



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Amy J. Bodek, AICP  
Director

**NOTICE OF PUBLIC HEARING  
AND CONSIDERATION OF A FINAL ENVIRONMENTAL IMPACT REPORT (FEIR)**

**FOR**

**TESORO DEL VALLE PROJECT  
CONTINUED FROM JUNE 27, 2018  
PROJECT NO.: 92074-(5)**

**CONDITIONAL USE PERMIT NO.: 200600210**

**OAK TREE PERMIT NO. 201000029**

**HOUSING PERMIT NO.: 2016001958**

**ENVIRONMENTAL ASSESSMENT NO. 200600166**

**STATE CLEARINGHOUSE NUMBER 2016101032**

**RECEIVED  
STATE OF CALIFORNIA**

**JUL - 5 2018**

**SMMC  
MALIBU**

The Los Angeles County ("County") Regional Planning Commission ("Commission") will conduct a public hearing to consider the FEIR and project described below. You will have an opportunity to testify, or you can submit written comments to the planner below or at the public hearing. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised before or at the public hearing.

**HEARING DATE AND TIME:** August 1, 2018 at 9:00 a.m.

**HEARING LOCATION:** 320 West Temple St., Hall of Records, Rm. 150, Los Angeles, CA 90012

**PROJECT LOCATION:** The Project site is located in unincorporated Los Angeles County and within the community of Santa Clarita. The Project is proposed to extend north of Avenida Rancho Tesoro & northwest of Casa Luna Place.

**PROJECT DESCRIPTION:** The proposed revision to Revised Vesting Tentative Tract Map ("RVTTM") 51644-1 includes only the designated areas for Phases B and C and the unrecorded portion of Phase A which is largely built-out. Phase D is not a part of this revised tract map. The previously approved unit count for Phase A of the Tesoro del Valle Project was 1,552 units. However, when the designs for Phase A were completed, the final unit count was 1,077, resulting in a balance of 475 lots that were approved for development but were not constructed. These remaining 475 lots have been incorporated into the total planned units for Phases B and C. Total buildout for Phases B and C will include 820 residential units in a master-planned and partially gated community, which includes the originally approved 122 units for Phase B, 115 units approved for Phase C, and the remaining balance of 475 lots from Phase A.

**Project Entitlements:** The Project would require approval of the following entitlements: 1) Vesting Tentative Tract Map No. 51644-1 to subdivide 1274.6 acres into a total of 820 dwelling units; 2) Conditional Use Permit No. 200600210 to authorize a density-controlled development within a Significant Ecological Area and Hillside Management Area, and

grading of more than 100,000 cubic yards; 3) Oak Tree Permit for the removal of 11 oak trees and one encroachment; and a 4) Discretionary Housing Permit for a 21.2 percent density bonus to develop an additional 108 units, in exchange for designating 365 dwelling units as senior units.

**ENVIRONMENTAL DOCUMENTATION:** As the lead agency, pursuant to the California Environmental Quality Act ("CEQA"), the County Regional Planning Commission will consider the certification of the Environmental Impact Report ("EIR"), which includes the Final EIR ("FEIR") and Draft EIR ("DEIR"). The Commission will also consider adoption of the County Mitigation Monitoring and Reporting Program ("MMRP"), the CEQA Findings of Fact, and a Statement of Overriding Considerations. The FEIR will be available for review at least 10 days prior to the public hearing date (Cal. Code of Reg. Title 14 Chap. 3 ss 15089(b)).

For more information regarding this application, contact Marie Pavlovic or Steven Jones at (213) 974-6433 or [mpavlovic@planning.lacounty.gov](mailto:mpavlovic@planning.lacounty.gov), [sdjones@planning.lacounty.gov](mailto:sdjones@planning.lacounty.gov) or by mail at Los Angeles County Department of Regional Planning, 320 W. Temple St., Los Angeles, CA 90012. Case materials are available online at <http://planning.lacounty.gov/case/view/92074-5>, and at the following libraries:

Castaic Library  
27971 Sloan Canyon Road  
Castaic, California 91384

Valencia Public Library  
23743 West Valencia  
Boulevard  
Santa Clarita, California  
91355

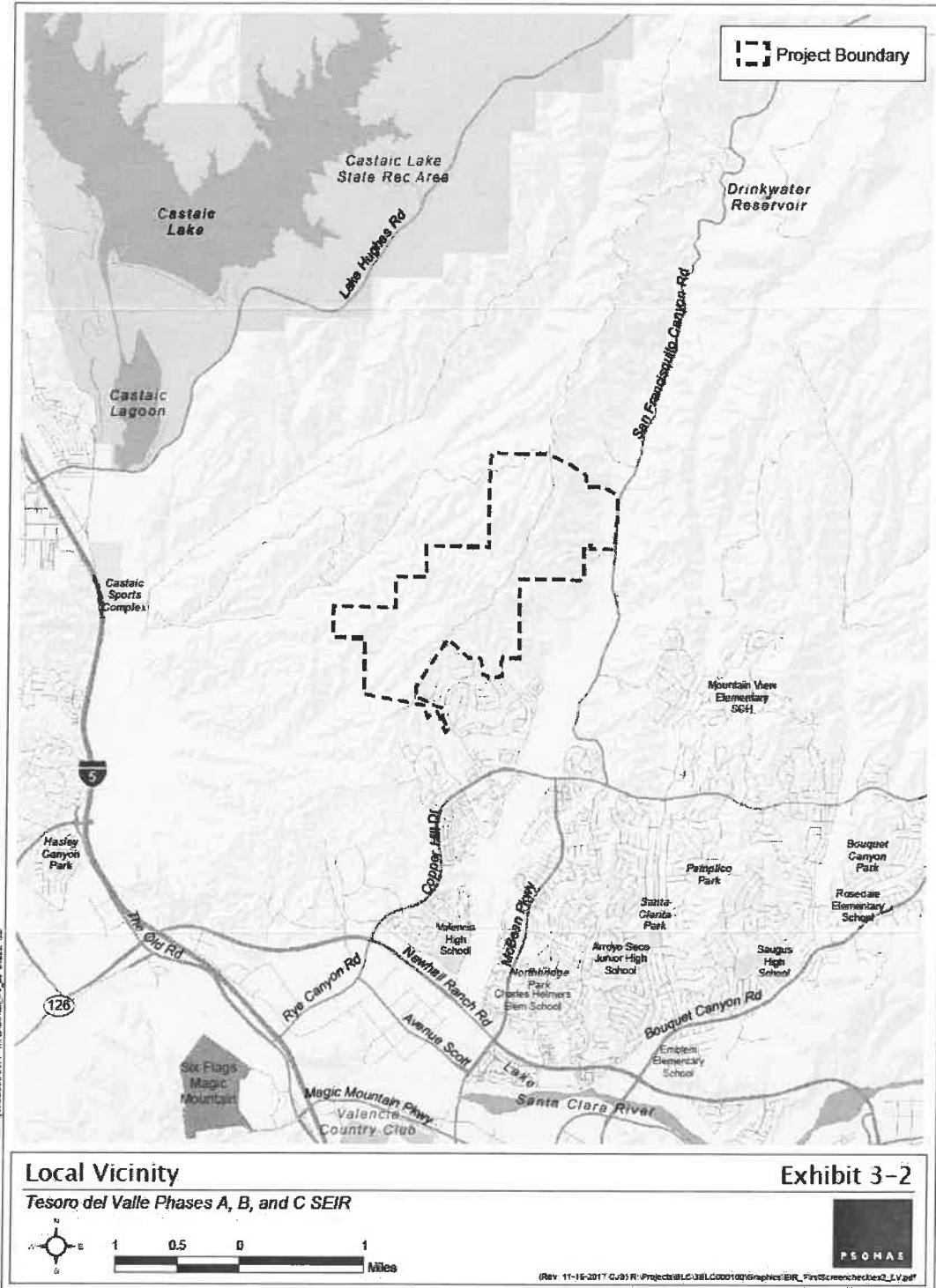
Old Town Newhall Library  
24500 Main Street  
Santa Clarita, California  
91321

Canyon County JoAnne  
Darcy Library  
18601 Soledad Canyon  
Road  
Santa Clarita, California  
91351

Stevenson Ranch Library  
25950 The Old Road  
Stevenson Ranch,  
California 91381

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD) with at least 3 business days' notice. **Si necesita más información por favor llame al (213) 974-6466.**

# PROJECT VICINITY MAP



**Local Vicinity**  
*Tesoro del Valle Phases A, B, and C SEIR*

**Exhibit 3-2**



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