

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



Project Title: PM069664/ RCUP200800198, RENV200800136

Lead agency name and address: Los Angeles County - 320 West Temple Street, Los Angeles, CA 91020

Contact Person and phone number: Robert Sims/Land Design Consultants – 199 South Los Robles Avenue, suite 250, Pasadena, CA 91101

Project sponsor's name and address: Norman & Patricia Howell, 30701 Sloan Canyon Road, Castaic, CA 91384

Project Location: Southwest of intersection of Burlwood Drive and Hasley Canyon Road, Castaic

APN: 3247-052-002 **Thomas Guide:** 4459-A1 **USGS Quad:** Val Verde

Gross Acreage: 10 gross acres; 9.5 net acres

Description of project: The project is a request for the subdivision of a 10-acre parcel into two 5-acre lots for the development of two new single-family residences and associated improvements (grading, driveways, and septic system). Lot 1 depicts a 28,731 square foot building pad served by an approximately 550-foot long, 20-foot wide driveway off of Burlwood Drive which is a private and future street with 24 feet of paving. Lot 2 depicts a 21,976 square-foot split building pad accessed by an approximately 250-foot long, 20-foot wide driveway off of Hasley Canyon Road, a public street with 24 feet of paving. The anticipated grading quantities associated with development are 27,500 cubic yards of cut and 26,000 cubic yards of fill (approximately 53,500 cubic yards of earth work) which will be balanced on site. The applicant is not proposing any export or import of earth in connection with the project. The 1,500 cubic yard difference of earth between the cut and fill is due to shrinkage during the grading process. There are 13 oak trees on site but none will be removed or encroached upon as a result of the proposed development. The development of the site will require septic systems to be installed, and potable water will be provided by Los Angeles County Waterworks District 36, a public water service provider. The subject property and Burlwood Drive, a private and future street, are part of a recorded subdivision (Project No. 83200, Tract Map No. 34170) which created 11 single family lots on 118 acres. Conditional Use Permit No. 200800198 is required to ensure compliance with Hillside Management design criteria. Approximately 4.2 acres of the 10-acre project site have a slope of 25 percent or less; approximately 4.6 acres have a slope of greater than 25 percent but less than 50 percent; and approximately 1.1 acres have a slope of greater than 50 percent. The driveways will not exceed 15 percent slope. This development will provide more than 70 percent of open space.

General plan designation: N/A

Community/Area wide Plan designation: Santa Clarita Valley Area Plan HM (Hillside Management), N1 (Non-Urban 1 – 0.5 dwelling units per acre), and W (Floodway/Floodplain).

Zoning: A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area); Castaic Area Community Standard District (CSD).

Surrounding land uses and setting: The 10-acre site is a vacant parcel located in the rural northwestern area of Los Angeles County. The property is characterized as a hillside, with some steep slopes that exceed

50 percent. The property has 13 oak tree sparsely located on the mid and northern portion of the site. Access to the property is provided to Lot 1 from a driveway off Burlwood Drive and to Lot 2 from a driveway off Hasley Canyon Road. The surrounding land uses consist of vacant land and some large single-family residences. The Approximately 57 percent of the Project site contains slopes steeper than 25 percent.

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
<u>PM069961/PM069961</u>	<u>To create 4 single-family lots on 80.6 acres. Located approximately 1,000 feet north of the Project site. Tentative parcel Map is pending.</u>
<u>03-332/PM060646</u>	<u>To create 4 single-family lots on 13.17 acres. Located approximately 150 feet northeast of the Project site. Approved in September, 2006.</u>
<u>TR53725</u>	<u>To create 42 single family lots and 1 open space lot on 142.56 acres. Located approximately 300 feet south of the Project site. Tentative tract map is recommended for denial due to inactivity (May 1st, 2012). Tentative Tract Map is pending.</u>

Public agency approvals which may be required:

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

Reviewing Agencies:

Responsible Agencies

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

Trustee Agencies

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

Special Reviewing Agencies

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

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
- Water Resources
- Santa Monica Mtns. Area
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- Fire Department
 - Forestry, Environmental Division
 - Planning Division
- Sanitation District
- Public Health: Environmental Hygiene (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee
-

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

IMPACT ANALYSIS SUMMARY MATRIX		No Impact				
		Less than Significant Impact				
		Less than Significant Impact w/ Project Mitigation				
		Potentially Significant Impact				
Environmental Factor	Pg.					<i>Potential Concern</i>
1. Aesthetics		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Agriculture/Forest		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Air Quality		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Biological Resources		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Impacts to slender Mariposa Lily and Peirson's Morning Glory</i>
5. Cultural Resources		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Energy		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Geology/Soils		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. Greenhouse Gas Emissions		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9. Hazards/Hazardous Materials		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10. Hydrology/Water Quality		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
11. Land Use/Planning		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12. Mineral Resources		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13. Noise		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
14. Population/Housing		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
15. Public Services		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
16. Recreation		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
17. Transportation/Traffic		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
18. Utilities/Services		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
19. Mandatory Findings of Significance		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

- | | | |
|---|--|---|
| <input 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 type="checkbox"/> Biological Resources | <input 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 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.

Signature (Prepared by)

Date

Signature (Approved by)

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

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>
<p>Would the project:</p> <p>a) Have a substantial adverse effect on a scenic vista, including County-designated scenic resources areas (scenic highways as shown on the Scenic Highway Element, scenic corridors, scenic hillsides, and scenic ridgelines)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed residential development of the property will result in the development of two pads for the construction of two single-family residences and site improvements. The Project site is not located adjacent to or in close proximity to any designated or eligible scenic highway that could have views of the site. The Project site is located adjacent to Hasley Canyon Road which is an arterial street and not a scenic highway. The closest ridgeline to the property boundary is approximately 1,900 feet to the southwest. Therefore, the project does not adversely affect a scenic vista (Source: Project Plans, Scenic Highway Element of the General Plan, Santa Monica Mountains North Area Community Standards District).

<p>b) Be visible from or obstruct views from a regional riding or hiking trail?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The closest County Regional riding or hiking trail to the Project site is the Fish Canyon Trail located approximately 4,900 feet east of the Project site. The Project site is not visible from the Fish Canyon Trail and will not obstruct or impact views from this trail or any other trail.

<p>c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, historic buildings, or undeveloped or undisturbed areas?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is comprised of undeveloped land, with partially disturbed areas with access roads and trails. The project includes 27,500 cubic yards of cut and 26,000 cubic yards of fill grading which will be balanced on site for the construction of two pads for the proposed single-family homes and driveway access. There are 13 oak trees on site but none will be impacted. No historic buildings exist on site. Overall, the proposed single-family houses and associated improvements would result in less than significant aesthetic impacts (Source: Site visit, Site plan).

<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is comprised of undeveloped land, with partially disturbed areas consisting of access roads and trails. The project proposes the construction of two driveways to provide access for building two pads with a total area of 50,707 square feet. Approximately 80 percent of the project site will remain as open space.

<p>e) Create a new source of substantial shadows, light,</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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or glare which would adversely affect day or nighttime views in the area?

The Project proposes the subdivision of one parcel into two single-family lots which implies that two single-family houses will be constructed at later date and be subject to County review to ensure consistency with applicable County lighting and building standard/requirements, which limits the height of structures and the intensity, type and direction of external lighting in the property. Therefore, the Project will not be a source of substantial shadow, light or glare which would adversely affect day or nighttime views of the area.

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"/>

Approximately seven percent of the project site is comprised of Grazing Land and the remainder is Other Land. All the improvements depicted in the property as part of this project is located out of the Grazing Land area. Therefore, construction of the residential improvements will not result in the conversion of Prime Farmland, Unique Farmland or Farmland (Source: Farmland Mapping and Monitoring Program, California Department of Conservation).

<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 type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is zoned Heavy Agricultural, two acre minimum lot size (A-2-2). However the site is not currently used for agricultural purposes and it is not designated as Agricultural Opportunity Area or is not under a Williamson Act contract.

<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)) or timberland zoned Timberland Production (as defined in Public Resources Code § 4526)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There is no forest land or timberland zoned Timberland Production in the Project site.

<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There is no forest land in the Project site.

<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There is no forest land or Farmland in the Project site.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

	<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 the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project is comprised of the subdivision of a 10-acre parcel into two single-family residential lots and it is located within the Antelope Valley AQMD (AVAQMD). The project is comprised of two single-family lots. Considering its small scale, it is not expected that it will conflict with or obstruct implementation of the applicable AVAQMD air quality plan.

b) Violate any applicable federal or state air quality standard or contribute substantially to an existing or projected air quality violation (i.e. exceed the State's criteria for regional significance which is generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project is comprised of the subdivision of a 10-acre parcel into two single-family residential lots and will not violate any applicable federal or state air quality standard or projected air quality violation.

c) Exceed a South Coast AQMD or Antelope Valley AQMD CEQA significance threshold?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project is comprised of the subdivision of a 10-acre parcel into two single-family residential lots. The air emissions that will be generated by the Project, both during construction and operations will not exceed the South Coast AQMD or Antelope Valley AQMD CEQA significance threshold.

d) Otherwise 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would not result in a cumulatively considerable net increase of non-attainment criteria pollutants. The emissions from construction and operations, individually or cumulatively, will not exceed SCAQMD Air Quality Significance Thresholds.

e) Expose sensitive receptors (e.g., schools, hospitals, parks) to substantial pollutant concentrations due to location near a freeway or heavy industrial use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project is not considered a sensitive land use. The closest freeway to the site is the 5 Freeway, which is approximately 3.4 miles to the east. The Project site is surrounded by Heavy Agricultural zoning and the closest Industrial land use is located 2.3 miles to the southeast.

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

The single-family homes will not generate any obnoxious odors, dust or other hazardous air emissions that exceed adopted thresholds or emission limits. Project construction may increase the amount of dust in the air. However, standard dust control measures as stipulated by State of California Health and Safety Code – Section 40506 (Air Quality Management District Permit) will be employed which will ensure that any air quality impacts remain insignificant. In addition, this area is very low density and the surrounding properties to the east, west and south are currently vacant. Residences are located to the north of the property, separated by Hasley Canyon Road. Upon completion of the construction of the project, there will be no significant dust or air pollution generated.

4. BIOLOGICAL RESOURCES

	<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, 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 Game (DFG) or U.S. Fish and Wildlife Service (USFWS)?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The Project site is dominated by chamise chaparral, coastal sage scrub, and non-native/disturbed plant communities. The central section of the site is occupied by coastal sage scrub. The property is divided by a north-south trending hill that runs through the majority of the site. The east-facing slope has been more recently disturbed than the west-facing slope and therefore supports a different sub-dominant plant community. Sub dominant communities include species such as black mustard, Mexican elderberry, beavertail cactus, among others. The west-facing slope has received less recent disturbance and therefore is characterized by more dense stands of California sage brush and toyon. According to the biological report (Attachment 1) there are two special-status plant species, peirson’s morning glory and slender mariposa lily (California native Plant Society – CNPS) detected on the Project site. Peirson’s morning glory was detected within annual grassland in the northernmost portion of the site, east of an unpaved access road. Slender mariposa lily was detected within openings in coastal sage scrub habitat along the ridge in the central portion of the Project site. Peirson’s morning glory and mariposa lilies have been transplanted with varying degrees of success. Therefore, with recommended mitigation measures to transplant these species, the impact to these species would be less than significant:

MM-1: If the development of the Project site results in impacts to occupied habitat for Peirson’s morning-glory or slender mariposa lily, the following protocol shall be followed prior to the issuance of grading permits:

1. A survey shall be conducted in the spring prior to initiation of construction activities, and all affected Peirson’s morning-glory and slender mariposa lily individuals shall be marked in the field with flagging so that they may be located later in the year.
2. A five-year Habitat Mitigation and Monitoring Program (HMMP) shall be submitted for review and approval by the Department of Regional Planning. At a minimum, the HMMP shall include the following components:
 - a. an inventory of individuals identified in item 1 above that are to be impacted by project construction;
 - b. a map of impacted individuals and proposed transplantation locations within suitable habitat areas;
 - c. salvage and transplantation methodology meeting the requirements set forth in items 3 – 6 below;
 - d. performance standards by which the mitigation effort will be deemed a success; these will include the numbers of plants required to survive through the five-year monitoring period, the allowable abundance of non-native species within the transplantation areas, and other indicators of site sustainability such as control of access, erosion, and herbivory;

- e. schedule of salvage, transplantation, maintenance, and reportage activities for the five-year period.
3. Subsequent to fruit maturation, flagged slender mariposa lilies shall be revisited so that their seeds may be harvested. Seeds shall be stored in a manner that encourages their preservation, such as in paper bags or envelopes, in a cool, dry, dark location. Fruit maturation typically occurs in late June – early July.
4. Subsequent to plant dormancy and prior to the commencement of winter rains (typically from August – October), Pierson’s morning-glory and slender mariposa lily individuals shall be transplanted.
 - a. Transplantation sites are to be excavated immediately prior to removal of salvaged plants.
 - b. Flagged individual plants to be salvaged shall be excavated and immediately transplanted. Excavation of mariposa lily bulbs must be implemented in a way that minimizes disturbance to the bulb and a large quantity of surrounding bulk soil (with due caution, a backhoe may be an effective means for the extraction of such large intact blocks of soil). Extracted soil and bulbs must be moved immediately to their transplantation locations. Pierson’s morning-glory tubers are less sensitive and may be removed with shovels, but care must be taken not to injure the tubers during removal and relocation.
5. Watering of transplanted plants is to be avoided, as unseasonal moisture encourages fungal and bacterial growth that is detrimental to the plants.
6. Previously collected slender mariposa lily seeds shall be sown within the mitigation areas in order to augment the transplanted population(s).

The Project does not propose the removal or encroachment of any oak trees. However, to further prevent any damage to the trees, mitigation measure numbers 2 and 3 are recommended:

MM-2: A consulting arborist or a similarly qualified person shall be retained to maintain all the existing oak trees on the subject property during construction of the project. This person shall be identify all trees to be protected during construction activities and shall conduct a pre-construction meeting with the construction supervisor in order to review protective measures to be followed during project construction. The Los Angeles county Forester shall be advised of the pre-construction meeting and be offered the opportunity to attend.

MM-3: Temporary high-visibility fencing not less than four feet in height shall be installed to secure the protected zone of the oak trees on-site. The location and extent of fencing shall be determined at the pre-construction meeting with the retained arborist, the on-site project supervisor (and the Forester if present). The fencing shall be installed prior to grading and shall not be removed without approval of the Forester. The term "protected zone" refers to the area extending five feet beyond the dripline of the oak tree (before pruning), or 15 feet from the trunk, whichever is greater.

Among all the possible sensitive wildlife in the Project area, a northern harrier, a State Bird Species of Special Concern, a Southern CA rufous-crowned sparrow, and a Vaux’s swift, State Watch List species, were detected foraging over the property. No federally listed threatened or endangered bird species were found on or adjacent to the Project site.

MM-4: 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 March 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 and/or young resulting from disturbances which cause abandonment of active nests.

If avoidance of the avian breeding season is not feasible, then beginning thirty days prior to the initiation of project activities, a qualified biologist with experience in conducting breeding bird surveys shall conduct weekly bird surveys 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 an active nest is located, project activities shall be postponed within 300 feet of non-raptor nests and within 500 feet of raptor nests until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Highly visible flagging, stakes, or construction fencing shall be used to demarcate the boundary of the buffer between the project activities and the nest. Project personnel, including all contractors working on site, must be instructed on the sensitivity of the area. The project proponent must provide the Department of Regional Planning (DRP) staff biologist 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 DRP staff biologist, and, upon request, the Department of Fish and Game (DFG). Based on the submitted information, DRP (and DFG, if requested) 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 DRP staff biologist during the grubbing and clearing of vegetation, and shall notify DRP immediately if project activities damage active avian nests.

b) Have a substantial adverse effect on sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, and regulations DFG or USFWS? These communities include Significant Ecological Areas (SEAs) identified in the General Plan, SEA Buffer Areas, and Sensitive Environmental Resource Areas (SERAs) identified in the Coastal Zone Plan.

The coastal sage scrub plant community is present in the central area of the represents suitable habitat for the Coastal California gnatcatcher. This species has been documented approximately 7.6 miles to the east of the Project site.

The Project site contains 13 oak trees which could be remnant of previous oak woodland. The Project does not propose the removal or encroachment of any oak trees.

The Project site is not located within a Significant Ecological Area (SEA), SEA Buffer Area, or Sensitive Environmental Resource Area (SERA).

c) Have a substantial adverse effect on federally protected wetlands (including marshes, vernal pools, and coastal wetlands) or waters of the United States, as defined by § 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means?

The project site as currently existing does not contain either Federal or State-protected wetlands or waters.

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?

The Project site is expected to be utilized by wildlife for foraging, breeding and local movement within the project area and to the surrounding open space areas. However the site does not represent a regional movement corridor due to the lack of connectivity to other large open space areas to the north and east of the site. The Project will be required to utilize the following project features to further preserve any potential wildlife present in the site: (1) using no fencing except what is needed for safety as around a swimming pool; (2) using wildlife-friendly fencing such as split rail; (3) using low intensity night lighting, directed downward with shielding from nearby natural areas, and only what is absolutely necessary for safety in lighting.

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, etc.)?

The Project site contains 13 oak trees which could be remnant of previous oak woodland. The Project does not propose the removal or encroachment of any oak trees. However, mitigation measures MM-2 and MM-3 are will be in place in order to further prevent any damage to the trees.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36) and the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16)?

No Wildflower Reserve Areas are on the parcel. No oak trees of jurisdictional size (8 inches and larger DBH) are proposed for removal or encroachment of protected zone, so there is no conflict with Los Angeles County Oak Tree Ordinance.

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

The project does not conflict with any adopted State, regional, or local Habitat Conservation Plan.

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>
<p>Would the project:</p> <p>a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No historical resource as defined in CEQA Guidelines § 15064.5 was observed on the project site and there is no record of such a resource on the project site.

<p>b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No archaeological resource as defined in CEQA Guidelines § 15064.5, were observed on the subject property and there is no record of such a resource on the project site.

<p>c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No paleontological resources or sites, unique geological features, or rock formations were observed on the subject property. However, the following conditions of approval will be incorporated in to the project as a control measure in the event that cultural remains are found during project grading: Customary caution is advised in developing within the project area; Should unanticipated cultural resource remains be encountered during land modification activities, work must cease, and the Los Angeles County Director of Regional Planning contacted immediately to determine appropriate measures to mitigate adverse impact to the discovered resources; If human remains are discovered within the boundaries of the project area, then the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed; These procedures require notification of the County Coroner. If the County Coroner determines that the discovered remains are those of Native American ancestry, then the Native American Heritage Commission (NAHC) must be notified by telephone within 24 hours; Sections 5097.94 and 5097.98 of the Public Resources Code describes the procedures to be followed after the notification of the NAHC.

<p>d) Disturb any human remains, including those interred outside of formal cemeteries?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There is no record of human remains on the project site. If human remains are discovered as a result of site disturbance, a condition of approval will be incorporated to ensure that the subdivider shall suspend construction in the vicinity of a cultural resource or human remains encountered during ground-disturbing activities at the site, and leave the resource or human remains in place until a qualified archaeologist can examine it and determine appropriate mitigation measures.

6. ENERGY

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>
<p>a) Comply with Los Angeles County Green Building Standards?(L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440.)</p> <p><u>The Project is subject to and will comply with the Los Angeles County Green Building Standards since it includes new buildings and a complete building permit application was not filed prior to 1/1/09.</u></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?</p> <p><u>Appendix F, Section 1 of the CEQA Guidelines requires evaluations of energy efficiency only for Environmental Impact Reports. The environmental determination for this project is a negative declaration.</u></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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) Be located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone, and 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.

The Project site is located 5.6 miles west of the nearest fault zone and fault trace. Therefore, people or structures on the Project site will not be exposed to potential substantial adverse effects (Source: Alquist-Priolo Earthquake Fault Zoning Act; Southern California Seismic Hazard Map Data Access Page.)

ii) Strong seismic ground shaking?

The Project site is located 5.6 miles west of the nearest fault zone and fault trace. Therefore, people or structures on the Project site will not be exposed to potential substantial adverse effects (Source: Alquist-Priolo Earthquake Fault Zoning Act; Southern California Seismic Hazard Map Data Access Page; California Geology Website.)

iii) Seismic-related ground failure, including liquefaction?

The Project site contains approximately 2.6 acres located within the liquefaction zone, which is approximately 26 percent of the total Project area. The liquefaction zone is located mainly on the northern portion of the site, within Lot 1 (Source: Alquist-Priolo Earthquake Fault Zoning Act; Southern California Seismic Hazard Map Data Access Page; California Geology Website.) The Geologic and Geotechnical Engineering Report (2008) and Updated Report (2012) attached, analyze the Project site and conclude that the proposed Project will not be subject to significant or undue settlement due to liquefaction or lateral spreading.

iv) Landslides?

The Project site contains approximately 3.6 acres of landslide zone, which is approximately 26 percent of the total project area. The landslide zone is located mainly on the central and southern portions of the Project site, within Lot 2 (Source: Alquist-Priolo Earthquake Fault Zoning Act; Southern California Seismic Hazard Map Data Access Page; California Geology Website.) The Geologic and Geotechnical Engineering Report (1996) and Updated Report (2012) attached, the proposed grading and structures will not affect the geological stability of the site or adjacent properties.

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

The Geologic and Geotechnical Engineering Report (1996) and Updated Report (2012) attached, the proposed grading and structures will not affect the geological stability of the site or adjacent properties.

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 Geologic and Geotechnical Engineering Report (1996) and Updated Report (2012) attached, the proposed grading and structures will not affect the geological stability of the site or adjacent properties.

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 Geologic and Geotechnical Engineering Report (1996) and Updated Report (2012) attached, the proposed grading and structures will not affect the geological stability of the site or adjacent properties.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

The Project proposes a septic tank. The Project Consult with the Department of Public Health and the Department of Public Works.

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 Project exceeds the 70 percent minimum open space required in a nonurban hillside management area. The project will be conditioned to comply with the Hillside Management Area Ordinance and the hillside design standards in the General Plan Conservation and Open Space Element.

Sources:

Preliminary Geologic and Soils Engineering Investigation, Liquefaction Study and Percolation Testing, Proposed Four-Lot Residential Subdivision, "Tentative Minor Land Division Map No. 69664", APN 3247-052-002, Burwood Drive, Castaic, County of Los Angeles, California. Prepared by Southwest Geotechnical, Inc. June 27, 2008.

Response to County of Los Angeles Review Letters 1/12/09 (Geology) and 6/30/09 (Soils Engineering) Proposed Three-Lot Residential Subdivision, "Tentative Minor Land Division Map No. 69664", APN 3247-052-002, Burwood Drive, Castaic, County of Los Angeles, California. Prepared by Southwest Geotechnical, Inc. October 20, 2009.

Geologic and Soils Engineering Update Report Proposed, Two-Lot Residential Subdivision, "Tentative Minor Land Division Map No. 69664", APN 3247-052-002, Burwood Drive, Castaic, County of Los Angeles, California. Prepared by Southwest Geotechnical, Inc. February 16, 2012.

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 (i.e., on global climate change)? Normally, the significance of the impacts of a project’s GhG emissions should be evaluated as a cumulative impact rather than a project-specific impact.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project is comprised of the subdivision of a 10-acre parcel into two single-family residential lots. Considering its small scale and requirements by the County’s Green Building Ordinance, it is not expected that the Project will generate GhGs that may have a significant impact on the environment.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases including regulations implementing AB 32 of 2006, General Plan policies and implementing actions for GhG emission reduction, and the Los Angeles Regional Climate Action Plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project is comprised of the subdivision of a 10-acre parcel into two single-family residential lots. Considering its small scale, it is not expected that the Project will generate GhG’s that may have a significant impact on the environment. Therefore, the Project will not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GhGs.

9. HAZARDS AND HAZARDOUS MATERIALS

	<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:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials or use of pressurized tanks on-site?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The two-lot residential project does not include the routine transportation, storage, production, use, or disposal of hazardous materials, or the use of pressurized tanks. During the construction phase of the project, the project may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils, which will not create a significant hazard to the public or the environment.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The two-lot residential project does not include the release of hazardous materials or waste into the environment. During the construction phase of the project, the project may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils, which will not create a significant hazard to the public or the environment.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 500 feet of sensitive land uses (e.g., homes, schools, hospitals)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Three residences are located within 500 feet radius from the Project site, across from Hasley Canyon Drive. The Project will not generate hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste. During the construction phase of the project, the project may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils, which will not jeopardize the three single family houses located within 500 feet of the Project site.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is not included on the California Department of Toxic Substances Control EnviroStor database of clean-up sites and hazardous waste permitted facilities (<http://www.envirostor.dtsc.ca.gov/public/>)

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>e) For a project located within an airport land use</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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 project site is not located within an airport land use plan or within two miles of a public airport or public use airport. There are no public airports in the Castaic area.

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 project site is not located within the vicinity of a private airstrip. The closest private airport is located in Agua Dulce, which is approximately 25 miles from the project site.

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

The Project will 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) in a Very High Fire Hazard Severity Zones (Zone 4)?

The project site is located within a Very High Fire Hazard Severity Zone. The Fire Department has determined that the water system requirements for fire protection in each lot will be addressed during the architectural plan review prior to building permit issuance (Fire Department report dated August 23, 2011 – Attached)

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

The Project site plan depicts 20-foot wide private driveways and fire lanes on the two lots. The Fire Department has determined that access for the project is adequate.

iii) in an area with inadequate water and pressure to meet fire flow hazards?

The Fire Department has determined that the water system requirements for fire protection in each lot will be addressed during the architectural plan review prior to building permit issuance (Fire Department report dated August 23, 2011 – Attached)

iv) in proximity to land uses that have the potential for dangerous fire hazard (such as refineries, flammables, and explosives)

manufacturing)?

The project site is not located in proximity to land uses with a potential for dangerous fire hazard.

10. HYDROLOGY AND WATER 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>
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Project proposes a septic system and will be required to comply with the National Pollution Discharge Elimination System (“NPDES”).

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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project will be served by Los Angeles County Waterworks District 36. The site does not influence the local groundwater basin nor serve as a groundwater recharge site (Calif. Water Quality Control Board, <http://geotracker.waterboards.ca.gov/gama/> Accessed on April 4, 2012).

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project proposes the construction of two pads with access driveways. The drainage concept reviewed by Public Works shows no substantial erosion or siltation. The Project site does not contain a stream or river.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will not substantially alter the existing drainage pattern of the site in a manner which would result in flooding on- or off-site. The Project proposes the construction of two pads with access driveways. The project site does not contain a stream or river.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The 10-acre Project site will remain with more than 70 percent open space. Two pads will be created to accommodate two single-family residences with a total of 50,707 square feet, which is approximately 12 percent of the total Project area. The site will not increase runoff because of minimal impervious area and the use of LID features to reduce runoff. The project conditions of approval will also required compliance with the Standard Urban Stormwater Management Plan (“SUSMP”).

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

The Project will require an estimated amount of grading of 27,500 cubic yards of cut and 26,000 cubic yards of fill which will be balanced on site. Conditions of approval will ensure that the proposed cross-lot drainage/grading of all parcels will be performed simultaneously prior to the sale of any individual parcels and that the Project complies with the requirements of the NPDES program related to construction runoff.

g) 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 project will be required to comply with the Los Angeles County Low-Impact Development Ordinance as part of the Department of Public Works approval of the drainage plan.

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

The project site is not located in the vicinity of a State Water Resources Control Board (“SWRCB”)-designated Area of Special Biological Significance identified on the SCRCB website, http://www.swrcb.ca.gov/water_issues/programs/ocean/asbs_areas.shtml

i) Use septic tanks or other private sewage disposal system in areas with known septic tank limitations or in close proximity to a drainage course?

The Project proposes one septic tank with leach lines in each lot. In Lot 1, the leach fields are located next to Burlwood Drive, just north of the driveway. For Lot 2, the leach fields are located next to Hasley Canyon Road, on both sides of the driveway and south of the trees. Both leach fields are not located close to the drainage course.

j) Otherwise substantially degrade water quality?

The drainage concept reviewed by Public Works does not indicate any factors which would substantially degrade water quality.

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

The Project site is not within a 100-year flood hazard area as mapped by a Federal Emergency Management Agency (“FEMA”) Flood Insurance Rate Map (“FIRM”). However, the site does contain a flood hazard area shown on the parcel map, but the proposed project does not impact the flood hazard area. The flood hazard area is not an adopted flood zone or a FEMA zone.

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

The Project site is not within a 100-year flood hazard area as mapped by a Federal Emergency Management Agency (“FEMA”) Flood Insurance Rate Map (“FIRM”).

m) 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 project site is not within a 100-year flood hazard area as mapped by a FEMA FIRM.

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

The Project site is not in a flood zone and no levee is proposed.

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 project is located in a low density residential rural area and will not physically divide an established community; the project will develop two new single-family residences on the project site, which currently is vacant.

b) **Be inconsistent with the plan designations of the subject property? Applicable plans include: the County General Plan, County specific plans, County local coastal plans, County area plans, County community/neighborhood plans, or Community Standards Districts.**

The proposed two single-family lot subdivision is located within the Santa Clarita Valley Area Plan and the Castaic Area Community Standard District (CSD). The Project's land use categories in the Santa Clarita Area Plan are HM (Hillside Management), N1 (Non-Urban 1 – 0.5 dwelling units per acre), and W (Floodway/Floodplain). The Project is consistent with the Community Design Element policy of the Santa Clarita Area Plan to carefully integrate physical development in rural areas into the natural environment settings (Policy 2.1, page 20.)

The Project is consistent with the CSD which is established to protect the rural character, unique appearance, and natural resources of the Castaic Area communities. The CSD also ensures that new development will be compatible with the Castaic area's existing rural neighborhoods and with the goals of the Santa Clarita Valley Area Plan.

c) **Be inconsistent with the zoning designation of the subject property?**

The property is zoned A-2-2 (Heavy Agriculture – Two Acres Minimum Required Lot Area). The proposed lot sizes (five acres each) are consistent with the two-acre minimum required lot area of the A-2-2 zone. The project proposes single-family lots; single-family residences are permitted by right in the A-2-2 zone. The project is also consistent with the Castaic Area CSD.

d) **Conflict with Hillside Management Criteria, SEA Conformance Criteria, or other applicable land use criteria?**

The project will not conflict with Hillside Management Criteria, as development of the undeveloped areas will be done in compliance with the Hillside Management Ordinance. This ordinance is intended to ensure, to the extent possible, that development maintains and, where possible, enhances the natural topography, resources and amenities of the hillside management areas, while allowing for limited controlled development therein. The proposed lots each provide a minimum of 70 percent open space as required by Hillside Management Ordinance. The project site is not within an 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 project will not result in the loss of availability of a known mineral resource, as the project site is not identified as a mineral resource area on the General Plan/Impact Analysis Related Special Management Areas map.

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 project would not result in the loss of availability of a locally-important mineral resource recovery site, as the project site is not identified as a mineral resource area on the General Plan/Impact Analysis Related Special Management Areas map.

13. NOISE

	<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 result in:

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would not result in exposure of persons to, or generation of, noise levels in excess of standards established in the County Noise Ordinance, the General Plan Noise Element, or the Community Plan Noise Element. The project site is not near a noise-generating site (airport, freeway, industrial site). The project will conform to the Title 12 Chapter 12.08 (“Noise Control Ordinance”) of the Los Angeles County Code, which provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 db from 7:00 a.m. to 10:00 p.m. (daytime) in Noise Zone II (residential areas). The project site will not create noise in excess of these limits, nor will residents of the project be exposed to noise in excess of these limits. The Noise Control Ordinance regulates construction noise and the hours of operation of mobile construction equipment. The Los Angeles County General Plan Noise Element provides no thresholds for noise.

b) Exposure of sensitive receptors (e.g., schools, hospitals, senior citizen facilities) to excessive noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would not expose sensitive receptors or excessive noise levels. There are no schools, hospitals, or senior citizen facilities within 1,000 feet of the project site. The project will conform to the Title 12 Chapter 12.08 (Noise Control Ordinance) of the Los Angeles County Code. Section 12.08.390 of the County Code provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10:00 p.m. (daytime) in Noise Zone II (residential areas).

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would not result in a substantial permanent increase in ambient noise in the project vicinity above levels existing without the project, including noise from parking areas. The project proposes two single-family lots; no parking areas are proposed. Future single-family residences will have individual two-car garages.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The noise generated by construction equipment during the construction phase of the two-lot project will be

less than significant considering the scale of the project and the scarce populated area in which it is located. Construction activities will be conducted according to best management practices, including maintaining construction vehicles and equipment in good working order by using mufflers where applicable, limiting the hours of construction, and limiting the idle time of diesel engines. Noise from construction equipment will be limited by compliance with the Noise Control Ordinance. The project does not propose amplified sound systems.

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 project site is not located within an airport land use plan or within two miles of a public airport or public use airport.

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 project site is not in the vicinity of a private 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 project would not induce substantial growth in the area. The project site is surrounded by single-family development at suburban densities. The project proposes two single-family lots. Lot 1 will have access from Burlwood Drive, which is a private and future street that dead ends on the Project site. Lot 2 will have access from Hasley canyon Road. This low density development is consistent with the type of development existing in this area and will not induce substantial growth in the area.

b) 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 project would not exceed official regional or local population projections. The two single-family lots proposed by the project will not exceed this projection. The project is consistent with the density permitted by the Santa Clarita Valley Area Plan, which the 2008 population estimates were based on.

c) Displace existing housing, especially affordable housing?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would not displace existing housing, including affordable housing. These residences are not affordable housing. The site is currently vacant.

d) 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 project would not displace any people, necessitating the construction of replacement housing elsewhere. The site is currently vacant, so no residences will be removed nor residents displaced.

15. PUBLIC SERVICES

	<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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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 Fire Department has not indicated any significant effects on fire response time, service level, or facilities. The nearest Los Angeles County fire station is approximately 3.5 miles to the northeast of the project site. No additional fire facilities are required for this project.

Sheriff protection?

The project would not create capacity or service level problems or result in substantial adverse physical impacts. The project site is approximately eight miles from the Los Angeles County Sheriff's Santa Clarita station.

Schools?

The project site is included within the William S. Hart Union High School District ("School District"). Considering the scale of the Project, the two single family lots is not expected to create a capacity problem for the School District.

Parks?

The project is conditioned to pay Quimby Fees per Los Angeles County Code Section 21.28.140. No trails are required.

Libraries?

The project is conditioned to pay library fees per Los Angeles County Code Section 22.72.

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 recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project does not include recreational facilities. As indicated on the Parks and Recreation Park Obligation Report, this project has a Quimby Fee obligation of 0.02 acres or \$3,716 in in-lieu fees. The subdivider will be required to pay the in-lieu fees to meet the park obligation of this project. No construction or expansion of recreational facilities is required.

c) Is the project consistent with the Department of Parks and Recreation Strategic Asset Management Plan for 2020 (SAMP) and the County General Plan standards for the provision of parkland?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Review of the project by Parks and Recreation has indicated the project is consistent with the SAMP.

d) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There are no trails located in the vicinity or on the site. 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>
<p>Would the project:</p> <p>a) Conflict with an applicable plan, ordinance, or policy establishing a measure 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? Measures of performance effectiveness include those found in the most up-to-date Southern California Association of Governments (SCAG) Regional Transportation Plan, County Congestion Management Plan, and County General Plan Mobility Element.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 provides the basis for developing the land use assumptions at the regional and small-area levels which build the 2008 Regional Transportation Plan Alternative.

<p>b) Exceed the County Congestion Management Plan (CMP) Transportation Impact Analysis thresholds?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project is comprised of two new single-family lots. Considering the low intensity of the project, it is expected that it will not exceed the County CMP Transportation Impact Analysis thresholds.

<p>c) Conflict with an applicable congestion management program, 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 (50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project is comprised of two new single-family lots. Considering the low intensity of the project, it is expected that it will not conflict with this requirements or established standards of the CMP.

<p>d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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location that results in substantial safety risks?

The project site is not located near a public or private airstrip and will not encroach into air traffic patterns.

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

The proposed private driveways and fire lane will intersect Burlwood Drive and Hasley Canyon Road at right angles. Therefore, there will be no increase hazards due to design features.

f) Result in inadequate emergency access?

The Los Angeles County Fire Department has determined emergency access, as proposed, is adequate.

g) Conflict with the Bikeway Plan, Pedestrian Plan, Transit Oriented District development standards in the County General Plan Mobility Element, or other adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

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.

h) Decrease the performance or safety of alternative transportation facilities?

The project site does not include or border on alternative transportation facilities. Therefore, the project will not decrease the performance or safety of alternative transportation facilities.

18. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Exceed wastewater treatment requirements of the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Project proposed one septic tank in each lot. The Project is not expected to exceed treatment requirements of the Los Angeles or Lahontan 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project proposes to use septic tanks. Therefore it will not create wastewater system capacity problems or result in expansion of existing facilities. Therefore, there will be no impact.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Public Works' review of the project indicates the project would not create drainage system capacity problems; no construction of new storm water drainage facilities or expansion of existing facilities is required.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources. Water will be provided by the Castaic Lake Water Agency.

e) 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) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 21, Part 21)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The tentative map will be conditioned to comply with the County Low Impact Development ("LID") Ordinance. Future development will be required to comply with LID and the Drought Tolerant

Landscaping Ordinance.

f) 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 serving energy utility, Southern California Edison, has not indicated the project will create energy utility capacity problems or result in the construction of new energy facilities or expansion of existing facilities.

g) 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 Chiquita Canyon Landfill, which will have sufficient permitted capacity to accommodate the project's solid waste disposal needs.

h) 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 solidwaste. 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>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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?

The project does not 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. As analyzed in the Initial Study sections above, the Project will have no impact or less than significant impact in all sections of this initial study but biological resources. Mitigation measures are recommended to protect two special-status plant species, peirson’s morning glory and slender mariposa lily (California native Plant Society – CNPS) detected in the property. Mitigation measures to protect as-yet-unknown cultural resources are recommended in the event such resources are discovered as a result of construction-related ground disturbance.

b) 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project does not have cumulative impacts. The impacts to biological resources are isolated to the site and will be mitigated to less than significant with the proposed mitigation measures. Therefore, there are not cumulative impacts to biological resources. In addition, the Project will not be an inducement to future growths, as the project does not require additional infrastructure beyond that necessary to serve the project.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The project will have no impact on agriculture/forest, cultural resources, energy, geology/soils, and mineral resources. The project will have less than significant impact on aesthetics, air quality, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, noise, population/housing, public services, recreation, transportation/traffic, and utilities. The Project will have less than significant impact with mitigation measures on biological resources. Mitigation measures are

recommended to protect two special-status plant species, peirson's morning glory and slender mariposa lily (California native Plant Society – CNPS) detected in the property. Mitigation measures to protect as-yet-unknown cultural resources are recommended in the event such resources are discovered as a result of construction-related ground disturbance.