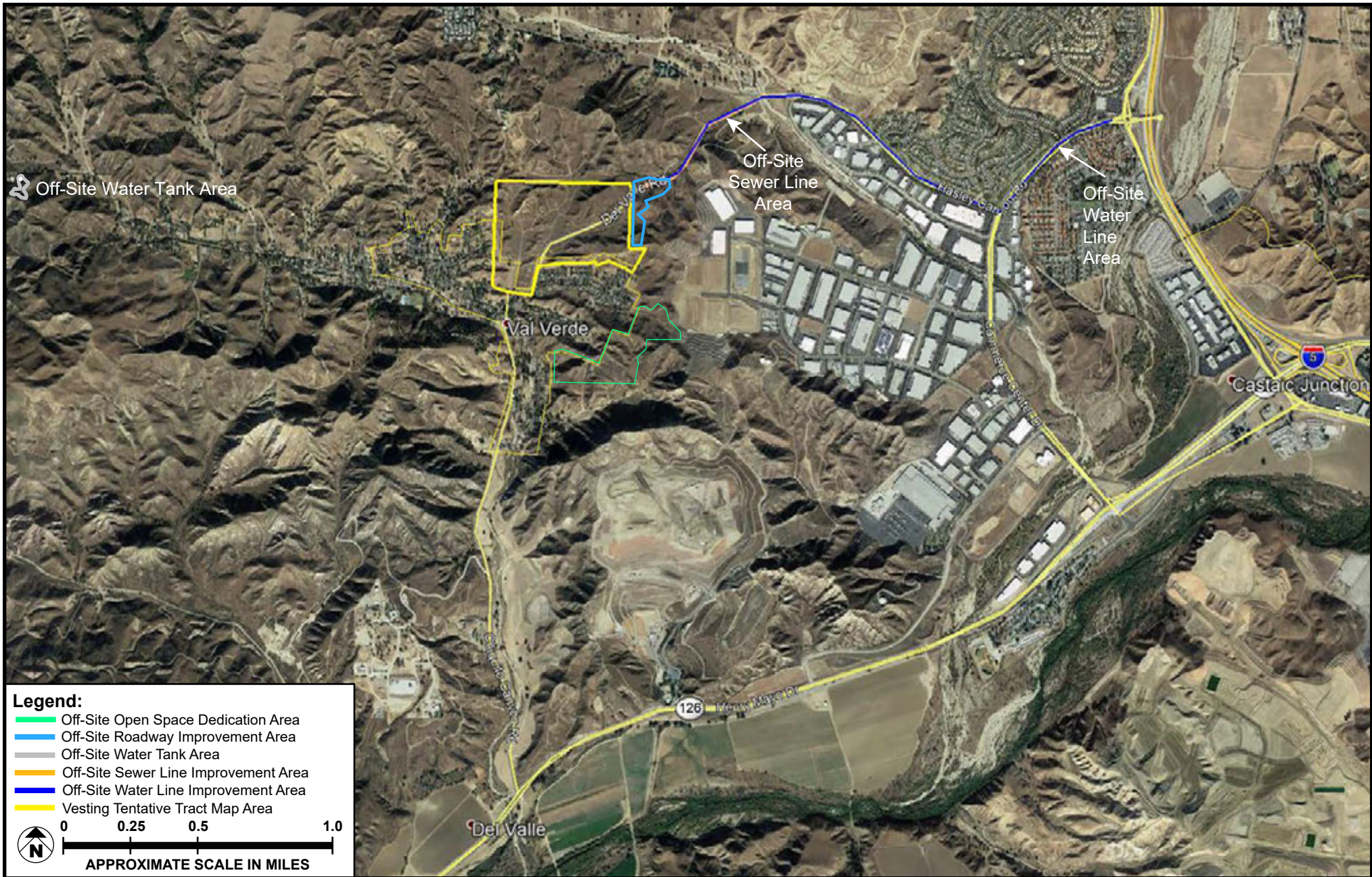
REVIEWING LOCATION

To ensure public access to the DEIR, an electronic version of the document will be available on the Department's website at <http://planning.lacounty.gov/case>, and by typing the project or case number (03-250 or 060257) into the Search Case Archive Window.

Please submit any written comments on the DEIR to Mr. Jodie Sackett of the Department of Regional Planning at the below address. You may also e-mail your written comments to Mr. Sackett at jsackett@planning.lacounty.gov. Should you need to phone for any questions, please call 213-974-6411 and leave a voice message.

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All written responses will be included in the Final EIR which will be posted at the Department website location listed above.



SOURCE: Google Earth - 2020