

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Calgrove Self Storage Project

Lead Agency: Los Angeles County Department of Regional Planning Contact Person: Michelle Fleishman
 Mailing Address: 320 West Temple Street, Los Angeles, CA 90012 Phone: (213) 974-6411
 City: Los Angeles Zip: 90012 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Unincorporated Newhall
 Cross Streets: The Old Road & Towsley Canyon Rd Zip Code: 91321
 Longitude/Latitude (degrees, minutes and seconds): 34°21'15.969" N/-118°33'4.5606" W Total Acres: 5.26
 Assessor's Parcel No.: 2826-023-026 Section: 03, 04, 09, 10, 11, 14, 15, 16, 22 Twp: 3N Range: 16W Base:
 Within 2 Miles: State Hwy. #: I-5 Waterways: None

Wiley Canyon ES, Rise and Shine PS, Peachland ES, Garden Patch PS, Village Country Day PS, Santa Clarita School of Performing Arts, Old Orchard ES, Little Shepherd's Nursery School

Airports: None Railways: None Schools: None

Document Type:

CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other: ☐ Mit Neg Dec Other: ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☒ Site Plan ☐ Land Division (subdivision, etc.) ☒ Other: Oak Tree Permit

Development Type:

☐ Residential: Units _____ Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☒ Industrial: Sq.ft. 94,668 Acres 2.17 Employees 5
☐ Educational _____
☐ Recreational _____
☐ Water Facilities: Type _____ MGD _____
☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW _____
☐ Waste Treatment: Type _____ MGD _____
☐ Hazardous Waste: Type _____
☐ Other: _____

Project Issues Discussed in Document:

☒ Aesthetics/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater
☒ Archaeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☒ Greenhouse Gas Emissions ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Minerals ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Noise ☒ Toxic/Hazardous ☐ Cumulative Effects
☐ Economic/Jobs ☒ Population/Housing Balance ☒ Traffic/Circulation ☐ Other:
☒ Energy ☒ Public Services/Facilities ☒ Tribal Cultural Resources

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g., Notice of Preparation or previous draft document) please fill in.

Present Land Use/Zoning/General Plan Designation:

Vacant / M-1 (Light Industrial) / IL (Light Industrial)

Project Description: *(please use a separate page if necessary)*

The proposed Project would involve the construction of a four-story self-service storage facility with a total floor area of 94,668 square feet (SF), comprised of 92,676 SF of self-storage floor area, 1,200 SF of office, and 792 SF of on-site manager's residence. Implementation of the proposed Project requires removal of seven oak trees and encroachment of eight at the parcel.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # _____	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	X ☐ Regional WQCB # <u>4</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mountains Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mountains Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	X ☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☐ Fish & Wildlife Region # _____	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
X ☐ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date: September 28, 2026

Ending Date: October 28, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Psomas

Applicant: Tom Wong - TCD Development, LLC

Address: 5 Hutton Centre Drive, Ste 300

Address: 32123 Lindero Canyon Road, Ste 220

City/State/Zip: Santa Ana, CA 92707

City/State/Zip: Westlake Village, CA 91361

Contact: Jessica Hitchcock

Phone: (818) 434-7128

Phone: (626) 204-6565

Signature of Lead Agency Representative: _____

Samuel Z. Dea

Date: 9/21/26

Authority cited: Sections 21083 and 21087, Public Resources Code, Reference: Section 21161, Public Resources Code.