



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: July 16, 2020

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): “Castaic Mountainview Apartments” / Project No. R2014-01512 / Case No(s). Conditional Use Permit (“CUP”) 201400061, Oak Tree Permit (“OTP”) 201400025, Zone Change (“ZC”) 201400007, Environmental Assessment (“EA”) 201400120

PROJECT APPLICANT: Moshe Tzemach, 4804 Laurel Canyon Blvd. #599, Valley Village, CA 91607 and Castaic Mountainview Apartments, LLC, Attn: Jeff Preach, 31744 Castaic Rd., Suite 201, Castaic, CA 91384

PROJECT LOCATION: West side of The Old Road at Romeo Canyon Road
APN: 2865-019-014, -015, -064, -065, -066 & 2865-012-003

PROJECT DESCRIPTION: The project includes 648 apartment units, including 354 one-bedroom units, 234 two-bedroom units and 60 three-bedroom units in 24 apartment buildings. The project also includes an area within the M-1 Zone for future commercial and light industrial development with potential for up to 344,995 square feet of building area. The project proposes grading of approximately 872,650 cubic yards of cut and 872,650 cubic yards of fill, to be balanced on site. The project includes a request to change the zoning of APN 2865-019-066 from R-1 to RPD-18U, encompassing an area of 21.28 acres. The project proposes removal of 59 oak trees and encroaching into the protected zones of an additional 48 oak trees of ordinance size. The project site includes a total area of 105.52 acres.

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 and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Noise
- Public Services
- Recreation
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Services Systems
- Wildfire
- Mandatory Findings of Significance

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

- Agricultural/Forestry Resources
- Energy
- Mineral Resources
- Population/Housing

The County proposes that the EIR indicate 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 meeting 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 August 6, 2020 at 2:00 PM Pacific Time at the following location:

<https://us02web.zoom.us/j/81274730632>

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 rclaghorn@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 July 16, 2020 and ends on September 16, 2020.

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:

Richard Claghorn
County of Los Angeles
Department of Regional Planning
Zoning Permits North Section
320 West Temple Street, Room 1348
Los Angeles, CA 90012
Tel: 974-893-7015
rclaghorn@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 at the Department of Regional Planning's website at:

<http://planning.lacounty.gov/ceqa/notices>.

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

