



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



Amy J. Bodek, AICP  
Director

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

**DATE:** July 18, 2018

**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):** "Tapia Ranch," Project No. R2012-02667, Vesting Tentative Tract Map No. 072126, Conditional Use Permit No. 201200154, Oak Tree Permit No. 201200047, Environmental Assessment No. 201200287

**PROJECT APPLICANT:** Howard Justus, DACA/Castaic, LLC, 11656 Hotel Circle South, Suite 310, San Diego, CA 92108

**PROJECT LOCATION:** Tapia Canyon Road, Castaic, CA 91384,  
**APNs:** 2865-005-002, -003, -005, -006, -008, -017, -018, -019, -020, -021, -024, and -025; 2865-006-001, -002, -011, -012, -013, and -014; 2865-021-016; 3244-023-017; 3244-024-011 and -013

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The 1,167-acre project site is located in the Santa Clarita Valley in the unincorporated Castaic community of northern Los Angeles County, east of the Golden State (I-5) Freeway and Castaic Creek along Tapia Canyon Road, south of Lake Hughes Road, south and west of the Angeles National Forest, southeast of Castaic Lake and Castaic Lagoon, and north of the County Sheriff Department's Peter J. Pitchess Detention Center. The Tapia Ranch project is adjacent to the Tesoro del Valle project.

**PROJECT DESCRIPTION:** DACA/Castaic, LLC. (Applicant) proposes the Tapia Ranch project. The Tapia Ranch project is a proposed phased development of 511 lots, consisting of 405-unit single-family residential lots, one public park, eight open space lots, one water tank, one water pump lot, 63 HOA/Basin Lots, one park trails lot, nine flood control district lots, 21 private and future street lots, and one private street lot (Project).

The proposed Project site consists of approximately 1,167± acres. An additional 330± acres located beyond the tract map's boundaries have been included in the project area for environmental compliance purposes: 150± acres between Castaic Road (to the west) and the subdivision's western boundary for public street, trail, and flood control purposes; 150± acres between Casa Luna Place (to the east) within Tesoro del Valle (Tract 51644) and the subdivision's eastern boundary for gated "private driveway" (emergency-access only) purposes; and 30± acres within the tract map's boundaries identified as "Other Private Inholdings".

Approximately 75 percent of the tract map area is proposed to be made subject to an open space easement, retained as open space, and/or conveyed, in whole or in part, to a conservation management agency and/or to another qualifying organization for the long-term conservation and management of those lands. A 5.6-gross (4.7-net) acre park will be developed within the tract map's boundary.

The "primary" unrestricted public access to the tract map area will be obtained from Tapia Canyon Road, via the construction of a replacement bridge crossing at Castaic Creek and other associated improvements to that roadway extending eastward from Castaic Road. Additional right-of-way and easements will need to be obtained from the County's abutting real property in order to allow improvements to Tapia Canyon Road in compliance with County road standards. Once the proposed improvements have been accepted by the County, maintenance responsibilities of the various facilities will be divided between various County Agencies including but not limited to the Los Angeles County Department of Public Works; Los Angeles County Department of Parks and Recreation; and County Sanitation Districts of Los Angeles County. In addition, right-of-way and easements will need to be obtained from the City of Santa Clarita owned real property located between the tract map area and the terminus of the existing public Tapia Canyon Road.

As proposed, the "secondary" vehicular access will extend from Tract Map No. 072126 through a portion of Tesoro del Valle (Tract Map No. 51644 and Tract Map No. 51644-1) and will physically link to an existing, improved public road but will not be open to the general public use. The gated secondary access will be limited to emergency access

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only. Depending on the length of the connection road, grading for the secondary access will range from 250,000 cubic yards cut and fill to 2,165,000 cubic yards cut and fill. A Joint Cooperation Agreement has been executed between the property owners of the undeveloped portion of Tesoro del Valle and Tapia Ranch.

The Tapia Ranch development will be constructed in the following two phases: (1) 133 single-family dwelling units; and (2) 272 additional single-family dwelling units. The provision of public facilities and associated improvements will also be phased. Grading will be balanced on-site and include 5,332,700 cubic yards cut, 5,423,050 cubic yards fill, and 178,200 cubic yards over-excavation (not including the grading required for the secondary access).

For the purpose of cumulative impact assessment, whereby the environmental impacts of the proposed action are examined in combination with the likely environmental effects of other reasonably foreseeable future actions, the cumulative impact analysis will be presented in the upcoming Environmental Impact Report (EIR).

The project entails a vesting tentative tract map (TR072126); a conditional use permit (CUP) for hillside management, grading exceeding 100,000 cubic yards, density-controlled development, clustering in the Castaic Area Community Standards District (CSD), and encroachment into the Significant Ridgeline; and an oak tree permit for the removal of 12 oak trees (including 2 heritage) and encroachment of 12 oak trees (including 4 heritage).

**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
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing

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- Public Services
- Recreation
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Services Systems

**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 projects 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 16, 2018 at 6:00 p.m. at the following location:

Castaic Sports Complex  
31230 Castaic Road, Castaic, CA 91384  
(661) 775-8865

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 [lhikichi@planning.lacounty.gov](mailto:lhikichi@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 August 1, 2018 and ends on August 31, 2018.

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:

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