



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

April 14, 2015

TO: Librarian
Acton Agua Dulce Library
33792 Crown Valley Road
Acton, CA 93510

FROM: Lynda Hikichi *LH*
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

**SUBJECT: PROJECT NO. PM068736
VESTING TENTATIVE PARCEL MAP NO. 068736**

The above mentioned permit is scheduled for a Public Hearing before the Regional Planning Commission of Los Angeles County on May 20, 2015.

Please have the materials listed below available to the public through June 4, 2015.

If you have any questions regarding this matter, please contact Lynda Hikichi of the Department of Regional Planning at (213) 974-6433.

Thank you.

Attachments:

1. Notice of Public Hearing / Vicinity Map
2. Factual
3. Environmental Documents (Initial Study and MMRP)
4. Tentative Parcel and Exhibit Maps

**THE DEPARTMENT OF REGIONAL PLANNING
COUNTY OF LOS ANGELES**

NOTICE OF PUBLIC HEARING

The Los Angeles County Regional Planning Commission will conduct a public hearing on the following project and consider a Mitigated Negative Declaration. You will have an opportunity to testify or submit written comments.

Date and Time: Wednesday, May 20, 2015 at 9:00 a.m.

Hearing Location: Room 150, 320 West Temple Street, Los Angeles, CA 90012

Permit(s): Project No. PM068736. (5) / Vesting Tentative Parcel Map No. 068736

Project Location: West end of Sourdough Road, Acton
(APN 3217-019-013)

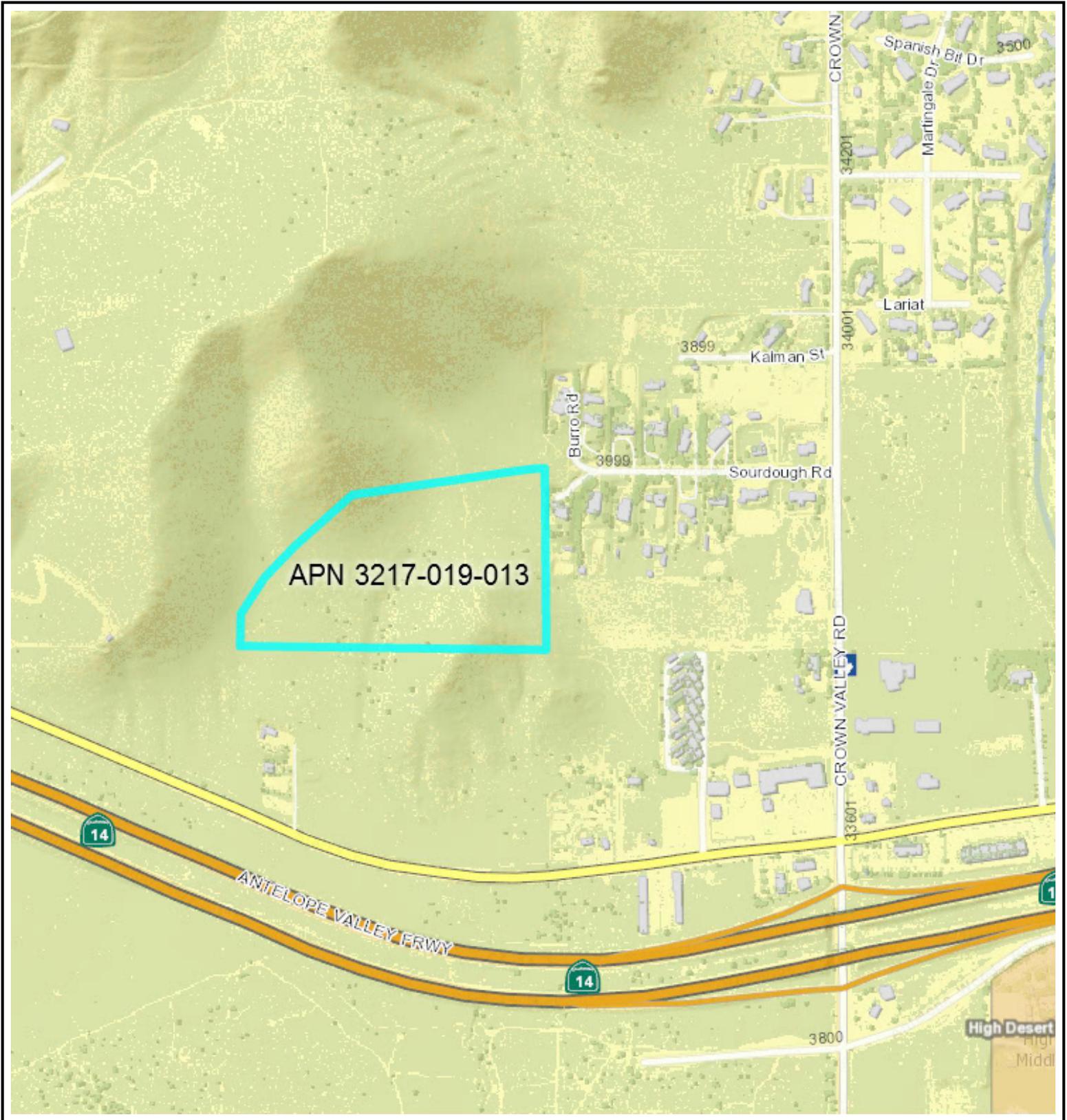
Description: Vesting Tentative Parcel Map No. 068736 dated May 13, 2014 is a proposal to subdivide 20.84 acres into two residential lots in an A-1-1 (Light Agricultural) zone. The lot split would divide the lot into two lots of 10.20 acres (Parcel 1) and 10.64 acres (Parcel 2), respectively. The two-lot subdivision involves 46,500 cubic yards of cut and 46,500 cubic yards of fill, totaling 93,000 cubic yards. Access to the proposed subdivision is via an easement on a neighbor's property identified with Assessor's Parcel Number 3217-027-035. The project will result in the loss of an estimated 100-200 juniper trees.

Add'l Info: Review case materials online at <http://planning.lacounty.gov/case> or at
Acton Agua Dulce Library
33792 Crown Valley Road
Acton, CA 93510
(661) 269-7101

Contact: Lynda Hikichi
Dept. of Regional Planning, 320 W. Temple St., Los Angeles, CA 90012
Telephone: 213-974-6433 Fax: 213-626-0434
E-mail: lhikichi@planning.lacounty.gov

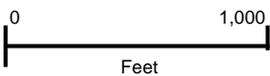
If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at 213-974-6488 (Voice) or 213-617-2292 (TDD) at least 3 business days notice.

Si necesita más información por favor llame al 213-974-6466.



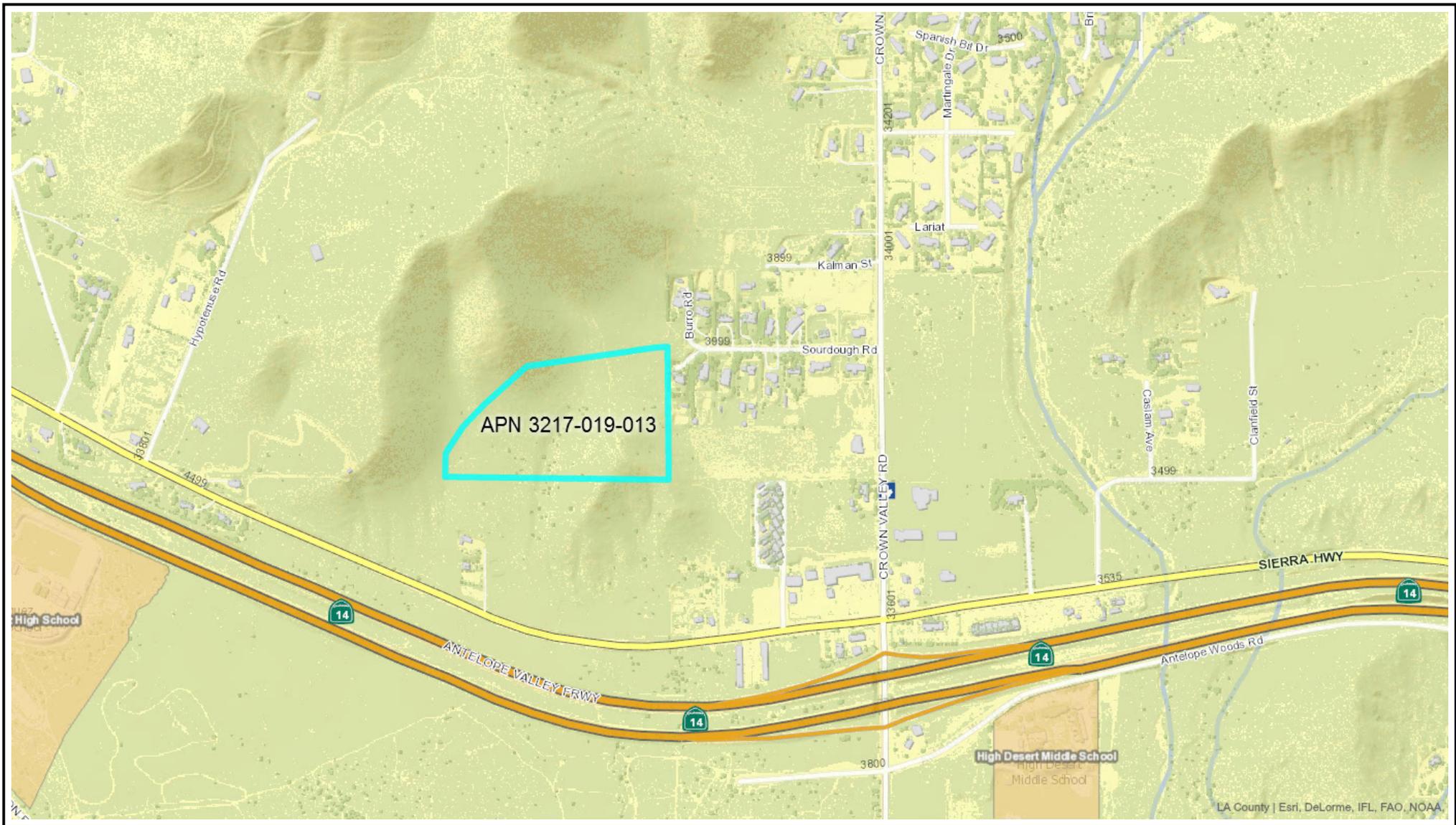
Created in GIS-NET3 PM068736 - Vicinity Map

Printed: Mar 31, 2015



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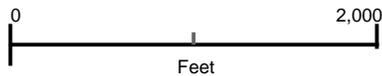


Created in GIS-NET3

PM068736 - Vicinity Map

Printed: Mar 31, 2015

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Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER **HEARING DATE**
PM068736 May 20, 2015

REQUESTED ENTITLEMENTS
Vesting Tentative Parcel Map No. 068736
Environmental Assessment No. 200700124

PROJECT SUMMARY

OWNER / APPLICANT

Alan and Jeanette Laslovich

MAP/EXHIBIT DATE

5/13/14

PROJECT OVERVIEW

To create two single-family residential lots on 20.84 acres located north of Sierra Highway, west of Crown Valley Road, and southwest of Sourdough Road. The lot split would divide the lot into two lots of 10.20 acres (Parcel 1) and 10.64 acres (Parcel 2), respectively. The two-lot subdivision involves 46,500 cubic yards of cut and 46,500 cubic yards of fill, totaling 93,000 cubic yards. Private on-site sewage disposal (septic) is proposed for the residences. Access to the proposed subdivision is via an easement on a neighbor's property identified with Assessor's Parcel Number 3217-027-035. The project will result in the loss of an estimated 100-200 juniper trees. The building pads for the proposed two lots are approximately 65,554 square feet (Parcel 1) and 65,897 square feet (Parcel 2) in size.

LOCATION

West end of Sourdough Road, Acton

ACCESS

Via a private easement from Sourdough Road

ASSESSORS PARCEL NUMBER(S)

3217-019-013

SITE AREA

20.84 Acres

GENERAL PLAN / LOCAL PLAN

Antelope Valley Area Plan

ZONED DISTRICT

Soledad

LAND USE DESIGNATION

N1 . Non-Urban 1 (0.5 du/ac)

ZONE

A-1-1 (Light Agricultural)

PROPOSED UNITS

2

MAX DENSITY/UNITS

10

COMMUNITY STANDARDS DISTRICT

Acton

ENVIRONMENTAL DETERMINATION (CEQA)

Mitigated Negative Declaration (Aesthetics for scenic vista/visual character and Biological Resources for the loss of juniper woodlands are environmental factors that would be potentially affected by this project).

KEY ISSUES

- Excessive number of juniper tree removals and impacts to juniper woodlands. Mitigation measures required due to the sensitivity of the habitat type.
- Excessive grading for the private driveways and large building pads. Grading of 93,000 cubic yards (46,500 cubic yards cut and 46,500 cubic yards of fill) proposed.
- Satisfaction of the following Sections of Title 22 of the Los Angeles County Code:
 - 22.44.126 (Acton CSD requirements)
 - 22.24.110 (A-1 Zone Development Standards)

CASE PLANNER:

Lynda Hikichi

PHONE NUMBER:

(213) 974 - 6433

E-MAIL ADDRESS:

lhikichi@planning.lacounty.gov

Environmental Checklist Form (Initial Study) – DRAFT
County of Los Angeles, Department of Regional Planning



Project title: “Sourdough Road Parcel Map” / Project No. PM068736 / Vesting Tentative Parcel Map No. 068736 / Environmental Assessment No. 200700124

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Lynda Hikichi, (213) 974-6433

Project sponsor’s name and address: Alan and Jeanette Laslovich, 3051 Clayvale Road, Acton, CA 93510

Project location: North of Sierra Highway, West of Crown Valley Road, and Southwest of Sourdough Road, Antelope Valley

APN: 3217-019-013 USGS Quad: Acton

Gross Acreage: 20.84 acres

General plan designation: Non-urban

Community/Area wide Plan designation: N1 – Non-Urban 1 (0.5 dwelling unit per acre), Antelope Valley Area Plan

Zoning: A-1-1 (Light Agricultural), Acton Community Standards District

Description of project: Alan and Jeanette Laslovich (owners) are proposing a vesting tentative parcel map to create two single-family residential lots on 20.8 acres located north of Sierra Highway, west of Crown Valley Road, and southwest of Sourdough Road. The lot split would divide the roughly trapezoidal lot, along a north-south line, into two lots of 10.20 acres (Parcel 1) and 10.64 acres (Parcel 2), respectively. The two-lot subdivision involves 46,500 cubic yards of cut and 46,500 cubic yards of fill, totaling 93,000 cubic yards. The subject property is under the jurisdiction of the Los Angeles County Waterworks District No. 37 and proposing to connect to an existing public water facility. Private on-site sewage disposal (septic) is proposed for the residences. Access to the proposed subdivision is via an easement on a neighbor’s property identified with Assessor’s Parcel Number 3217-027-035.

Surrounding land uses and setting: The project site is currently undeveloped and surrounded by residential development to the east and northeast; and undeveloped land to the north, west, and south. There is commercial development farther to the southeast of the project site. There are some rural residences farther to the northwest.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

<i>Public Agency</i>	<i>Approval Required</i>
_____	_____
_____	_____

Major projects in the area (nearby the project site):

<i>Project/Case No.</i>	<i>Description and Status</i>
<u>88061/TR45613 / CP88061</u>	<u>Seven single-family lots on 16.2 acre and CUP for hillside management: Denied due to Inactivity on December 7, 2004</u>
<u>PM06294 / PM06294</u>	<u>Four single-family lots on 20 acres: Approved on August 21, 2007</u>
<u>93148 / CP 93148</u>	<u>Wireless Telecommunications Facility – Approved on July 11, 1994</u>
<u>PM068707 / PM068707</u>	<u>Three single-family lots: Denied due to Inactivity on March 5, 2013</u>
<u>85223 / TR43748</u>	<u>Twelve single-family lots on 20 acres: Recorded on February 4, 1987</u>
<u>86370 / TR44477</u>	<u>Four single-family lots on 10 acres: Recorded on March 15, 1988</u>
<u>90126 / TR49370 / LP90126</u>	<u>Seven single-family lots on 8.16 acres and local plan amendment from N1 to N2: Denied due to Inactivity on March 13, 2005</u>
<u>93105 / CP93105 / VA93105</u>	<u>Alcohol CUP and variance for similar use within 500 ft. radius: Approved on December 15, 1993</u>
<u>90370 / PM16832</u>	<u>One Multi-family lot with 48 apartments and one commercial lot on 4.332 acres: Recorded on August 17, 1999</u>
<u>85543 / TR44355 / CP 85543 / ZC 85543</u>	<u>Four Industrial lots, one commercial lot, and one multi-family lot on 10.32, CUP for commercial building and truck stop in proposed M-1-DP zone, zone change from C-3 and R-3 to M-1-DP: Denied due to Inactivity on October 27, 1992</u>

Reviewing Agencies:

Responsible Agencies

- None
- Regional Water Quality Control Board:
 - Los Angeles Region
 - Lahontan Region
- Coastal Commission
- Army Corps of Engineers

Trustee Agencies

- None
- State Dept. of Fish and Wildlife
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
-

County Reviewing Agencies

- DPW:
 - Land Development Division (Grading & Drainage)
 - Geotechnical & Materials Engineering Division
 - Watershed Management Division (NPDES)
 - Traffic and Lighting Division
 - Environmental Programs Division
 - Waterworks Division
 - Sewer Maintenance Division

Regional Significance

- None
- SCAG Criteria
- Air Quality (Antelope Valley AQMD)
- Water Resources
- Santa Monica Mtns. Area
-

- Fire Department
 - Forestry, Environmental Division
 - Planning Division
 - Land Development Unit
 - Health Hazmat
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee
-

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Agriculture/Forest | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Services |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils | | |

DETERMINATION: (To be completed by the Lead Department.)
On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Synda Hile
Signature (Prepared by)

3-17-2015
Date

Noosh Pavidar
Signature (Approved by)

3/17/15
Date

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

- a) **Have a substantial adverse effect on a scenic vista?**

The project site is located about 1,341 feet from the Crown Valley Road, 991 feet from Sierra Highway, and 1,203 feet from the Antelope Valley Freeway (State Route 14). Crown Valley Road, Sierra Highway, and the Antelope Valley Freeway are not designated as Scenic Highways. However, the two residences are proposed on the sides of the hillside, within slopes of 25-50%, where they will be visible from all the surrounding roadways. Relocation of the building pads for the proposed residences on areas with lower elevations will diminish the effects on the scenic vistas from the roadways.

- b) **Be visible from or obstruct views from a regional riding or hiking trail?**

The closest proposed trails are located along Crown Valley Road and Sierra Highway. Vasquez Loop Trail is proposed along Crown Valley Road, located about 1341 feet from the project site. The Darrell Readmond Trail is proposed along Sierra Highway, located about 991 feet from the project site. The two residences are proposed on areas with slopes 25-50% and the residences will be visible from the proposed trails.

- c) **Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

The project site is presently undeveloped and contains undisturbed open space. Approximately 4.7 acres of the project site, mostly within the central portion of the site, contain California juniper/California buckwheat scrub. (Source: Results of a Biological Constraints Analysis letter report by PCR, May 8, 2014.) A total of 46,500 cubic yards of cut and 46,500 cubic yards of fill are proposed for the private driveways and fire lanes, and the large building pads for the two residences. Due to the location of the proposed residences and size of the building pads, an estimated 100-200 juniper trees will be removed. The juniper woodland impacts will be mitigated on a sliding scale based on the mitigation measures selected by the owners. There are no historical buildings on the project site.

- d) **Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?**

The project site is currently undeveloped; and surrounded by residential development to the east and northeast; and undeveloped land to the north, west, and south. There is commercial development farther to the southeast of the project site. There are some rural residences farther to the northwest. Single-family residences are proposed for the subject property and the proposed land use is consistent with the

surrounding character of the area. Proposed structures are subject to the guidelines and requirements of the Acton Community Standards District (CSD) and other applicable zoning standards. The two large building pads for the residences are proposed on areas with slopes of 25-50%; and the residences, graded slopes around the building pads, and fuel modification areas will be visible from the roadways, thus potentially affecting the scenic vistas. The location of the two proposed residences may degrade the existing visual character of the area.

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?

The proposal of two single-family residences would introduce an incremental increase in development within a rural area. The project would develop a second single-family residence on a property currently zoned for one single-family residence. The indoor and outdoor lighting for the proposed structures would introduce a source of new light in an area with limited lighting. The subject property is located within the Rural Outdoor Lighting District, and subject to all requirements and guidelines of this ordinance.

2. AGRICULTURE / FOREST

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is currently undeveloped and zoned A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area). The project site is identified as “Other Land” on the Farmland Mapping and Monitoring Program within the Division of Land Resource Protection of the California Department of Conservation. “Other Land” is non-agricultural land use and includes low density rural developments, timber, wetland, and riparian areas not suitable for livestock grazing, confined livestock, poultry, or aquaculture facilities, strip mines, borrow pits, and water bodies smaller than 40 acres, and vacant and nonagricultural areas surrounded by development. The project site is not considered farmland. The proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Source: California Department of Conservation, website accessed on August 6, 2014.

<p>b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The subject property is zoned A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) and the proposed single-family residences are permitted in this zone. The project site is undeveloped and is not presently used for agriculture. The proposed project is a permitted use within the current zoning. The proposed project site is not under a Williamson Act Contract and is not located within an Agricultural Opportunity Area. Source: California Department of Conservation, Division of Land Resource Protection, website accessed on August 6, 2014 and Regional Planning GIS website accessed on August 6, 2014.

<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The subject property is zoned A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) and is not zoned as forestland. The project site is not located in a National Forest area. The Angeles National Forests are located approximately 27,989 feet (5.3 miles) northwest and 17,582 feet (3.3 miles) southeast from the project site.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

The subject property is zoned A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) and is not zoned as forestland. The project site is not located in a National Forest area.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

The subject property is zoned A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) and is not zoned as forestland. The project site is not located in a National Forest area. Properties surrounding the subject property are not currently used for agricultural purposes or located in a National Forest area.

3. AIR QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Project construction would involve the short-term use of heavy-duty construction vehicles, which may generate air pollutant emissions. Fugitive dust emissions will be generated during grading and excavation of the site. Construction emissions (equipment exhaust, wind erosion, vehicle exhaust) would be short-term in nature, limited to the periods when construction activity is taking place. Thus, construction emissions should not add to the long-term air quality degradation. Daily emissions from construction sources are not expected to exceed daily SCAQMD emissions thresholds for criteria pollutants because of the limited nature of the proposed development. The project will be required to comply with local regulations in connection with fugitive dust control. Short-term construction activities with regard to air emissions are considered to be less than significant from these impacts.

The proposed project of subdividing an existing lot into two parcels should incrementally increase traffic in the area and could result in an incremental increase in emissions from stationary sources associated with natural gas and electrical consumption. Daily emissions from vehicular and stationary sources would not likely exceed daily SQAQMD emissions thresholds for criteria pollutants because of the limited operational activities associated with one or two single-family residences.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Project construction and operation would result in an incremental increase in emissions but not in excess of the state and federal significant thresholds. Total project grading would involve 46,500 cubic yards of cut and 46,500 cubic yards of fill, totaling 93,000 cubic yards.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is located within the South Coast Air Basin (SCAB), which is currently in non-attainment for several criteria pollutants. Operational activities associated with the proposed project in the addition of two new single-family residences would not result in a cumulative considerable increase in air pollutant emissions.

d) Expose sensitive receptors to substantial pollutant concentrations?

The proposed project entails subdividing an existing lot into two single-family residential parcels. The project site is located approximately 1,203 feet (0.22 mile) from the Antelope Valley Freeway, also known as the State Route 14. The project site is not located near heavy industrial uses. The nearest parks to the project site are the Acton Park, Acton Wash Wildlife Sanctuary, and Vasquez Rocks Natural Area, located approximately 8,371 feet (1.6 miles), 10,179 feet (1.93 miles), and 29,516 feet (5.6 miles) from the project site respectively. The nearest schools to the project site are the Vasquez High School, High Desert Middle School, Acton Elementary School, Meadowlark Elementary School, and Shiloh Christian School, located approximately 2,121 feet (0.4 mile), 2,703 feet (0.51 mile), 8,472 feet (1.6 miles), 9,099 feet (1.72 miles), and 10,405 feet (1.97 miles) respectively. The proposed project of subdividing an existing lot into two parcels will not expose sensitive receptors (e.g., schools and parks) to substantial pollutant concentrations.

e) Create objectionable odors affecting a substantial number of people?

Grading and construction activities may result in short-term fugitive dust or other potential emissions. Although there are single-family residences to the east and northeast of the subject property, properties directly to the north, east, and south of the project site are vacant. This project would not generate any objectionable odors.

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A total of 23 special-status plant species were reported in the vicinity based on CA Natural Diversity Database (CNDDDB) and California Native Plant Society (CNPS) within the nine-quadrangle search area, including San Gabriel manzanita (*Arctostaphylos glandulosa* ssp. *gabrielensis*), Nevin’s barberry (*Berberis nevinii*), slender mariposa lily (*Calochortus clavatus* var. *gracilis*), Palmer’s mariposa lily (*C. palmeri* var. *palmeri*), Plummer’s mariposa lily (*C. plummerae*), alkali mariposa lily (*C. striatus*), Peirson’s morning-glory (*Calystegia peirsonii*), Mt. Gleason paintbrush (*Castilleja gleasoni*), southern tarplant (*Centromadia parryi* ssp. *australis*), San Fernando Valley spineflower (*Chorizanthe parryi* var. *fernandina*), white-bracted spineflower (*C. xanti* var. *leucotheca*), slender-horned spineflower (*Dodecabea leptoceras*), California satintail (*Imperata brevifolia*), lemon lily (*Lilium parryi*), San Gabriel linanthus (*Linanthus concinnus*), sagebrush loeflingia (*Loeflingia squarrosa* var. *artemisiarum*), Peirson’s lupine (*Lupinus peirsonii*), Davidson’s bush-mallow (*Malacothamnus davidsonii*), Ojai navarretia (*Navarretia ojaiensis*), short-joint beavertail (*Opuntia basilaris* var. *brachyclada*), Rock Creek broomrape (*Orobanche valida* ssp. *valida*), Mason’s neststraw (*Stylocline masonii*), and Greata’s aster (*Symphotrichum greatae*). (Source: Biological Constraints Analysis (BCA) Letter Report, PCR Services Corporation (PCR), May 8, 2014.)

Due to lack of suitable habitat, or the study area being outside of the range of the species, the following plant species are not expected to occur: San Gabriel manzanita, Nevin’s barberry, Palmer’s mariposa lily, alkali mariposa lily, Mt. Gleason paintbrush, southern tarplant, San Fernando Valley spineflower, white-bracted spineflower, slender-horned spineflower, California satintail, lemon lily, San Gabriel linanthus, sagebrush loeflingia, Peirson’s lupine, Davidson’s bush-mallow, Ojai navarretia, Rock Creek broomrape, and Greata’s aster. (Source: Biological Constraints Analysis Letter Report, PCR, May 8, 2014.)

There is potential for several special-status plant species to occur within the study area due to the presence of potentially suitable habitat (i.e., California buckwheat scrub and California juniper woodland/California buckwheat scrub habitats). These include slender mariposa lily, Plummer’s mariposa lily, Peirson’s morning-glory, short-joint beavertail, and Mason’s neststraw. Approximately 14.0 acres of California buckwheat scrub occurs on-site through the study area. Approximately 4.7 acres of California juniper/California buckwheat scrub occurs on-site within the central portion of the study area. (Source: Biological Constraints Analysis Letter Report, PCR, May 8, 2014.)

No special-status plant species were observed within the study area during the general biological survey, and no special-status plant species were observed within the study area during the April 2014 spring survey and none are expected. (Source: Biological Constraints Analysis Letter Report, PCR, May 8, 2014.)

A total of 35 special-status wildlife species were reported in the vicinity based on the nine-quadrangle search area of the CA Natural Diversity Database (CNDDDB), including Santa Ana sucker (*Catostomus santaanae*), unarmored threespine stickleback (*Gasterosteus aculeatus williamsoni*), arroyo chub (*Gila orcuttii*), Santa Ana speckled dace (*Rhinichthys osculus* ssp. 3), arroyo toad (*Anaxyrus californicus*), California red-legged frog (*Rana draytonii*), southern mountain yellow-legged frog (*Rana muscosa*), Coast Range newt (*Taricha torosa*), silvery legless lizard (*Anniella pulchra pulchra*), coastal whiptail (*Aspidoscelis tigris stejnegeri*), rosy boa (*Charina trivirgata*), western pond turtle (*Emys marmorata*), coast horned lizard (*Phrynosoma blainvillii*), two-striped garter snake (*Thamnophis hammondi*), Cooper's hawk (*Accipiter cooperii*), tricolored blackbird (*Agelaius tricolor*), southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), golden eagle (*Aquila chrysaetos*), Bell's sage sparrow (*Artemisiospiza belli belli*), burrowing owl (*Athene cunicularia*), ferruginous hawk (*Buteo regalis*), Swainson's hawk (*Buteo swainsoni*), mountain plover (*Charadrius montanus*), southwestern willow flycatcher (*Empidonax traillii extimus*), prairie falcon (*Falco mexicanus*), loggerhead shrike (*Lanius ludovicianus*), coastal California gnatcatcher (*Poliophtila californica californica*), Le Conte's thrasher (*Toxostoma lecontei*), least Bell's vireo (*Vireo bellii pusillus*), pallid bat (*Antrozous pallidus*), San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), Yuma myotis (*Myotis yumanensis*), southern grasshopper mouse (*Onychomys torridus ramona*), San Joaquin pocket mouse (*Perognathus inornatus inornatus*), and Mohave ground squirrel (*Xerospermophilus mohavensis*). (Source: Biological Constraints Analysis Letter Report, PCR, May 8, 2014.)

Due to lack of suitable habitat, or the project site being outside of the range of the species, the following wildlife species are not expected to occur: Santa Ana sucker, unarmored threespine stickleback, arroyo chub, Santa Ana speckled dace, arroyo toad, California red-legged frog, southern mountain yellow-legged frog, Coast Range newt, two-striped garter snake, western pond turtle, tricolored blackbird, mountain plover, southwestern willow flycatcher, prairie falcon, coastal California gnatcatcher, Le Conte's thrasher, least Bell's vireo, Yuma myotis, San Joaquin pocket mouse, and Mohave ground squirrel (Source: Biological Constraints Analysis Letter Report, PCR, May 8, 2014.)

There is potential for several special-status wildlife species to occur within the project site due to the presence of potentially suitable habitat (i.e., California buckwheat scrub and California juniper woodland/California buckwheat scrub habitats). These include southern silvery legless lizard, coastal whiptail, rosy boa, coast horned lizard, Cooper's hawk, California rufous-crowned sparrow, golden eagle, Bell's sage sparrow, burrowing owl, Swainson's hawk, loggerhead shrike, pallid bat, southern grasshopper mouse, and San Diego black-tailed jackrabbit.

Cooper's hawk, California rufous-crowned sparrow, Bell's sage sparrow, and coastal whiptail used to be California Department of Fish and Wildlife (CDFW) Species of Special Concern (SSC) but have been downrated and are no longer considered SSC. They may utilize the site, but project related impacts to these species would not be expected to substantially reduce local population sizes and would be considered less than significant.

Silvery legless lizard, rosy boa, southern grasshopper mouse, pallid bat, loggerhead shrike, San Diego black-tailed jackrabbit, and coast horned lizard are SSC have potential to occur within the project site.

Golden eagle is considered a State Fully Protected species by CDFW, and Swainson's hawk is a Threatened species under the California Endangered Species Act (CESA). Neither is expected to nest on or near the project site, but both may rarely forage in the area.

Burrowing owl is a SSC that has potential to occur within the project site but is not expected to be present. A phase I burrowing owl survey, conducted in 2009, showed that no burrowing owl or sign were observed. No evidence or burrowing owl was observed during the site visits made by PCR in 2013 and 2014. (Source: Biological Constraints Analysis Letter Report, PCR, May 8, 2014.) Conditions will be imposed to ensure

pre-construction nesting bird survey is conducted prior to ground disturbance. Mitigation will be required to ensure potentially significant impacts to breeding habitat do not occur in the event that any burrowing owls are observed within the project site.

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?

On-site vegetation has been classified as California buckwheat scrub, California juniper woodland/California buckwheat scrub, and disturbed. Los Angeles County notes that much of the area classified as California buckwheat scrub in the BCA prepared for the project, meets membership rules for classification as California juniper woodland, based on juniper cover. Although none of these plant associations has been afforded a sensitive or “high priority for inventory” designation by CDFW on a state-wide basis, CDFW has concerns regarding the cumulative loss of California juniper woodland within the County of Los Angeles and particularly within the Acton area. These losses are a result of continued development, fuel modification, and human-caused wildfire. Juniper woodland includes stands where California junipers are dominant or co-dominant (Sawyer, et al. 2009). These woodlands support a high diversity of plant and animal species and provide important wildlife-movement habitat between the two areas of the Angeles National Forest (San Gabriel and Sierra Pelona Mountains) within the Santa Clara River Watershed. This corridor is recognized by CDFW and other resource agencies, state and local conservancies, conservation organizations, and citizens within the County and the City of Santa Clarita as having a high priority for conservation. The corridor is considered an Area of Conservation Emphasis by CDFW for wildlife movement and its juniper woodland habitat components.

The proposed project will result in the loss of an estimated 100 – 200 juniper trees. Relocation and reduction of the building pads will reduce impacts to juniper woodlands, and mitigation in the form of habitat preservation or contribution of an in-lieu fee for the purposes of conservation planning will alleviate the project contribution to the cumulative loss of juniper woodland in the region.

c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code §1600, et seq. through direct removal, filling, hydrological interruption, or other means?

The project site does not support any wetlands or any Army Corps of Engineers (USACE) or Regional Water Quality Control Board (RWQCB) jurisdictional “waters of the U.S.” or “waters of the State.” (Source: Results of a Biological Constraints Analysis Letter Report, PCR, May 8, 2014 and <http://www.fws.gov/wetlands/Data/Mapper.html>, accessed Aug. 18, 2014.)

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Wildlife movement: The project site is undeveloped with native habitat that is situated adjacent to a rural residential community within a network of undeveloped open space connecting the Sierra Pelona Mountains to the north and open space areas of the San Gabriel Mountains to the southwest. Wildlife access to these southern open space areas is hindered by a major thoroughfare in the region (Sierra Highway) and a freeway (State Route 14, Antelope Valley Freeway), which serve as barriers to wildlife movement. The nearest breaks in these barriers lie at the Crown Valley Road and Red Rover Mine Road unders crossings of the I-14 freeway, approximately 0.45 miles southeast and 0.80 miles southwest of the project site, respectively. Rural residential, suburban residential, and commercial development occur to the east and west of the project site and pose diffuse obstacles to wildlife movement in an east-west direction. Despite the highway and freeway posing significant barriers to movement to the south, the project site is located where a continuous, mostly undeveloped corridor between the Sierra Pelona Mountains and the San Gabriel Mountains is still open (via the Crown Valley and Red Rover Mine Road unders crossings). As such, movement of wildlife species in a north-south direction on both a local and regional level likely occurs to some degree through the vicinity of the study area. The project entails subdividing an existing residential lot into two residential parcels for two single-family homes adjacent to an existing small residential community and will remove native habitat, resulting in a constriction of the local habitat linkage.

CDFW has concerns regarding the cumulative loss of California juniper woodland within the County and particularly within the Acton area. These losses are a result of continued development, fuel modification, and human-caused wildfire. These woodlands support a high diversity of plant and animal species and provide important wildlife-movement habitat between the two areas of the Angeles National Forest (San Gabriel and Sierra Pelona Mountains) within the Santa Clara River Watershed. This corridor is recognized by CDFW and other resource agencies, state and local conservancies, conservation organizations, and citizens within the County and the City of Santa Clarita as having a high priority for conservation. The corridor is considered an Area of Conservation Emphasis by CDFW for wildlife movement and its juniper woodland habitat components.

In 2006, The Nature Conservancy published their Santa Clara River Upper Watershed Conservation Plan (Plan) following extensive collaboration with a multitude of conservation groups, conservancies, and federal, state, and local agencies. With regard to Acton, Appendix D, Page D1 of the Plan states:

"A mosaic of desert communities, dominated by desert buckwheat and California juniper, covers roughly 30 percent of the focus area. The desert communities are located in the northern portion in an area with little public ownership. Primary threats are incompatible development, increased fire frequency, and fragmentation. Protection of the transition zone between the desert, coastal, and montane communities is critical for maintaining large-scale ecological processes."

The proposed project has the potential to contribute to a cumulative impact to this corridor and therefore may result in a potentially significant impact to wildlife movement. Relocation and reduction of the building pads will reduce impacts to juniper woodlands and general wildlife use of the site and local movement opportunities, and mitigation for this impact will be provided in the form of habitat preservation through preservation of juniper woodland habitat or contribution of an in-lieu fee for the purposes of conservation planning in the region.

Native wildlife nursery sites: Native wildlife nursery sites include active bird nests and bat roosts. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other

migratory nongame birds (as listed under the Federal MBTA). Bats are considered non-game mammals and are afforded protection by state law from take and/or harassment, (Fish and Game Code Section 4150, California Code of Regulations, Section 251.1). Several bat species are also considered California Species of Special Concern (CSC) and meet the CEQA definition of rare, threatened or endangered species (CEQA Guidelines 15065). Take of CSC could require a mandatory finding of significance by the Lead Agency, (CEQA Guidelines 15065). Birds may nest on site on the ground or within tree and shrub cover. Bats may roost within juniper trees.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?

There are no oak trees on or adjacent to the project site. The proposed project will impact approximately 10.9 acres of California juniper woodland habitat, with approximately 9.94 acres not subject to removal either through grading or fuel modification.

CDFW has concerns regarding the cumulative loss of California juniper woodland within the County of Los Angeles and particularly within the Acton area. These losses are a result of continued development, fuel modification, and human-caused wildfire. Juniper woodland includes stands where California junipers are dominant or co-dominant (Sawyer, et al. 2009). These woodlands support a high diversity of plant and animal species and provide important wildlife-movement habitat between the two areas of the Angeles National Forest (San Gabriel and Sierra Pelona Mountains) within the Santa Clara River Watershed. This corridor is recognized by CDFW and other resource agencies, state and local conservancies, conservation organizations, and citizens within the County and the City of Santa Clarita as having a high priority for conservation. The corridor is considered an Area of Conservation Emphasis by CDFW for wildlife movement and its juniper woodland habitat components.

In order to alleviate the project contribution to the cumulative loss of juniper woodland in the region, mitigation will be provided in the form of habitat preservation through preservation of juniper woodland habitat or contribution of a in-lieu fee for the purposes of conservation planning in the region.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

The project site is not located within an existing or proposed Significant Ecological Area (SEA). There are no oak trees on the project site. The proposed project of subdividing an existing residential lot into two parcels would not conflict with or impact wildflower reserve areas or the County's Oak Tree Ordinance. The project site is not in proximity to the wildflower areas. Oak trees are not on or adjacent to the project site. The project site is located within the Acton Community Standards District (CSD), and subject to all

guidelines and standards of the CSD intended to help preserve a Western desert community character. The CSD emphasizes the preservation and use of high desert native vegetation. The project would impact approximately 10.9 acres of native vegetation, 6.0 acres resulting from permanent ground disturbance impacts and 4.9 acres as a consequence of fuel modification. (Source: Results of a Biological Constraints Analysis Letter Report, PCR, May 8, 2014.)

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

The project site is not within the limits of any adopted Habitat Conservation Plan (HCP), natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan. The proposed project should not conflict with the provisions of an adopted state, regional or local habitat conservation plans. The project site is not located within an existing or proposed Significant Ecological Area (SEA).

Mitigation Measures

1. Prior to the issuance of a grading permit, a qualified biologist shall be retained by the Applicant as the lead biological monitor subject to the approval of the Los Angeles County Department of Regional Planning (DRP) and CDFW. That person shall ensure that impacts to all biological resources are minimized or avoided, and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g. avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring reports available to DRP and CDFW at their request.
2. Pre-construction surveys will be conducted prior to ground disturbance. These surveys will include all special-status species identified as having the potential to be present on the project site; including, but not limited to, silvery legless lizard, rosy boa, southern grasshopper mouse, pallid bat, loggerhead shrike, San Diego black-tailed jackrabbit, and coast horned lizard. Any special-status reptiles or other species determined important by the qualified biological monitor occurring within the work area prior to the start of work shall be collected and relocated to areas outside of the designated work zones. Preconstruction surveys shall incorporate methods to maximize detection and capture of target species such as pitfall traps, drift fencing, and Sherman-style live traps. Any species captured in pitfall traps or small mammal traps should also be relocated onto adjacent appropriate habitat not impacted by the Project.

Any grubbing, grading or other ground disturbance activities on the project site should be done in a manner that encourages mobile wildlife species to leave the project site to escape safely into immediately adjacent habitat off-site. Humane consideration of wildlife during site preparation, in conjunction with an on-site biological monitor to salvage and relocated species of low mobility off the project site onto adjacent habitat not impacted by the project, should assist in assuring that needless loss of wildlife does not occur as a result of the project.

3. Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) shall occur outside of the avian breeding season which generally runs from February 1 – August 31 (as early as January 1 for some raptors) to avoid

take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted.

If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys shall conduct weekly bird surveys beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found, the project proponent shall delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. The project proponent shall provide the Department of Regional Planning the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.

If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the Department of Regional Planning and, upon request, the CDFW. Based on the submitted information, the Department of Regional Planning (and the CDFW, if the CDFW requests) will determine whether to allow a narrower buffer.

The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the Department of Regional Planning during the grubbing and clearing of vegetation, and shall notify the Department of Regional Planning immediately if project activities damage active avian nests.

4. A pre-construction burrowing owl survey shall be conducted prior to grading. Pre-construction surveys for burrowing owl shall be conducted weekly, beginning no later than 30 days and ending no earlier than 3 days prior to the commencement of disturbance. The surveys shall follow the three-tiered burrowing owl survey approach and mitigation measures detailed in the March 7, 2012, Staff Report on Burrowing Owl Mitigation (http://www.dfg.ca.gov/wildlife/nongame/survey_monitor.html#Birds).

If burrowing owls are found during the pre-construction survey, then replacement burrows and habitat must be provided prior to the commencement of construction. The Applicant shall be

prepared to provide artificial replacement burrows in the event that owls are detected, either as wintering or breeding individuals.

Wintering individuals may be evicted with the use of exclusion devices followed by a period of seven days to ensure that animals have left their burrows. When it can be assured that owls are no longer using the burrows, the burrows can be hand excavated and collapsed under the supervision of the avian biologist.

Breeding owls must not be disturbed and must be allowed to complete the raising of young until the fledglings can forage independently of adults and it can be confirmed that further attempts at nesting shall not be undertaken. When this has been confirmed, the owls can be evicted as described above for wintering animals.

5. Mitigation lands shall be acquired for impacts to special-status species habitat, juniper woodland, and wildlife connectivity. Replacement land acreage will be provided based on the quality of the mitigation land relative to the impacted habitat. The ratio of such replacement shall be determined as follows:
 - a. a ratio of 1.0 acre of replacement land for each acre of development if the replacement land provides superior values and is contiguous with other tracts of preserved open space that is protected in perpetuity under a conservation easement or other deed restriction that prohibits rezoning to another land use that could cause degradation of the replacement lands; or
 - b. a ratio of 2.0 acres of replacement land for each acre development if the replacement land provides similar value and if it is contiguous with other tracts of preserved open space that is protected in perpetuity under a conservation easement or other deed restriction that prohibits rezoned to another land use that could cause degradation of the replacement lands.

Other combinations of replacement land attributes may be considered, resulting in differing ratios than those presented above, subject to County approval. Mitigation land shall be sited adjacent to protected natural open space unless the mitigation is selected in a location that may serve as a conservation nucleus that could lead to future land preservation based upon close proximity to protected natural open space or other habitat of high biological diversity. All mitigation acquisitions shall be conducted in a manner that assures that mitigation lands are preserved in perpetuity under a conservation easement and deeded to a local land conservancy.

6. Review and Approval of Habitat Management Lands Prior to Acquisition: The Applicant shall provide a mitigation land acquisition proposal to DRP and CDFW for their approval before acquiring the property. The proposal shall discuss the suitability of proposed mitigation land by comparing it to the selection criteria. As a part of the preparation of the land acquisition proposal, acreage quantification by habitat category will be developed with DRP and CDFW based on the following criteria:
 - a. Habitat Management Land Selection Criteria: The Applicant must identify the lands to be acquired, and the type and quality of habitat to be acquired. Detailed criteria and acreage for each habitat category will be developed with Los Angeles County.
7. Habitat Management Lands Acquisition: Prior to initiating ground-disturbing activities, the Applicant shall provide a proposal to DRP and CDFW for off-site mitigation land to be restored, enhanced, or maintained according to the requirements of the biological mitigation measures in this MND. The proposal will require that mitigation lands identified shall be preserved as open space in perpetuity. Within 45 days of acquiring the mitigation land(s), the Applicant shall record a

permanent deed restriction or conservation easement on the mitigation land(s) to be preserved as open space, or shall provide in-lieu fees to an approved conservation organization sufficient to provide for an equivalent amount of preservation. The deed restriction/conservation easement/in-lieu fee agreement shall be submitted to DRP for review and approval prior to issuance of grading permit.

5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The subject property is currently undeveloped and is vacant of buildings. Grading is proposed for the private driveway and fire lane, and two single-family residences. There is no indication of potential cultural, paleontological or archaeological resources on the property.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A total of 415 individuals California junipers are located on the subject property and, a third to one half are proposed to be removed for the proposed private driveway and fire lane, and two single-family residences. There is no indication of potential cultural, paleontological or archaeological resources on the property based on the Biological Constraints Analysis (Source: Biological Constraints Analysis Letter Report, PCR, May 8, 2014.) In the event that archaeological resources are encountered during the construction process, the proposed project would be required to halt all development activities, contact the South Central Coastal Information Center and inform them of the encounter. Subsequently, the applicant should retain the services of a certified archaeological resource specialist. Only the specialist will be able to tell the contractor when development activities can recommence.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Soil types found within the project site include: Vista coarse sandy loam, 30 to 50 percent slopes; Ramona coarse sandy loam, 9 to 15 percent slopes; and Vista coarse sandy loam, 15 to 30 percent slopes (Source: Biological Constraints Analysis Letter Report, PCR, May 8, 2014.) In the event that paleontological resources are encountered during the construction process, the proposed project would be required to halt all development activities, contact the Los Angeles County Natural History Museum and inform them of the encounter. Subsequently, the applicant should retain the services of a certified paleontological resource specialist. Only the specialist will be able to tell the contractor when development activities can recommence.

d) Disturb any human remains, including those interred outside of formal cemeteries?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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There is no indication of potential cultural, paleontological or archeological resources on the property. In the event that human remains are encountered on the project site, the proposed project would be required to halt all development activities and contact the Los Angeles County Coroner. If it is determined that the

human remains are of Native American descent, the Native American Heritage Commission should be contacted, and who will in turn contact the likely descendants. They will be informed of the encounter and in consultation with the property owner; a decision will be made on how to proceed. Only after this decision and all necessary actions occur can development activities recommence.

6. ENERGY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project would comply and be designed in compliance with the Los Angeles County Green Building Standards Code requirements (Title 31). The project would be developed in compliance with all state and local regulations related to energy conservation.

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project would comply and be designed in compliance with the Los Angeles County Green Building Standards Code requirements (Title 31). The project would be developed in compliance with all state and local regulations related to energy conservation.

7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.

The subject property is not located within a mapped Alquist-Priolo Earthquake fault zone. No active or potentially active faults are known to pass directly beneath the project site. The closest major fault to the subject property is the San Andreas fault located 29,633 feet (5.6 miles) north of the subject property.

ii) Strong seismic ground shaking?

Because the entirety of Southern California is seismically active, no project site will be free from potential seismic impacts. However, no active or potentially active faults are known to pass directly beneath the project site. The closest major fault to the subject property is the San Andreas fault located 29,633 feet (5.6 miles) north of the subject property.

iii) Seismic-related ground failure, including liquefaction and lateral spreading?

The project site is not located in an area mapped as being potentially susceptible to liquefaction. The subject property is located approximately 3,413 feet (0.65 mile) west and 2,308 feet (0.44 mile) east from the closest mapped liquefaction zones.

iv) Landslides?

GIS shows that the subject property is not located within a landslide zone. However, landslide zones are located near the project site. The landslide zones are located 231 feet north, 106 feet northeast, 79 feet east, and 250 feet southeast of the project site. Since the landslide zones are located at least 79 feet from the property boundary lines and the building pads are located at least 290 feet from the eastern property boundary line, the nearness of these landslide zones is insignificant.

b) Result in substantial soil erosion or the loss of topsoil?

Grading of 46,500 cubic yards of cut and 46,500 cubic yards of fill is proposed. Soil erosion and/or the loss of topsoil are expected from the proposed grading and construction. However, the proposed grading and construction should not result in substantial soil erosion or the loss of topsoil. The proposed grading for the private driveway and fire lane, and two single-family residences will be required to comply with the Department of Public Works' grading best practices manual, which includes best management practices for erosion control. The County's Low Impact Development (LID) Ordinance provides requirements for the management of storm runoff, which will lessen potential amounts of erosion activities resulting from stormwater.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

The proposed project of subdividing an existing lot into two parcels, and the proposal to build two single-family residences should not make the soil unstable. The proposed single-family residential buildings are not located within any of the landslide zone areas. The landslide zones are located 231 feet north, 106 feet northeast, 79 feet east, and 250 feet southeast of the project site. The subject property is located approximately 3,413 feet (0.65 mile) west and 2,308 feet (0.44 mile) east from the closest mapped liquefaction zones. The proposed single-family residences will need to comply with the Los Angeles County building codes, which includes construction and engineering standards.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

The project site is not known to be in an area to have expansive soil. The construction of two single-family residences will be required to comply with the Los Angeles County building codes, which includes construction and engineering standards.

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?

Onsite wastewater treatment (septic) is proposed. A preliminary report dated September 4, 2007 on the feasibility of installing an Onsite Wastewater Treatment System (OWTS) was reviewed and approved by the Department of Public Health.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?

The proposed project of subdividing an existing lot into two parcels is not subject to the hillside management area requirements and guidelines since the proposed project does not exceed the low density threshold. However, the construction of the two single-family residences on contiguous lots by the same owner after the recordation of the subdivision will be subject to the hillside management area ordinance and require a conditional use permit. Grading of 46,500 cubic yards of cut and 46,500 cubic yards of fill is proposed. The proposed grading will not be subject to a conditional use permit since the total grading is less than 100,000 cubic yards.

8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project will generate emissions of GHGs but will not contribute considerably to the cumulative impacts.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project will generate emissions of GHGs but should not be in conflict with the statewide greenhouse gas policies.

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Less Than Significant</i>	<i>Less Than Significant</i>	<i>Less Than Significant</i>	<i>No Impact</i>
	<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?

The project site is currently undeveloped and proposed for residential uses. The project site has not been identified as a facility using large quantities of hazardous materials or as a facility generating hazardous waste. Aside from the materials used for the construction of the residential buildings and landscaping, the proposed project of subdividing an existing lot into two parcels and proposing two residential buildings will not routinely use or dispose of a significant amount of hazardous materials. (Source: <http://www.epa.gov/enviro/facts/rcrainfo/search.html>, accessed August 11, 2014.) The project site has not been identified as a site with toxic materials. (Source: <http://www.envirostor.dtsc.ca.gov/public/>, accessed August 11, 2014.)

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?

The project site is currently undeveloped and proposed for residential uses. The proposed project would not create a hazard to the public or the environment. Aside from the materials used for the construction of the residential buildings and landscaping, hazardous materials in sufficient quantities to be of concern will not be used.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?

The project site is currently undeveloped and proposed for residential uses. The project site has not been identified as a facility using large quantities of hazardous materials or as a facility generating hazardous waste. Aside from the materials used for the construction of the residential buildings and landscaping, the proposed project of subdividing an existing lot into two parcels and proposing two residential buildings will not routinely use or dispose of a significant amount of hazardous materials. (Source: <http://www.epa.gov/enviro/facts/rcrainfo/search.html>, accessed August 11, 2014.) The project site has not been identified as a site with toxic materials. (Source: <http://www.envirostor.dtsc.ca.gov/public/>, accessed August 11, 2014.) The project site is located within an agriculturally zoned area. The nearest residential building is located 37 feet to the east of the property line. The proposed single-family residential use would not store, emit or use hazardous materials that could pose a threat to surrounding properties.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to

Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

The project site is currently undeveloped and proposed for residential uses. The project site has not been identified as a facility using large quantities of hazardous materials or as a facility generating hazardous waste. Aside from the materials used for the construction of the residential buildings and landscaping, the proposed project of subdividing an existing lot into two parcels and proposing two residential buildings will not routinely use or dispose of a significant amount of hazardous materials. (Source: <http://www.epa.gov/enviro/facts/rcrainfo/search.html>, accessed August 11, 2014.) The project site has not been identified as a site with toxic materials. (Source: <http://www.envirostor.dtsc.ca.gov/public/>, accessed August 11, 2014.) The project site is located within an agriculturally zoned area. The nearest residential building is located 37 feet to the east of the property line. The subject property is proposed to be developed for single-family residences, is not listed as a hazardous materials site, and would not create a significant hazard to the public or the environment.

e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

The subject property is not within an airport land use plan, within two miles of a public or private use airport or within the vicinity of a private airstrip. The closest airports to the subject property are the Agua Dulce Airpark (also known as Agua Dulce Airport) and Palmdale Regional Airport located approximately 32,582 feet (6.17 miles) and 55,879 feet (10.58 miles) from the project site, respectively.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

The subject property is not within an airport land use plan, within two miles of a public or private use airport or within the vicinity of a private airstrip. The closest airports to the subject property are the Agua Dulce Airpark (also known as Agua Dulce Airport) and Palmdale Regional Airport located approximately 32,582 feet (6.17 miles) and 55,879 feet (10.58 miles) from the project site, respectively.

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

The subject property is currently undeveloped and located within a rural residential community. The property is accessible via an access easement from Sourdough Road, accessed via Crown Valley Road (designated as a Limited Secondary Highway). The nearest major intersection to Crown Valley Road is Sierra Highway (designated as a Major Highway). The project site is located 991 feet (0.19 mile) north of Sierra Highway designated as one of the Highway Disaster Routes and 1,203 feet (0.23 mile) north of the 14 Freeway designated as one of the Freeway Disaster Routes. The proposed project should not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a Very High Fire Hazard Severity Zones (Zone 4)?

The subject property is located within a "Very High Fire Hazard Severity Zone (Fire Zone 4)." The proposal for the single-family residences will require a fuel modification plan.

ii) within a high fire hazard area with inadequate access?

The subject property is located in a high fire hazard area. The property is accessible via an access easement from Sourdough Road, accessed via Crown Valley Road (designated as a Limited Secondary Highway). The nearest major intersection to Crown Valley Road is Sierra Highway (designated as a Major Highway).

iii) within an area with inadequate water and pressure to meet fire flow standards?

A potable water supply has not been proven to be available for the proposed project. The proposed parcels are each over five acres and thus, no improvement is mandated to provide a source of potable water supply. Fire flow requirements for the proposed project would be determined by the Fire Department and would be a requirement for the project approval. Per the Fire Department, the proposed project is required to install one public fire hydrant. Additional fire hydrant(s) may be required if any portion of the future buildings exceed a 750 feet distance from an approved public fire hydrant. The new single-family residential buildings/structures will be required to install fire sprinklers.

The applicant is proposing to connect to an existing public water facility. However, there is no proof of water availability because the Los Angeles County Waterworks District will "review and determine the water and fire protection needs during the building permit stage upon receipt of the Fire Department's requirements" (email by L.A. County Waterworks District, April 9, 2014). Since there is no proof of water availability, it is unknown at this time if the project site is within an area with inadequate water and pressure to meet fire flow standards but the project site is within the jurisdiction of the Los Angeles County Waterworks District No. 37 and the project entails connecting to an existing public water facility.

iv) within proximity to land uses that have the potential for dangerous fire hazard?

The subject property is located within a rural residential area and is not in proximity to land uses that have the potential for dangerous fire hazard. The subject property is located within a "Very High Fire Hazard Severity Zone (Fire Zone 4)." The proposal for the single-family residences will require a fuel modification plan. The new single-family residential buildings/structures will be required to install fire sprinklers.

i) Does the proposed use constitute a potentially dangerous fire hazard?

The proposal to subdivide an existing lot into two residential parcels for the construction of two single-family residential buildings does not constitute a potentially dangerous fire hazard.

10. HYDROLOGY AND WATER QUALITY

	<i>Less Than Significant</i>			
	<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

Would the project:

a) Violate any water quality standards or waste discharge requirements?

The subject property is under the jurisdiction of the Los Angeles Regional Water Quality Control Board (4). The proposed project would need to comply with all applicable wastewater treatment standards maintained by the Regional Water Quality Control Board. The proposed project entails an on-site wastewater treatment system (septic) and would need to comply with all regulations and standards of the Departments of Public Works and Public Health. The proposed project would have to demonstrate compliance with such requirements in order to receive construction permits and certificates of occupancy. The proposed project would also be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County’s MS4 (Municipal Separate Storm Sewer System) in order to control and minimize potentially polluted runoff. The proposed project would be required to comply with all wastewater discharge requirements identified by the applicable basin plan as well as additional wastewater discharge requirements.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Each parcel size is over five acres and no improvement is mandated to provide a source of potable water supply. As no proof of water availability was presented, a disclosure was added on the tentative map stating that “A potable water supply has not been proven to be available for the proposed parcels at this time.”

The applicant is proposing to connect to an existing public water facility. However, there is no proof of water availability because the Los Angeles County Waterworks District will “review and determine the water and fire protection needs during the building permit stage upon receipt of the Fire Department’s requirements” (email by L.A. County Waterworks District, April 9, 2014). Since there is no proof of water availability, it is unknown at this time if the groundwater supplies would be substantially reduced or depleted by the proposed project but the project site is within the jurisdiction of the Los Angeles County Waterworks District No. 37 and the project entails connecting to an existing public water facility.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

The subject property is currently undeveloped. The proposed project would need to comply with the Los Angeles Regional Water Quality Control Board, the National Pollutant Discharge Elimination System, The County's Low Impact Development Ordinance, and the Los Angeles County MS4. Grading and construction activities could potentially result in impacts to stormwater runoff. Construction activities would require a stormwater pollution prevention plan before issuance of grading permit and compliance with those provisions would prevent substantial erosion to occur.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

The subject property is currently undeveloped. The proposed project would need to comply with the Los Angeles Regional Water Quality Control Board, the National Pollutant Discharge Elimination System, The County's Low Impact Development Ordinance, and the Los Angeles County MS4. Grading and construction activities could potentially result in impacts to stormwater runoff. Construction activities would require a stormwater pollution prevention plan before issuance of grading permit and compliance with those provisions would prevent substantial erosion to occur.

e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?

The proposed project does not entail adding water features or creating conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases. The applicant is not proposing a swimming pool.

f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

There are no drainage courses within the building pads. The project would not substantially alter existing drainage patterns on the subject property and runoff would not be expected to exceed existing capacity for stormwater drainage. The proposed project would need to comply with all regulations and standards of the National Pollutant Discharge Elimination System, the MS4, and the County's stormwater ordinance.

g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?

The subject property is under the jurisdiction of the Los Angeles Regional Water Quality Control Board (4). The proposed project would need to comply with all applicable wastewater treatment standards maintained by the Regional Water Quality Control Board. The proposed project entails an on-site wastewater treatment system (septic) and would need to comply with all regulations and standards of the Departments of Public Works and Public Health. The proposed project would have to demonstrate compliance with such

requirements in order to receive construction permits and certificates of occupancy. The proposed project would also be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County's MS4 (Municipal Separate Storm Sewer System) in order to control and minimize potentially polluted runoff. The proposed project would be required to comply with all wastewater discharge requirements identified by the applicable basin plan as well as additional wastewater discharge requirements.

h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?

The subject property is under the jurisdiction of the Los Angeles Regional Water Quality Control Board (4). The proposed project would need to comply with all applicable wastewater treatment standards maintained by the Regional Water Quality Control Board. The proposed project entails an on-site wastewater treatment system (septic) and would need to comply with all regulations and standards of the Departments of Public Works and Public Health. The proposed project would have to demonstrate compliance with such requirements in order to receive construction permits and certificates of occupancy. The proposed project would also be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County's MS4 (Municipal Separate Storm Sewer System) in order to control and minimize potentially polluted runoff. The proposed project would be required to comply with all wastewater discharge requirements identified by the applicable basin plan as well as additional wastewater discharge requirements.

i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?

The subject property is under the jurisdiction of the Los Angeles Regional Water Quality Control Board (4). The proposed project would need to comply with all applicable wastewater treatment standards maintained by the Regional Water Quality Control Board. The proposed project entails an on-site wastewater treatment system (septic) and would need to comply with all regulations and standards of the Departments of Public Works and Public Health. The proposed project would have to demonstrate compliance with such requirements in order to receive construction permits and certificates of occupancy. The proposed project would also be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County's MS4 (Municipal Separate Storm Sewer System) in order to control and minimize potentially polluted runoff. The proposed project would be required to comply with all wastewater discharge requirements identified by the applicable basin plan as well as additional wastewater discharge requirements. The project should not result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance.

j) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?

A private on-site wastewater treatment system (septic) is proposed. A preliminary report dated September 4, 2007 on the feasibility of installing an Onsite Wastewater Treatment System (OWTS) was reviewed and approved by the Department of Public Health.

k) Otherwise substantially degrade water quality?

The subject property is under the jurisdiction of the Los Angeles Regional Water Quality Control Board (4). The proposed project would need to comply with all applicable wastewater treatment standards maintained by the Regional Water Quality Control Board. The proposed project entails an on-site wastewater treatment system (septic) and would need to comply with all regulations and standards of the Departments of Public Works and Public Health. The proposed project would have to demonstrate compliance with such requirements in order to receive construction permits and certificates of occupancy. The proposed project would also be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County's MS4 (Municipal Separate Storm Sewer System) in order to control and minimize potentially polluted runoff. The proposed project would be required to comply with all wastewater discharge requirements identified by the applicable basin plan as well as additional wastewater discharge requirements.

l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?

The subject property is not located within a designated floodplain or flood hazard zone. The closest mapped FEMA flood hazard zone is located approximately 2,295 feet (0.43 mile) from the project site.

m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?

The subject property is not located within a designated floodplain or flood hazard zone. The closest mapped FEMA flood hazard zone is located approximately 2,295 feet (0.43 mile) from the project site.

n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

The subject property is not located within a designated floodplain or flood hazard zone. No levees or dams have been identified in the vicinity of the project site. The subject property is not located within a dam inundation area.

o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?

The subject property is not located in an inundation zone.

11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) **Physically divide an established community?**

The proposed project entails dividing an existing lot into two residential parcels for the construction of two single-family residences. The property is located within an existing rural residential area and the creation of additional residential lots would not physically divide an established community.

b) **Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?**

The subject property has a land use designation of N1 (Non-Urban 1, 0.5 du/ac), which allows for the maximum residential density of one dwelling unit per two acres under the Antelope Valley Area Plan. Based on the slope density analysis, the low density threshold is three units and the high density threshold is ten units. The proposal of two residential lots does not require a hillside conditional use permit since the proposed project does not exceed the low density threshold of three units. Based on the lot area and slope density analysis, the proposal to subdivide an existing lot into two residential parcels complies with the density allowed per the Antelope Valley Area Plan.

The subject property is located within the Acton Community Standards District (CSD). After the lot split, the construction of the two single-family residences will be subject to the guidelines and standards of the Acton CSD; and other applicable standards.

c) **Be inconsistent with the County zoning ordinance as applicable to the subject property?**

The subject property is currently zoned A-1-1 (Light Agriculture-one acre minimum required lot area). Single-family residences are permitted uses in the A-1-1 zone. The proposed use of single-family residence after the lot split is consistent with the zoning designation. The proposed project also includes 46,500 cubic yards of cut and 46,500 cubic yards of fill, totaling 93,000 cubic yards.

The subject property is located within the Acton Community Standards District (CSD). The CSD development standards include hillside design considerations and preservation of native vegetation. Objectives of the CSD is to “preserve to the greatest extent possible existing natural contours and natural rock outcropping features; minimize disruption of view corridors, scenic vistas and adjacent property by the use of sensitive site design and grading techniques; protection of, and revegetation with, native vegetation, including the native plants, grasses, shrubs and trees...” The proposed grading of close to 50,000 cubic yards for each single-family lot is significantly higher than what a typical single-family residential lot in hillsides involves. The cause of this excessive grading is because of the large size of the building pads, their location on slopes of 25-50%, and the long access driveways to the residences. In addition, the proposed pads for the two single-family residences are placed where the majority of the juniper woodland currently

exists on the site, leading to removal of an estimated 100-200 juniper trees. As a result, the proposed project seems inconsistent with the objectives of the CSD. However, reducing building pad sizes and relocation of the residences to the flatter areas outside the juniper woodland and closer to the access road, will reduce the overall grading and mitigate the impacts to less than significant.

After the lot split, the construction of the two single-family residences will be subject to the guidelines and standards of the Acton CSD; and other applicable standards.

**d) Conflict with Hillside Management criteria,
Significant Ecological Areas conformance criteria, or
other applicable land use criteria?**

The proposed project of subdividing an existing lot into two parcels is not subject to the hillside management area requirements and guidelines since the proposed project does not exceed the low density threshold. However, the construction of the two single-family residences on contiguous lots by the same owner after the recordation of the subdivision will be subject to the hillside management area ordinance and require a conditional use permit (CUP). Grading of 46,500 cubic yards of cut and 46,500 cubic yards of fill is proposed. The proposed grading will not be subject to a conditional use permit since the total grading is less than 100,000 cubic yards. The combined grading of cut and fill totals 93,000 cubic yards, just 7,000 cubic yards short of the CUP requirement. The current proposal to grade and remove an estimated 100-200 junipers for the two single-family residences does not seem to maintain and enhance the remaining biotic resources of the hillside areas. Relocation of the proposed residences in areas not within the 25-50% slope and reducing building pad sizes will further reduce the grading amount and minimize the loss of junipers. The project site is not located within a Significant Ecological Area (SEA). The project site is not located within a proposed SEA.

12. MINERAL RESOURCES

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The subject property is not located within a locally important mineral resource discovery site.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The subject property is not located within a locally important mineral resource discovery site.

13. NOISE

	<i>Less Than Significant</i>	<i>Less Than Significant</i>	<i>No Impact</i>
	<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>

Would the project result in:

a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?

The proposed project of subdividing an existing lot into two residential parcels for the construction of two single-family residences could temporarily increase noise levels during construction in excess of standards established by the County noise ordinance. The proposed project would be required to comply with all operational noise requirements to minimize the amount of noise generated as well as the times of day that the additional noise occurs. The project must comply with the County noise ordinance for construction noise and schedule limitations.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

The proposed project entails subdividing an existing lot into two residential parcels for the construction of two single-family residences. A neighbor's single-family residence is located immediately to the east of the subject property, which is the closest sensitive noise receptor. There are about 16 single-family residences to the east, other scattered single-family residences farther to the west and northeast; and 48-unit multi-family residential buildings southeast of the subject property. The proposed land use is the same as the surrounding land uses and no excessive noise levels are expected.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?

The proposed project entails subdividing an existing lot into two residential parcels for the construction of two single-family residences. Residential-type noise sources are not unique and generally contribute to ambient noise levels experienced in all residential areas. The proposed project would not create a substantial permanent increase in ambient noise level.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?

Grading and construction activities would result in temporary increases in ambient noise levels at the project site, caused by the use of haul trucks, heavy equipment, and power tools. The proposed project would be required to comply with all operational noise requirements to minimize the amount of noise generated as well as the times of day that the additional noise occurs. The project must comply with the County noise ordinance for construction noise and schedule limitations. The proposed project would not create a

substantial temporary increase in ambient noise levels.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The subject property is not located within an airport land use plan or within the vicinity of an airport or airstrip.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

The subject property is not located within an airport land use plan or within the vicinity of an airport or airstrip.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project entails subdividing an existing lot into two residential parcels for the construction of two single-family residences. Approval of the subdivision will create one additional residential lot. Thus, a potential growth of additional families will not induce substantial population growth in the area. The proposed project will not introduce development into an undeveloped area and would not extend major infrastructure that could induce additional growth.

b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The subject property is currently undeveloped and the proposed project would not displace or cause the demolition of existing housing units.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The subject property is currently undeveloped and the proposed project would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

d) Cumulatively exceed official regional or local population projections?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project entails subdividing an existing lot into two residential parcels for the construction of two single-family residences. Approval of the subdivision will create one additional residential lot. Thus, a potential growth of additional families will not induce substantial population growth in the area that would exceed county's population projections.

15. PUBLIC SERVICES

	<i>Less Than Significant</i>		
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

The nearest fire station (Station No. 80) is located at 1533 West Sierra Highway, Acton, approximately 3.9 miles from the project site. Los Angeles County Station No. 80 is designated as the fire station for the subject property. The proposed project of adding one additional single-family residence will increase the demand for fire services in the Acton area but should not create capacity or service level problems. Fire flow requirements for the proposed project would be determined by the Fire Department. Per the Fire Department, the proposed project is required to install one public fire hydrant. Additional fire hydrant(s) may be required if any portion of the future buildings exceed a 750 feet distance from an approved public fire hydrant. The new single-family residential buildings/structures will be required to install fire sprinklers. Since there is no proof of water availability, it is unknown at this time if the project site is within an area with inadequate water and pressure to meet fire flow standards. No additional fire facilities are required for this project.

Sheriff protection?

The nearest Sheriff station is located approximately 7.68 miles from the project site. The Palmdale Sheriff Station, located at 750 East Avenue Q, Palmdale is the designated sheriff station for the subject property. The proposed project will add new permanent residents to the project site but not enough to substantially reduce service ratios. The project will potentially increase some level of activity but should not substantially reduce the service of the Sheriff's station serving the community.

Schools?

The subject property is located within the Acton-Agua Dulce Unified School District. Considering the scale of the project, the two single-family parcels are not expected to create a capacity problem for the School District. The proposed project of subdividing an existing residential lot into two parcels will add new permanent residents to the project site which could increase the school-age population but not enough to substantially create a capacity problem for the School District.

Parks?

The proposed project is exempt from park obligation requirements because the residential lots are ten or more acres in size. After the lot split, each parcel will be ten or more acres in size. Trails are not required for the proposed project. The closest County park is the Acton Park located approximately 1.57 miles from

the project site. The Acton Wash Wildlife Sanctuary is located 2.38 miles from the project site. The Vasquez Rocks Natural Area Park is located approximately 8.27 miles from the project site. The proposed project of creating one additional residential lot will not substantially increase the demand for park and recreational services to create capacity or service level problems.

Libraries?

The project will be conditioned to pay the library fees per Los Angeles County Code Section 22.72. The proposed project will generate two residential units, and thus increase the population. The population increase is not substantial to diminish the capacity of the Los Angeles County Public Library to serve the project site and the surrounding community. The Acton Agua Dulce Library is the nearest library located 0.41 mile from the project site.

Other public facilities?

The project is not perceived to create capacity or service level problems or result in substantial adverse physical impacts for any other public facility.

16. RECREATION

- | | <i>Potentially
Significant
Impact</i> | <i>Less Than
Significant
Impact with
Mitigation
Incorporated</i> | <i>Less Than
Significant
Impact</i> | <i>No
Impact</i> |
|---|---|--|---|--------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Review of the project by the Los Angeles County Department of Parks and Recreation (“Parks and Recreation”) has not indicated that the project would increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project does not include recreational facilities. Since the project is exempt from park obligation, the subdivider is not required to dedicate park space or pay the in-lieu fees to satisfy the park obligation. No construction or expansion of recreational facilities is required.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Would the project interfere with regional open space connectivity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The closest proposed trails are located along Crown Valley Road and Sierra Highway. Vasquez Loop Trail is proposed along Crown Valley Road located about 1,341 feet east from the project site. The Darrell Readmond Trail is proposed along Sierra Highway, located about 991 feet south from the project site. The two residences are proposed on areas with slopes 25-50% and the residences will be visible from the proposed trails. There are no expected impacts to regional open space connectivity.

17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would not conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system. The growth proposed by the project is accounted for in the Baseline Growth Forecast of the 2008 Southern California Association of Governments' Regional Transportation Plan ("RTP"), which provided the basis for developing the land use assumptions at the regional and small-area levels that established the 2008 Regional Transportation Plan Alternative. The proposed project is a land division into two parcels with two single-family residences. The proposed project would add one additional single-family residence to the project area, adjacent to existing single-family residences. The proposed project would incrementally increase traffic on existing roadways, but not to a level of significance.

b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project entails a subdivision of an existing lot into two single-family parcels. Considering the low intensity of the project, it is expected that it will not conflict with this requirements or established standards of the CMP. The proposed project will not require a traffic study.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is not located near a public or private airstrip and will not encroach into air traffic patterns.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project entails subdivision of an existing residential lot into two parcels. The project does not entail creating sharp curves or dangerous intersections or incompatible uses. Therefore, there will be no increased hazards due to design features.

e) Result in inadequate emergency access?

The proposed project of creating one additional residential parcel would not block or provide inadequate emergency access for the project itself or make existing emergency access to off-site properties inadequate. The proposed project has been reviewed by the Fire Department and subject to the Conditions of Approval for Subdivision per the Fire Department's report of May 16, 2014.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

The project site is not located along a route identified on the Bikeway Plan or Pedestrian Plan, nor is it located within a Transit Oriented District. There are no existing designated bicycle paths in the project area but Class III-Bike Route is proposed along Sierra Highway located 991 feet south of the project site. Class III facilities are marked routes where motor vehicles and bicycles share the lane. Usually these are lightly travelled streets with wide lanes. The proposed project is not in conflict with policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, and should not decrease the performance or safety of such facilities.

18. UTILITIES AND SERVICE SYSTEMS

	<i>Less Than Significant</i>			
	<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impa ct</i>

Would the project:

a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?

The project site is not currently served by a sewage system. The project entails a private on-site wastewater treatment system as no public wastewater service is currently available in the project area. A preliminary report dated September 4, 2007 on the feasibility of installing an Onsite Wastewater Treatment System (OWTS) was reviewed and approved by the Department of Public Health. The proposed project would not exceed the wastewater treatment requirements of the Los Angeles Regional Water Quality Control Boards.

b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The project site is not currently served by a sewage system. The project entails a private on-site wastewater treatment system as no public wastewater service is currently available in the project area. A preliminary report dated September 4, 2007 on the feasibility of installing an Onsite Wastewater Treatment System (OWTS) was reviewed and approved by the Department of Public Health. The proposed project would not exceed the wastewater treatment requirements of the Los Angeles Regional Water Quality Control Boards.

c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The project site is currently undeveloped. Per County Code Section 12.84.440, the project must comply with the Low Impact Development standards in accordance with the Low Impact Development Standards Manual. Due to the small scale of the project, the proposed project should not create drainage system capacity problems or result in the construction of new stormwater drainage facilities.

d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?

The project site is under the jurisdiction of the Los Angeles County Waterworks District No. 37. Due to the size of the proposed parcels, the Waterworks has yet to issue any statement for “water availability” or “will-serve” at this time. Per the Waterworks, water needs will be reviewed and determined during the building permit stage upon receipt of the Fire Department’s requirements. The project should have sufficient reliable water supplies available to serve the project demands but will be determined during the building permit stage.

e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The creation of one additional residential parcel will not be intense enough to consume so much energy that it would significantly impact the availability of adequate energy supplies and should not create energy utility capacity problems or result in the construction of new energy facilities or expansion of existing facilities.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?

The project will be served by the Antelope Valley Recycling and Disposal Facility (designated as a municipal solid waste landfill), which will have sufficient permitted capacity to accommodate the project’s solid waste disposal needs. Due to the small scale of the proposed project, the proposal to subdivide the existing lot into two residential parcels should not significantly impact solid waste disposal capacity.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

The project would be required to comply with federal, state, and local statutes and regulations related to solid waste. The California Integrated Waste Management Act of 1989 requires the County of Los Angeles to attain specific waste diversion goals. In addition, the California Solid Waste Reuse and Recycling Access Act of 1991 mandates that expanded or new development projects to incorporate storage areas for recycling bins into the existing design. The project will include sustainable elements to ensure compliance with all federal, state, and local statutes and regulations related to solid waste. It is anticipated that these project elements will comply with federal, state, and local statutes and regulations to reduce the amount of solid waste. The project will not displace an existing or proposed waste disposal, recycling, or diversion site.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The project site is located in an undisturbed area and could potentially impact the sensitive junipers prevalent in this area. The project site does not contain any oak trees but contains at least 415 junipers, some of which comprising California juniper woodland community. The project could have the potential to degrade the quality of the environment but would not eliminate important examples of the major periods of California history or prehistory.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project does not achieve short-term goals to the disadvantage of long-term goals. The proposed use and density complies with the long-term Antelope Valley Area Plan and Zoning Ordinance. Therefore, the proposed project would have a less than significant impact

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The proposed project will have cumulative impacts. The proposed project will not be an inducement to future growth, as the project does not require additional infrastructure beyond that necessary to serve the project. However, the removal of an estimated 100-200 juniper trees located within the subject property will add to the cumulative effects of the loss of junipers in the area. The cumulative loss of junipers from past projects and together with the current proposal to remove an estimated 100-200 juniper trees is cumulatively considerable. Therefore, the proposed project would have less than significant impact with mitigation.

d) Does the project have environmental effects which will cause substantial adverse effects on human	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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beings, either directly or indirectly?

The project entails subdividing an existing undeveloped and undisturbed lot into two parcels in an A-1-1 (Light Agriculture-One Acre Minimum Required Lot Area) zone. The lot split will create one additional residential lot for the construction of two single-family residences (one residence on each parcel). The project of subdividing an existing residential lot into two parcels for two single-family residences will mostly have No Impact or Less than Significant Impact on the environment. The proposed project would not threaten the health, safety or welfare of human beings. Therefore, the proposed project would have a less than significant impact on human beings.

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. PM068736-(5) / VTPM NO. 068736 / ENV NO. 200700124**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
1.1	Aesthetics	a) Prior to final map approval, submit a tree planting plan that shows the number, size and type of tree species to be planted on-site and off-site for the replacement of juniper removals. The tree planting plan shall include the replacement of junipers as well as any other trees/shrubbery proposed to be planted on-site. b) The trees/shrubbery selected in addition to the junipers shall meet the Los Angeles County requirements for drought-tolerance, native and non-invasive species per the County Biologist. c) The selected trees shall be included in the project's "on-site/front yard tree" performance bond and subject to bond release inspection after installation.	Approval of a tree planting plan (Plot plan or Revised Exhibit "A").	Prior to final map approval.	Owner/applicant	Department of Regional Planning ("Regional Planning")
1.2		The two residences are proposed on the sides of the hillside, within slopes of 25-50%, where they will be visible from all the surrounding roadways. Relocation of the building pads for the proposed residences on areas with lower elevations will diminish the effects on the scenic vistas from the roadways. Reduction and relocation of the building pads to flatter areas will reduce the overall grading required for the access driveways and fuel modification areas, and also, decrease the number of juniper removals.	Reduction and relocation of building pads to flatter areas.	Prior to tentative map approval.	Owner/applicant	Regional Planning
4.1	Biological Resources	Prior to the issuance of a grading permit, a qualified biologist shall be retained by the Applicant as the lead biological monitor subject to the approval of the Los Angeles County Department of Regional Planning ("DRP") and California Department of Fish and Wildlife ("CDFW"). That person shall ensure that impacts to all biological resources are minimized or avoided, and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g. avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring reports available to DRP and CDFW at their request.	Retention of a qualified biologist and submittal of monitoring reports	Prior to grading or ground disturbance	Owner/applicant	Regional Planning

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. PM068736-(5) / VTPM NO. 068736 / ENV NO. 200700124**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.2		<p>Pre-construction surveys will be conducted prior to ground disturbance. These surveys will include all special-status species identified as having the potential to be present on the project site; including, but not limited to, silvery legless lizard, rosy boa, southern grasshopper mouse, pallid bat, loggerhead shrike, San Diego black-tailed jackrabbit, and coast horned lizard. Any special-status reptiles or other species determined important by the qualified biological monitor occurring within the work area prior to the start of work shall be collected and relocated to areas outside of the designated work zones. Preconstruction surveys shall incorporate methods to maximize detection and capture of target species such as pitfall traps, drift fencing, and Sherman-style live traps. Any species captured in pitfall traps or small mammal traps should also be relocated onto adjacent appropriate habitat not impacted by the Project.</p> <p>Any grubbing, grading or other ground disturbance activities on the project site should be done in a manner that encourages mobile wildlife species to leave the project site to escape safely into immediately adjacent habitat off-site. Humane consideration of wildlife during site preparation, in conjunction with an on-site biological monitor to salvage and relocated species of low mobility off the project site onto adjacent habitat not impacted by the project, should assist in assuring that needless loss of wildlife does not occur as a result of the project.</p>	Pre-construction survey	Prior to grading or ground disturbance	Owner/applicant	Regional Planning
4.3		<p>Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1 . August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted.</p>	Breeding bird survey	Prior to grading or ground disturbance	Owner/applicant	Regional Planning

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. PM068736-(5) / VTPM NO. 068736 / ENV NO. 200700124**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys shall conduct weekly bird surveys beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found, the project proponent shall delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. The project proponent shall provide the Department of Regional Planning the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p> <p>If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she should submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the Department of Regional Planning and, upon request, the CDFW. Based on the submitted information, the Department of Regional Planning (and the CDFW, if the CDFW requests) will determine whether to allow a narrower buffer.</p>				

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. PM068736-(5) / VTPM NO. 068736 / ENV NO. 200700124**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the Department of Regional Planning during the grubbing and clearing of vegetation, and shall notify the Department of Regional Planning immediately if project activities damage active avian nests.</p>				
4.4		<p>A pre-construction burrowing owl survey shall be conducted prior to grading. Pre-construction surveys for burrowing owl shall be conducted weekly, beginning no later than 30 days and ending no earlier than 3 days prior to the commencement of disturbance. The surveys shall follow the three-tiered burrowing owl survey approach and mitigation measures detailed in the March 7, 2012, Staff Report on Burrowing Owl Mitigation (http://www.dfg.ca.gov/wildlife/nongame/survey_monitor.html#Birds).</p> <p>If burrowing owls are found during the pre-construction survey, then replacement burrows and habitat must be provided prior to the commencement of construction. The Applicant shall be prepared to provide artificial replacement burrows in the event that owls are detected, either as wintering or breeding individuals.</p> <p>Wintering individuals may be evicted with the use of exclusion devices followed by a period of seven days to ensure that animals have left their burrows. When it can be assured that owls are no longer using the burrows, the burrows can be hand excavated and collapsed under the supervision of the avian biologist.</p> <p>Breeding owls must not be disturbed and must be allowed to complete the raising of young until the fledglings can forage independently of adults and it can be confirmed that further attempts at nesting shall not be undertaken. When this has been confirmed, the owls can be evicted as described above for wintering animals.</p>	Pre-construction burrowing owl survey	Prior to grading or ground disturbance	Owner/applicant	Regional Planning

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. PM068736-(5) / VTPM NO. 068736 / ENV NO. 200700124**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.5		<p>The proposed project will impact approximately 10.9 acres of California juniper woodland habitat, with approximately 9.94 acres remaining not subject to removal either through grading or fuel modification.</p> <p>Mitigation lands shall be acquired for impacts to special-status species habitat, juniper woodland, and wildlife connectivity. Replacement land acreage will be provided based on the quality of the mitigation land relative to the impacted habitat. The ratio of such replacement shall be determined as follows:</p> <p>a. a ratio of 1.0 acre of replacement land for each acre of development if the replacement land provides superior values and is contiguous with other tracts of preserved open space that is protected in perpetuity under a conservation easement or other deed restriction that prohibits rezoning to another land use that could cause degradation of the replacement lands; or</p> <p>b. a ratio of 2.0 acres of replacement land for each acre development if the replacement land provides similar value and if it is contiguous with other tracts of preserved open space that is protected in perpetuity under a conservation easement or other deed restriction that prohibits rezoned to another land use that could cause degradation of the replacement lands.</p> <p>Other combinations of replacement land attributes may be considered, resulting in differing ratios than those presented above, subject to County approval. Mitigation land shall be sited adjacent to protected natural open space unless the mitigation is selected in a location that may serve as a conservation nucleus that could lead to future land preservation based upon close proximity to protected natural open space or other habitat of high biological diversity. All mitigation acquisitions shall be conducted in a manner that assures that mitigation lands are preserved in perpetuity under a conservation easement and deeded to a local land conservancy.</p>	<p>Provide evidence of one of the following:</p> <ol style="list-style-type: none"> 1) in-lieu fees to an appropriate conservation organization for the purposes of land acquisition of juniper woodlands or support in the organization's efforts to protect and manage juniper woodlands in the upper santa Clara River Watershed; 2) a copy of the executed agreement, receipt of fees, and all recorded documents and easements for the in-lieu on-site mitigation; 3) a copy of the grant deed to show acquisition of property for the preservation of juniper woodlands. 	Prior to final map approval.	Owner/applicant	Regional Planning

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. PM068736-(5) / VTPM NO. 068736 / ENV NO. 200700124**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.6		<p>Review and approval of Habitat Management Lands Prior to Acquisition: The Applicant shall provide a mitigation land acquisition proposal to DRP and CDFW for their approval before acquiring the property. The proposal shall discuss the suitability of proposed mitigation land by comparing it to the selection criteria. As a part of the preparation of the land acquisition proposal, acreage quantification by habitat category will be developed with DRP and CDFW based on the following criteria:</p> <p>a. Habitat Management Land Selection Criteria: The Applicant must identify the lands to be acquired, and the type and quality of habitat to be acquired. Detailed criteria and acreage for each habitat category will be developed with Los Angeles County.</p>	Submittal and approval of a Habitat Management Land	Prior to final map approval.	Owner/applicant	Regional Planning
4.7		<p>Habitat Management Lands Acquisition: Prior to initiating ground-disturbing activities, the Applicant shall provide a proposal to DRP and CDFW for off-site mitigation land to be restored, enhanced, or maintained according to the requirements of the biological mitigation measures in this MND. The proposal will require that mitigation lands identified shall be preserved as open space in perpetuity. Within 45 days of acquiring the mitigation land(s), the Applicant shall record a permanent deed restriction or conservation easement on the mitigation land(s) to be preserved as open space, or shall provide in-lieu fees to an approved conservation organization sufficient to provide for an equivalent amount of preservation. The deed restriction/conservation easement/in-lieu fee agreement shall be submitted to DRP for review and approval prior to issuance of grading permit.</p>	Submittal and approval of a Habitat Management Land	Prior to final map approval.	Owner/applicant	Regional Planning

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. PM068736-(5) / VTPM NO. 068736 / ENV NO. 200700124**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.1	Cultural Resources	Prior to commencement of any grading activity on site, the owner/applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register, plans for the treatment, evaluation, and mitigation of impacts to the find would need to occur.	Provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained.	Prior to issuance of a grading permit.	Owner/applicant	Regional Planning
5.2	Cultural Resources	Prior to commencement of any grading activity on site, the owner/applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified paleontologist has been retained and either the paleontologist, or a representative, shall be onsite if excavations penetrate the bedrock formations.	Provide written evidence to the Director of Regional Planning, or designee that a qualified paleontologist has been retained.	Prior to issuance of a grading permit.	Owner/applicant	Regional Planning

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. PM068736-(5) / VTPM NO. 068736 / ENV NO. 200700124**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.3	Cultural Resources	If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified (California Public Resources Code §5097.98). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of the County-approved Archaeologist, determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC). The NAHC shall be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD shall make his/her recommendation within 48 hours of being granted access to the site. The MLD's recommendation shall be followed if feasible, and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (California Health and Safety Code §7050.5). If the landowner rejects the MLD's recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (California Public Resources Code §5097.98).	If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified.	During grading activities.	Owner/applicant	County Coroner, NAHC, Regional Planning, or designee.
11	Land Use and Planning	Reduction and relocation of the building pads to flatter areas will reduce the overall grading required for the access driveways and fuel modification areas, and also, decrease the amount required for the long access driveways and decrease the number of juniper removals.	Reduction and relocation of building pads to flatter areas.	Prior to tentative map approval.	Owner/applicant	Regional Planning
19	Mitigation Compliance	As a means of ensuring compliance of all above mitigation measures, the owner/applicant and subsequent owner(s) are responsible for submitting an annual mitigation compliance report to the Department of Regional Planning for review and replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed.	Submittal and approval of annual mitigation compliance report. Replenishment of mitigation monitoring account as required.	Yearly and as required until all measures are completed.	Owner/applicant	Regional Planning

* In the "#" column, the number before the decimal corresponds with the chapter number in the initial study.

MITIGATION MONITORING AND REPORTING PROGRAM
PROJECT NO. PM068736 / VESTING TENTATIVE PARCEL MAP NO. 068736 / ENV NO. 200700124

The Department of Regional Planning staff has determined that the attached mitigation measures for the project are necessary in order to assure that the proposed project will not cause significant impacts on the environment.

The permittee shall deposit the sum of \$6,000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring and Reporting Program.

As the applicant, I agree to incorporate these mitigation measures into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as mitigation measures.

Applicant

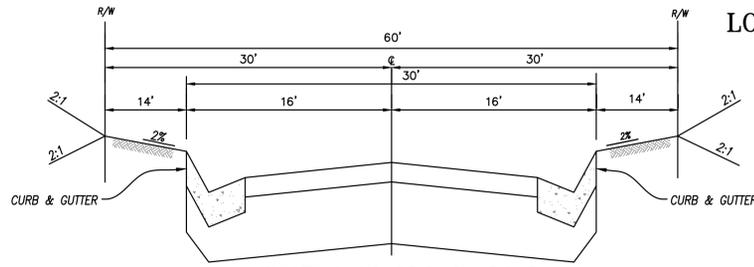
Date

Staff

Date

MINOR LAND DIVISION VESTING TENTATIVE PARCEL MAP NO. 68736

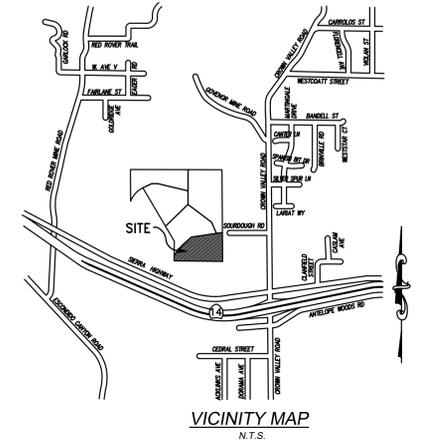
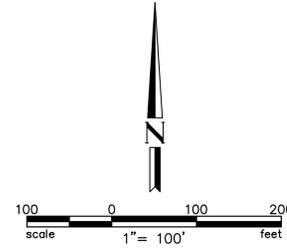
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



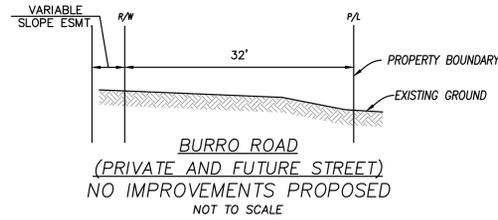
EXISTING SOURDOUGH ROAD
PER TRACT NO. 43748
EXISTING IMPROVEMENTS
NOT TO SCALE

LINE DATA		
LINE	DIRECTION	LENGTH
L1	N81°33'02"E	68.08'
L2	N63°15'50"E	75.23'

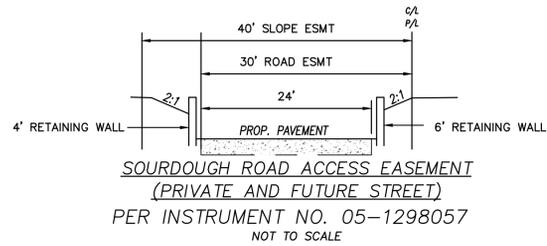
CURVE DATA				
CURVE	DELTA	LENGTH	RADIUS	TANGENT
C1	8°45'06"	106.92'	699.99'	53.56'
C2	2°25'20"	27.90'	660.00'	13.95'
C3	26°44'11"	46.66'	100.00'	23.76'



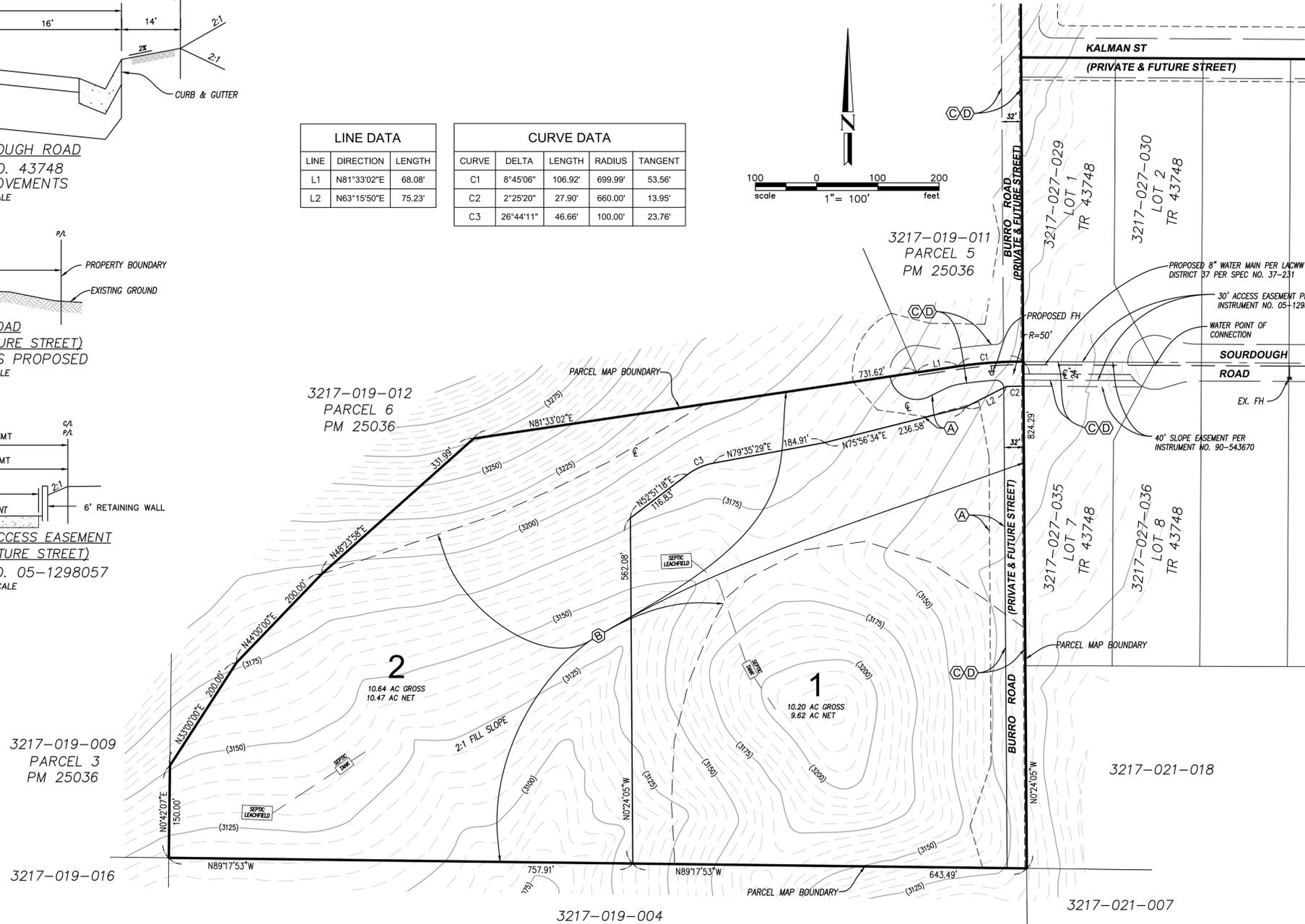
VICINITY MAP
N.T.S.



BURRO ROAD
(PRIVATE AND FUTURE STREET)
NO IMPROVEMENTS PROPOSED
NOT TO SCALE



SOURDOUGH ROAD ACCESS EASEMENT
(PRIVATE AND FUTURE STREET)
PER INSTRUMENT NO. 05-1298057
NOT TO SCALE



LEGAL DESCRIPTION

PARCEL 7 OF PARCEL MAP 25036, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 281, PAGES 94 THROUGH 97, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER:

ALAN & JEANETTE LASLOVICH
3051 CLAYVALE ROAD
ACTON, CA 93510

LOT TABULATION

LOT NO.	GROSS AREA	NET AREA
1	10.20 AC.	9.62 AC.
2	10.64 AC.	10.47 AC.
TOTAL	20.84 AC.	20.09 AC.

EASEMENT NOTES:

THE FOLLOWING EASEMENTS CORRESPOND TO THE TITLE POLICY #02 067 44727 PREPARED BY TRICOR TITLE COMPANY OF CALIFORNIA DATED JUNE 3, 2005

- (A) VARIABLE WIDTH SLOPE EASEMENT OF THE COUNTY OF LOS ANGELES PER PARCEL MAP NO. 25036 RECORDED IN PMB 281, PAGES 94-97, INCLUSIVE OF PARCEL MAP, TO REMAIN.
- (B) RESTRICTED USE AREA PER PARCEL MAP NO. 25036 RECORDED IN PMB 281, PAGES 94-97, INCLUSIVE OF PARCEL MAP, TO BE VACATED PRIOR TO FINAL MAP RECORDED.
- (C) SOURDOUGH ROAD & BURRO ROAD PRIVATE & FUTURE STREETS PER PARCEL MAP NO. 25036 RECORDED IN PMB 281, PAGES 94-97, INCLUSIVE OF PARCEL MAP, TO REMAIN.
- (D) NONEXCLUSIVE EASEMENT TO THE GENERAL PUBLIC FOR INGRESS & EGRESS & ROAD PURPOSES IN THE REAL PROPERTY HEREIN OFFERED AS "PRIVATE & FUTURE STREET" PER PARCEL MAP NO. 25036 RECORDED IN PMB 281, PAGES 94-97, INCLUSIVE OF PARCEL MAP, TO REMAIN.

UTILITIES

WATER: LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 37
SEWER: PRIVATE SEWAGE DISPOSAL (SEPTIC)
ELECTRIC: SOUTHERN CALIFORNIA EDISON
CABLE: TIME WARNER
TELEPHONE: VERIZON
GAS: SOUTHERN CALIFORNIA GAS COMPANY

NOTES

1. SIZE OF SITE: 20.84 ACRES
2. EXISTING ZONING: A-1-1
3. EXISTING LAND USE: N1 (1du/2ac)(0.5ac/du)
4. PROPOSED LAND USE: 2 LOTS (1du/6.95ac)(0.14ac/du)
5. NO OAK TREES ON SITE
6. NO WELLS ON SITE
7. APN 3217-019-013
8. NO EXISTING STRUCTURES
9. NO DEFINED WATER COURSES
10. NO EXISTING SEWAGE DISPOSAL SITES
11. A POTABLE WATER SUPPLY HAS NOT BEEN PROVEN TO BE AVAILABLE FOR THE PROPOSED PARCEL AT THIS TIME.

NO.	DESCRIPTION	DATE	BY
REVISIONS			

SUBDIVIDER / APPLICANT:

ALAN & JEANETTE LASLOVICH
3051 CLAYVALE ROAD
ACTON, CA 93510



Hall & Foreman, Inc.
Engineering • Planning • Surveying
14297 CAJON ST, SUITE 101 • VICTORVILLE, CA 92392 • 760-524-9100
PREPARED UNDER THE SUPERVISION OF:
DEAN A. PARADISE R.C.E. NO. C99830 DATE:

DRAWN BY: SMS
DESIGNED BY: SMS
CHECKED BY: DP

IN THE COUNTY OF LOS ANGELES

VESTING TENTATIVE
PARCEL MAP No. 68736

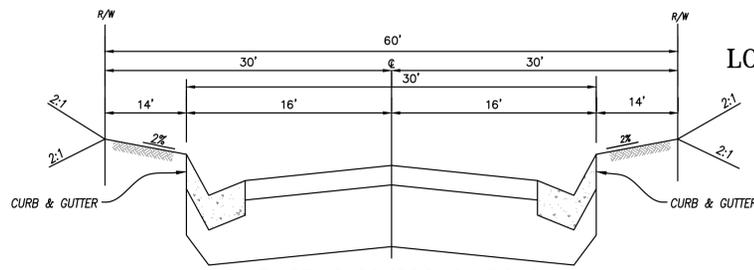
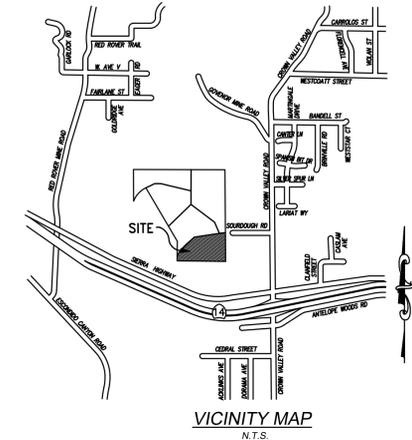
SCALE: AS SHOWN
DATE: 05/13/14
SHT NO.: 01 OF 01

EXHIBIT "A"

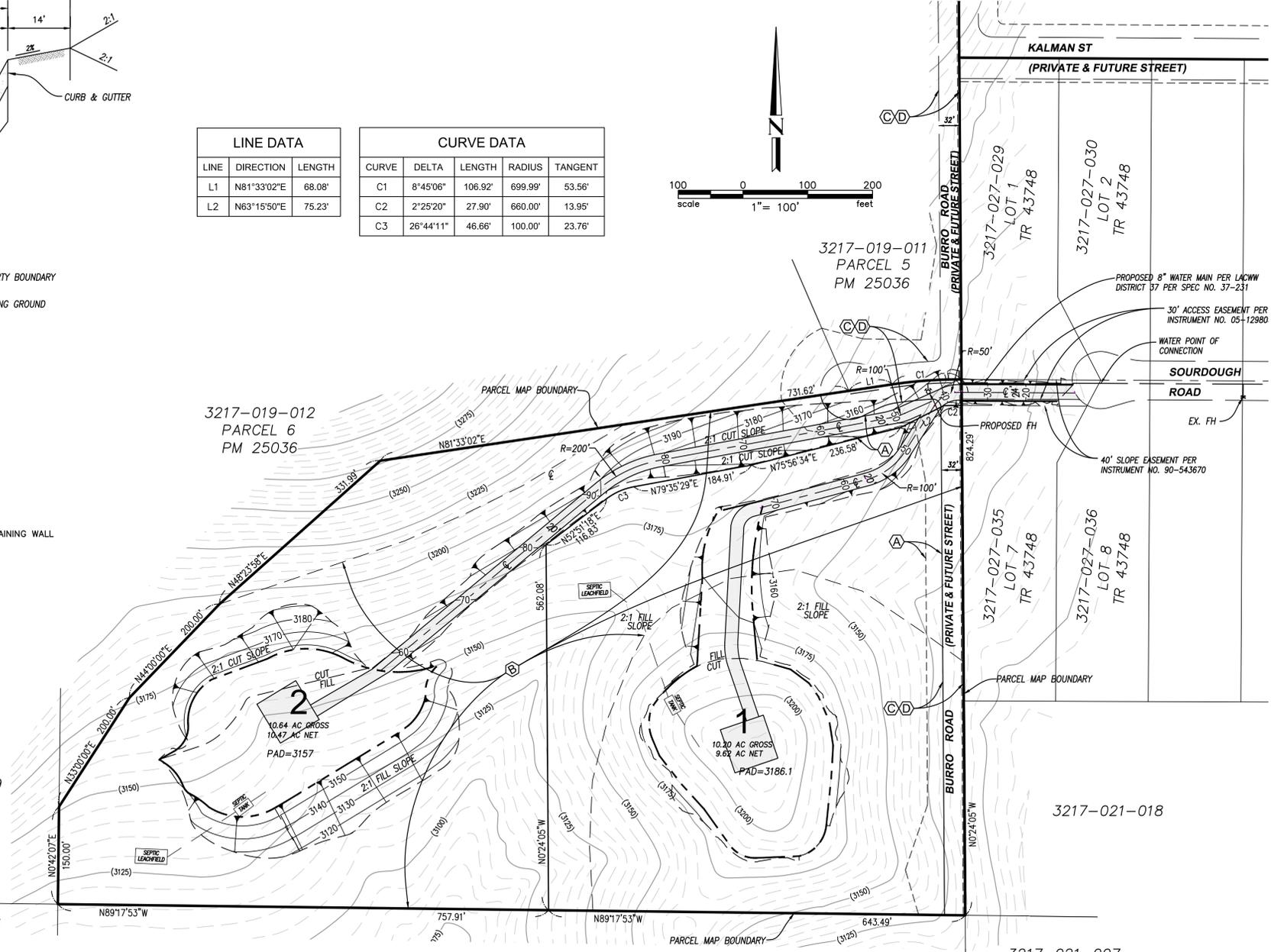
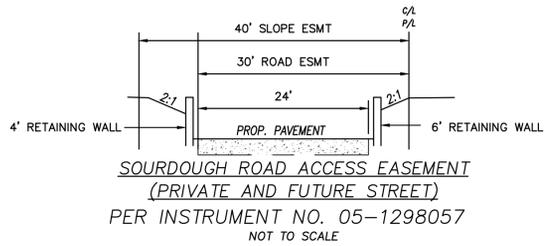
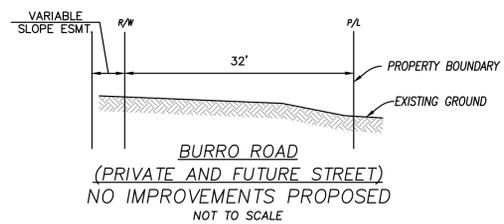
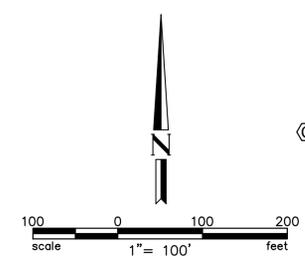
MINOR LAND DIVISION

VESTING TENTATIVE PARCEL MAP NO. 68736

LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LINE DATA			CURVE DATA				
LINE	DIRECTION	LENGTH	CURVE	DELTA	LENGTH	RADIUS	TANGENT
L1	N81°33'02"E	68.08'	C1	8°45'06"	106.92'	699.99'	53.56'
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OWNER:
ALAN & JEANETTE LASLOVICH
3051 CLAYVALE ROAD
ACTON, CA 93510

LOT TABULATION

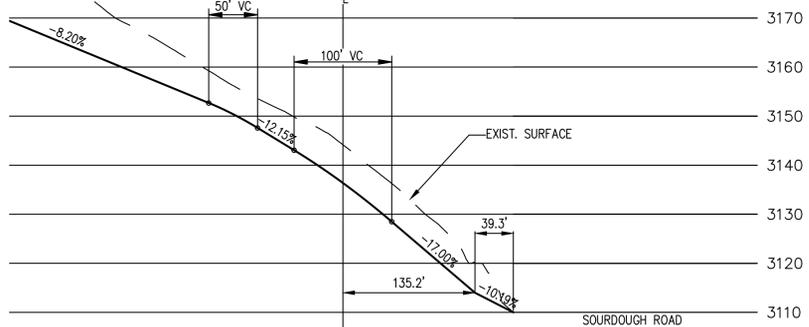
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LEGEND

— DENOTES POTENTIAL BUILDING PAD AREA
□ DENOTES PAVEMENT / IMPERVIOUS AREA

EARTHWORK QUANTITIES

	CUT	FILL
RAW QUANTITIES:	46,500 CY	46,500 CY

NO.	DESCRIPTION	DATE	BY

SUBDIVIDER / APPLICANT:
ALAN & JEANETTE LASLOVICH
3051 CLAYVALE ROAD
ACTON, CA 93510



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PREPARED UNDER THE SUPERVISION OF:
DEAN A. PARADISE R.C.E. NO. C39830

IN THE COUNTY OF LOS ANGELES

VESTING TENTATIVE
PARCEL MAP No. 68736

SCALE: AS SHOWN
DATE: 05/13/14
SHT NO.: 01 OF 01