



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



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

DATE: April 21, 2021

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): Brookview Ranch Project, Project No. 2019-000358-(3), Permit No. RPPL2019000683, Case No. RPPL2019004075

PROJECT APPLICANT: Brookview Ranch, LLC

PROJECT LOCATION: APNs 2063-003-026 and 2063-003-028, 2972 Triunfo Canyon Road, Agoura Hills, California 91301

PROJECT DESCRIPTION: Brookview Ranch, LLC (Brookview Ranch, or Brookview), the Owner of Brookview Ranch and the Applicant, seeks a Significant Ecological Area (SEA) Conditional Use Permit (CUP) from the County of Los Angeles (County) Department of Regional Planning (DRP) to convert an existing outdoor dance pavilion used for outdoor weddings into an event facility with a sound-insulated event facility reception building and ancillary structures, reconstruct structures damaged in the 2018 Woolsey Fire, install an access bridge over Triunfo Creek, and improve water and wastewater infrastructure on 23 acres of land. The proposed Project site is currently used as an outdoor dance pavilion and equestrian facility. It contains outdoor dance pavilion facilities, equestrian barns, and ancillary structures associated with the outdoor dance pavilion, equestrian uses, or both, as well as a Caretaker's Residence. Twenty-one structures that support these uses are located on the proposed Project site with two structures damaged by the 2018 Woolsey Fire to be reconstructed as part of the proposed Project. Of the total proposed Project site building area of 54,150 square feet (sf), 7,907 sf support the outdoor dance pavilion uses; 45,120 sf support the equestrian uses; and 1,123 sf comprise the Caretaker's Residence. The proposed Project would demolish five existing structures. In the same location as some of the structures that would be demolished, the proposed Project would construct a sound-insulated event facility reception building. The proposed Project would also construct a new Caretaker's Residence in the same location as the existing Caretaker's Residence and replace the Bride's Dressing Room and a horse barn that were damaged in the Woolsey Fire. At proposed Project completion, there would be 20 structures on the proposed Project site, with a total of 55,557 sf. Of the proposed Project site building area, 8,891 sf would support the event uses; 43,342 sf would support the equestrian uses; and 3,324 sf would comprise the Caretaker's Residence.

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:

- Biological Resources
- Cultural Resources
- Hydrology/Water Quality
- Land Use and Planning
- Noise
- Transportation
- Tribal Cultural Resources
- Wildfire

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

- Aesthetics
- Agricultural Resources
- Air Quality
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Utilities/Services

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 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 June 10, 2021 12:00 PM Pacific Time (US and Canada) at the following location:

You are invited to a Zoom webinar.

When: June 10, 2021 12:00 PM Pacific Time (US and Canada)

Topic: EIR Scoping Meeting

Please click the link below to join the webinar:

<https://zoom.us/j/91951141741>

Or One tap mobile :

US: +16699006833,,91951141741# or +13462487799, 91951141741#

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 +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 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: 919 5114 1741

International numbers available: <https://zoom.us/u/abbTxtu0dj>

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 mgies@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 June 10, 2021 and ends on July 10, 2021.

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:

Martin Gies, AICP
County of Los Angeles
Department of Regional Planning
Coastal Permits Section
320 West Temple Street, Room 1348
Los Angeles, CA 90012
Tel: (213) 974-6411 or (213) 974-0051
Fax: (213) 626-0434
Email: mgies@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. Please contact the Department to schedule an appointment as the Departments offices remain closed due to COVID-19 requirements.

The NOP and Initial Study are also available for review at the following locations:

Agoura Hills Library
29901 Ladyface Court
Agoura Hills, CA 91301

Topanga Library
122 N. Topanga Canyon Blvd.
Topanga, CA 90290

The public is also encouraged to visit the Department of Regional Planning's website to review the initial study at https://planning.lacounty.gov/assets/upl/case/2019-000358_initial-study.pdf .

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