

RPC MEETING DATE
November 30, 2011

AGENDA ITEM NO.
7

REGIONAL PLANNING COMMISSION TRANSMITTAL CHECKLIST

PROJECT NO: PM071059-(5)

CASE NO. Tentative Tract Map No. 071059
CUP NO. 200900095

CONTACT PERSON: Joshua Huntington *JSH*

- FACTUAL
- STAFF REPORT
- DRAFT FINDINGS
- DRAFT CONDITIONS
- BURDEN OF PROOF STATEMENT (Zoning or Plan Amendment Requests)
- ENVIRONMENTAL DOCUMENTATION
- LAND USE RADIUS MAP
- TENTATIVE TRACT MAP
- EXHIBIT "A" MAP
- PHOTOGRAPHS
- CORRESPONDENCE
- GIS-NET MAP
- LOT LINE ADJUSTMENT EXHIBIT

Reviewed By: *Nooshin Paidar*



Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6433

PROJECT NO. PM071059-(5)
TENTATIVE PARCEL MAP NO. 071059
CUP CASE NO. 200900095
ENVIRONMENTAL ASSESSMENT CASE NO. 200900085

RPC MEETING DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE November 30, 2011	

APPLICANT Jeff, Teri, and David Preach	OWNER Jeff, Teri, and David Preach	REPRESENTATIVE Dean Paradise
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REQUESTS
Tentative Parcel Map: To create three single-family parcels on 8.0 gross acres (7.32 net acres)
Conditional Use Permit: To ensure compliance with hillside management design criteria and to allow a second unit within a Very High Fire Hazard Severity Zone and without public sewer.

LOCATION/ADDRESS 28456 Sloan Canyon Road, Castaic, CA 91384 [APN: 2865-023-014]	ZONED DISTRICT: Castaic Canyon
ACCESS Meadowgrass Lane and Sloan Canyon Road	COMMUNITY: Castaic
SIZE 8.0 gross / 7.32 net acres	EXISTING ZONING A-2-2 (Heavy Agricultural – 2 Acre Minimum Lot Size)
EXISTING LAND USE Vacant	SHAPE Irregular
TOPOGRAPHY Both flat and steep areas	

SURROUNDING LAND USES & ZONING	
North: Vacant Land and Single Family Residential / A-2-2	East: Single Family Residential and a church / A-2-2
South: Single Family Residential / RPD-1-2U (Residential Planned Development – 5,000 Square Feet Minimum Lot Size)	West: Vacant Land and Open Space / A-2-2

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Santa Clarita Valley Area Plan	N2 (Non-Urban 2) and HM (Hillside Management)	5 Units (would not be allowed by the zoning)	Yes

ENVIRONMENTAL STATUS: RENV 200700152
 A Mitigated Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. Through mitigation efforts, potential impacts to aesthetics, air quality, biological resources, cultural resources, geology/soils, hazards/hazardous material, hydrology/water resources, noise, public services, and transportation/traffic have been reduced to a level of no significant impact.

DESCRIPTION OF SITE PLAN
 The Tentative Parcel Map and Exhibit "A" dated September 9, 2010, depict three residential parcels on 8.0 gross acres (7.32 net acres). The parcels range from 2.0 – 3.89 gross acres in size, and all three are irregularly shaped. Parcel No. 1 is roughly located in the southeast quadrant of the project, contains 2.11 gross acres and has frontage along Sloan Canyon Road. Parcel No. 2 is roughly located in the southwest quadrant of the project, contains 2.0 gross acres, and has frontage along Meadowgrass Lane. Parcel No. 3 is located in the center and the northernmost part of the project, it contains 3.89 gross acres in size, and has frontage along Sloan Canyon Road. There are oak trees on the property, mostly located in the northern part of the project, all of which are proposed to remain and will not be impacted by this proposed development. There is a significant ridgeline that runs across the northern part of the project. No development is proposed within 50 feet of the ridgeline. A total of 40,000 cubic yards of grading is proposed. This includes 20,000 cubic yards of cut and 20,000 cubic yards of fill, to be balanced on the project site. The proposed second unit is shown on the southern part of Parcel No. 1.

KEY ISSUES

- Proposed Parcel No. 1 contains 77,972 net square feet. This is 2,028 net square feet less than the required 80,000 net square feet for the zone. Prior to final map recordation, the applicant will have to adjust the proposed property line(s) such that all three proposed parcels contain a minimum of 80,000 square feet.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor

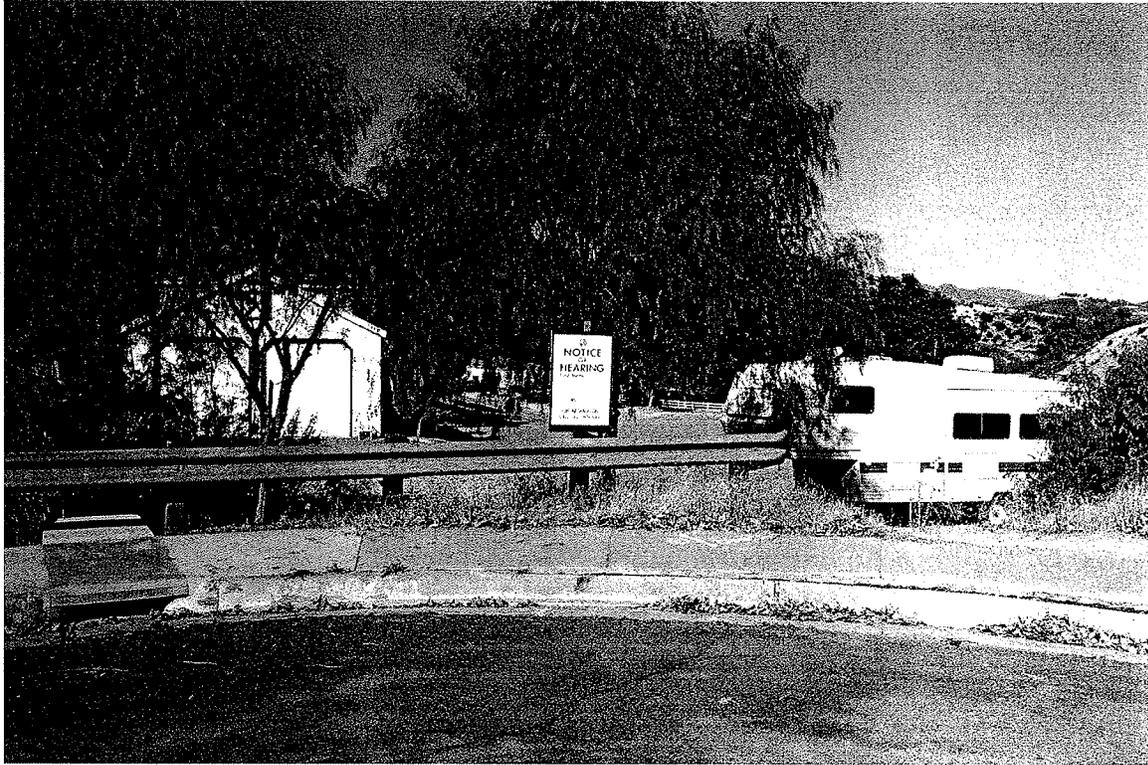
COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

- APPROVAL DENIAL
- No improvements _____ 20 Acre Lots _____ 10 Acre Lots _____ 2½ Acre Lots _____ Sect 191.2
- Street improvements _X_ Paving _X_ Curbs and Gutters _X_ Street Lights
_____ Street Trees _____ Inverted Shoulder _____ Sidewalks _____ Off Site Paving _____ft.
- Water Mains and Hydrants
- Drainage Facilities
- Sewer Septic Tanks Other: Additional dedication of ROW and easements along Sloan Canyon Dr. required
- Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

ISSUES AND ANALYSIS

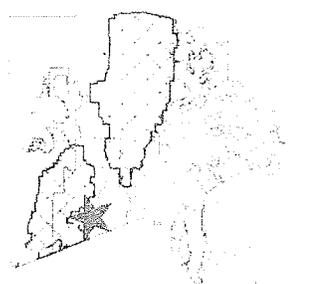
Prepared by: Josh Huntington





- Legend**
- Parcel Boundary
 - Aerial Street
 - Freeway
 - Master Plan of Highways
 - Expressway - (E)
 - Expressway - (O)
 - Local Secondary Highway - (L)
 - Local Secondary Highway - (S)
 - Artery - (A)
 - Artery - (O)
 - Major Highway - (M)
 - Major Highway - (P)
 - Secondary Highway - (S)
 - Secondary Highway - (O)
 - Proposed
 - Proposed
 - Railroad or Rapid Transit
 - Rapid Transit
 - Underground Rapid Transit
 - Significant Ridges/lines
 - Cadastral Boundary
 - Classic CSD Boundary
 - Classic CSD Secondary
 - SMMA Significant
 - Census Tract (2000)
 - Assessor Map Book (AMB) Boy
 - Zoning Index Map Grid
 - USGS 100' High Grid
 - The Thomas Guide Grid
 - TB Internal Page Grid
 - Very High Fire Hazard Severity
 - Community Standards District (CSD)
 - CSD Area Specific Boundary
 - Significant Ecological Area (SEA)
 - Section Line
 - National Forest
 - Equestrian District (EED)
 - Transit Oriented District (TOD)
 - Zoned District (ZD)
 - Supervisory District Boundary
 - Safety Related Stations (From TB)
 - Fire Station
 - Highway Patrol
 - Police Station
 - Rescue Station
 - Shed Station
- Zoning (Boundary)**
- Zone A-1
 - Zone B-1
 - Zone B-2
 - Zone C-1
 - Zone C-2
 - Zone C-3
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 - Zone C-5
 - Zone C-6
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- Landuse Policy (Not in Comm/ Area Plan)**
- 1- Low Density Residential
 - 2- Low/Medium Density Residential (6 to 12 du/ac)
 - 3- Medium Density Residential (12 to 20 du/ac)
 - 4- High Density Residential (22 or more du/ac)
 - C- Major Commercial
 - O- Office
 - P- Public and Semi-Public
 - F- Facilities
 - CC- Communities
 - RC- Non-Urban
 - TC- Transportation Corridor
 - Inland Waterbody
 - Perennial
 - Intermittent
 - Dry

Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend" on the top left side of screen.



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**PROJECT NO. PM071059-(5)
TENTATIVE PARCEL MAP NO. 071059
CONDITIONAL USE PERMIT NO. 200900095
ENVIRONMENTAL ASSESSMENT NO. 200900085
DRAFT STAFF ANALYSIS**

NOVEMBER 30, 2011 REGIONAL PLANNING COMMISSION PUBLIC HEARING

PROJECT OVERVIEW

The applicants, Jeff, Teri, and David Preach, propose to create three single-family parcels on 8.0 gross acres (7.32 net acres). The subject property currently contains two houses and a barn, which are to remain. The conditional use permit ("CUP") proposes to ensure compliance with hillside management design criteria and to allow a second unit within a Very High Fire Hazard Severity Zone ("VHFHSZ") and without public sewer.

A Mitigated Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

Tentative Parcel Map No. 071059 conforms to the requirements of the Castaic Area Community Standards District ("CSD"), and all future development on the property will also need to conform to the requirements of the CSD.

DESCRIPTION OF PROJECT PROPERTY

Location: The subject property is located at 28456 Sloan Canyon Road within the unincorporated community of Castaic, and within the Castaic Canyon Zoned District of Los Angeles County. The Assessor's Parcel Number for the subject property is 2865-023-014.

Physical Features: The subject property is approximately 8.0 gross and 7.32 net acres in size. It has an irregular shape with both flat and steeply sloping topography. The applicants submitted a slope density analysis that shows the amount of area in each of three slope categories. There are 3.3 acres with slopes less than 25 percent, 1.8 acres with 25-50 percent slopes, and 2.9 acres with slopes over 50 percent. The subject property currently contains two houses and a barn, which are to remain.

Access: Parcel Nos. 1 and 3 are proposed to have frontage along Sloan Canyon Drive, an 80-foot wide limited secondary highway. Parcel No. 2 is proposed to have frontage along Meadowgrass Lane, a 64-foot wide public street. All three parcels will record

reciprocal easements such that each of the three parcels could gain access from either Sloan Canyon Drive or Meadowgrass Lane.

Services: Potable water is to be supplied by the Newhall County Water District. Septic systems are proposed for the parcels.

ENTITLEMENTS REQUESTED

Parcel Map: The applicants have requested the approval of Tentative Parcel Map No. 071059. The subdivision request is to create three single-family parcels on 8.0 gross and 7.32 net acres.

Conditional Use Permit: The applicants request approval of CUP No. 200900095. The purpose of this CUP is to ensure compliance with hillside management design criteria and to allow a second unit within a Very High Fire Hazard Severity Zone and without public sewer.

EXISTING ZONING

The project site is zoned A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area). The areas to the north, east, and west of the subject property are also zoned A-2-2. The area to the south of the project site is zoned RPD-1-2U (Residential Planned Development – 5,000 Square Feet Minimum Lot Size).

EXISTING LAND USES

The subject property currently contains two houses and a barn, which are to remain. After the recordation of the final map, the houses will be located on Parcel Nos. 2 and 3, and the barn will be located on Parcel No. 3. Parcel No. 1 will be vacant, and is proposed for development in the future with a single-family residence and a second unit with a maximum of 1,200 square feet of living area. The property is surrounded by single-family residential development and vacant land to the north, east, and west. There is also single-family residential development to the south. The development to the south is developed at a higher density than the density proposed by this project and has lots that are smaller than a quarter acre in size.

PREVIOUS CASE/ZONING HISTORY

The Castaic Canyon Zoned District became effective on January 2, 1953, following the adoption of Ordinance No. 6016. The A-2-2 zoning on the property became effective on May 21, 1957, following the adoption of Ordinance No. 7157. The CSD became effective on December 30, 2004, following the adoption of Ordinance No. 2004-0069. Among other requirements, the CSD added ridgeline protection requirements, and mapped the significant ridgeline that crosses the northern part of the property.

The proposed Tentative Parcel Map No. 071059 is a resubdivision of one of the two parcels previously created by Tentative Parcel Map No. 21641, recorded on June 8, 1992. Following this recordation, the two parcels created by Parcel Map No. 21641 were the subject of Lot Line Adjustment No. 102154, recorded on June 4, 2004. This lot line adjustment put the subject property in its current configuration. This resubdivision is allowed to be filed as a parcel map because the total number of parcels, including the initial subdivision and the resubdivision, is four. One more parcel would have required a full tentative tract map instead of this parcel map.

Oak Tree Permit No. 201100001 was approved on May 23, 2011. This permit authorized one oak tree encroachment for pruning. The oak tree that was pruned has a diameter of 31 inches and is located on proposed Parcel No. 1. This oak tree will not be trimmed or encroached upon as part of this subdivision and CUP.

PROJECT DESCRIPTION

The Tentative Parcel Map and Exhibit "A" to the CUP dated September 9, 2009, depict three residential parcels on 8.0 gross acres (7.32 net acres). The parcels range from 2.0 – 3.89 gross acres in size, and all three are irregularly shaped. Parcel No. 1 is roughly located in the southeast quadrant of the project, contains 2.11 gross acres, and has frontage along Sloan Canyon Road. Parcel No. 2 is roughly located in the southwest quadrant of the project, contains 2.0 gross acres, and has frontage along Meadowgrass Lane. Parcel No. 3 is located in the center and the northernmost part of the project, is 3.89 gross acres in size, and has frontage along Sloan Canyon Road.

There are oak trees on the property, mostly located in the northern part of the project, all of which are proposed to remain and will not be impacted by this proposed development. There is a significant ridgeline that runs across the northern part of the project. No development is proposed within 50 feet of the ridgeline. The existing house that will be on Parcel No. 3 is 160 feet from the ridgeline. No structures are proposed to be closer to the ridgeline than that house. A total of 40,000 cubic yards of grading is proposed. This includes 20,000 cubic yards of cut and 20,000 cubic yards of fill to be balanced on the project site. The majority of the grading will be required to upgrade the

private driveway / fire lane. The proposed second unit is shown on the southern part of Parcel No. 1.

GENERAL PLAN CONSISTENCY

The subject property is located within the N1 (Non-Urban 2) and HM (Hillside Management) categories of the Land Use Policy Map of the Santa Clarita Valley Area Plan ("Plan"), a component of the Los Angeles Countywide General Plan ("General Plan").

A slope density analysis was submitted for the project area. This analysis revealed that the project's proposed density of three proposed units was greater than the low density threshold of 0.8 units, and therefore that a CUP for hillside management would be required for this proposed subdivision. Although the maximum density allowed by the hillside management provisions in the Los Angeles County Zoning Code with a CUP would be five units, the existing zoning on the subject property precludes the creation of more than three parcels. The subject property is zoned A-2-2, which requires a 2-acre minimum lot size, and therefore, the approximately 8 gross (7.32 net) acre property would not have sufficient area for more than three parcels. The three parcels with three single-family homes and one second unit as proposed by the project are, therefore, consistent with the allowable density for the subject property.

The proposed project is consistent with applicable areawide policies of the Plan. These policies include:

- 2.2 Determine future land use growth in the Santa Clarita Valley by considering the following criteria:
 - a. Sensitivities of natural environmental systems;
 - b. Hazards or constraints of natural environmental systems of land use;

The proposed project is consistent with this policy because it protects the existing oak trees and significant ridgeline on the subject property.

- 2.3 Concentrate land use growth in and adjacent to existing urban, suburban, and rural communities. Within these areas, encourage development of bypassed lands designated and appropriate for development.

The proposed project is consistent with this policy because there is higher density development directly to the south of the subject property. The plan category for this area is U2 (Urban 2) which allows 3.4 to 6.6 dwelling units per acre. The applicants propose to add a house and a second unit on a site where

there is already similar development and which is adjacent to higher density development.

- 5.2 Minimize disruption and degradation of the environment as development occurs, working with nature in the design of land uses so that they are compatible with natural environmental systems.

The proposed parcel sizes are all over two gross acres in size. These parcel sizes would allow future development that could minimize disruption and degradation of the environment. Additionally, the majority of the proposed grading is required to upgrade the existing driveway on the site. This driveway, and all other development proposed on the site, avoids all of the oak trees and protects the significant ridgeline by since no proposed development is within 160 feet of the ridgeline.

Therefore, this project is consistent with the Plan.

CONDITIONAL USE PERMIT

Pursuant to Section 22.56.215 of the Los Angeles County Code ("County Code"), the applicants submitted a CUP to ensure compliance with hillside management design criteria and to allow a second unit within a Very High Fire Hazard Severity Zone and without public sewer. The applicants addressed the following requirements in their burden of proof statement that accompanied their CUP application:

- A. That the requested use at the location will not:
 - 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 - 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 - 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

- C. That the proposed site is adequately served:
 - 1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and

2. By other public or private service facilities as are required.

In addition to the standard burden of proof for a CUP, pursuant to Section 22.56.215.F of the County Code, the applicants must also meet the following hillside management burden of proof:

- A. That the proposed project is located and designed so as to protect the safety of current and future residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow or erosion hazard.
- B. That the proposed project is compatible with the natural biotic, cultural, scenic, and open space resources of the area.
- C. That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with objectives and policies of the General Plan.
- D. The proposed project development demonstrates creative and imaginative design resulting in a visual quality that will complement community character and benefit current and future residents.

The applicants' Burden of Proof Responses are attached. Staff is of the opinion that the applicants have met the required burden of proof for the CUP.

COMMUNITY STANDARDS DISTRICT

Tentative Parcel Map No. 071059 is required to comply with the applicable standards of the Castaic Area CSD. These standards include detailed hillside management regulations that require contour grading, curvilinear street design, terraced drains and slopes, and a requirement that graded areas be revegetated with locally indigenous vegetation. The CSD also protects designated significant ridgelines, including the ridgeline on the subject property. The CSD does not allow development, grading, construction, or improvements within 50 feet of a primary significant ridgeline. No development is proposed within 160 feet of the significant ridgeline on the subject property. Finally, there is a provision of the CSD that prohibits the removal or destruction of locally indigenous vegetation on parcels that contain at least one acre. These proposed parcels are all over one acre, so this prohibition would apply to all three parcels in perpetuity. This development and all future development on the subject property must comply with all relevant CSD requirements.

ENVIRONMENTAL DOCUMENTATION

An initial study was prepared by the County and circulated to the County Departments and then to public agencies. Based on the input received, it was determined that there were potentially significant impacts related to aesthetics, air quality, biological resources, cultural resources, geology/soils, hazards/hazardous material, hydrology/water resources, noise, public services, and transportation/traffic. Mitigation measures were identified, to which the applicant agreed, that would fully mitigate all of the identified impacts. Therefore, a Mitigated Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. The applicants have agreed to abide by the Mitigation Monitoring and Reporting Program ("MMP") prepared for the project that specifically targets these potential areas of impact.

The MMP is attached, as is the environmental documentation.

COUNTY DEPARTMENT AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee reviewed this project three times. Most recently, the Subdivision Committee reviewed the Tentative Parcel Map and Exhibit "A" dated September 9, 2010, and recommended approval of the project with the attached conditions, also dated September 9, 2010.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On October 26, 2011, hearing notices regarding this proposal were mailed to all property owners as identified on the current Assessor's record within 1,000 feet of the subject property as well as to interested parties on the courtesy mailing list. In all, 182 notices were sent out. Additionally, A Notice of Intent to Adopt the Mitigated Negative Declaration, along with a hearing notice, was provided to the public on October 26, 2011.

The public hearing notice was published in The Signal and La Opinion Newspaper on October 29, 2011. Project materials, including a Tentative Parcel Map, Exhibit "A", and Land Use Map were sent to the Castaic Library on September 27, 2010. Two hearing notices were posted on the subject property, one Meadowgrass Lane and one on Sloan Canyon Road, on October 22, 2011.

CORRESPONDENCE RECEIVED

To date, staff has received correspondence from the Castaic Town Council in support of this proposed project. This correspondence is attached.

STAFF EVALUATION

The three proposed parcels are each over two acres in size, and single-family houses are allowed in the A-2-2 zone per Los Angeles County Code Section 22.24.120. Single-family houses are subject to certain development standards, including that setbacks and a 35-foot height limit. The existing single-family houses meet these requirements, and also meet the setback requirement from the property lines proposed by this subdivision. The site is adequate in size and shape for the three proposed parcels to meet the zoning area requirements, and for the property to support the proposed development. There are existing two existing houses and a barn on the site, public water is available, and there is immediate access to an improved public road. Therefore, the project design complies with the standards of the A-2-2 zone. The subject property is surrounded by compatible uses and has access to a public road and a limited secondary highway. The Newhall County Water District provides the property with water, and has agreed to provide water to the three proposed parcels. All required public services and necessary infrastructure can be provided for the proposed subdivision.

The proposed development is consistent with existing residential development. The project is located in a rural area on the suburban fringe. It is approximately 0.75 miles west of Interstate 5, and about three miles northwest of the City of Santa Clarita. No degradation of natural features is expected because the proposed development avoids the steep areas of the subject property, does not impact any of the property's oak trees, avoids all significant indigenous vegetation, proposes grading mainly to upgrade existing driveways, and proposes no development within 160 feet of the property's significant ridgeline. The subject property currently contains two houses and a barn, which are to remain. The site contains both flat and steeply sloping topography. The existing and proposed structures are grouped in the southern, flat area of the property.

The conditions of the CUP will ensure that this proposed development will comply with the applicable hillside management design criteria, and that 70 percent of the subject property's net area is preserved in perpetuity as dedicated open space. The net area of the subject property is 7.32 acres. Therefore, at least 5.12 acres of open space will be designated on the final map and preserved as open space in perpetuity. The future owner of each of the three parcels will be responsible for maintaining the open space located on their property.

After consulting with the Los Angeles County Department of Public Works, Fire, and

Public Health, staff concludes that proposed second unit on Parcel No. 1 will not have a significant negative impact the area. Staff reached this conclusion after the Los Angeles County Fire Department reviewed and recommended approval of the location of the second unit on the Exhibit "A" dated September 9, 2009, pending approval of a fuel modification plan. Furthermore, the Los Angeles County Department of Public Health reviewed a March 8, 2010 preliminary report prepared by Gold Coast GeoServices, Inc. to determine the feasibility of installing onsite wastewater treatment systems. The outcome of this review was that Public Health recommended approval of the project, including the location of the second unit. Furthermore, the Newhall County Water District has agreed to supply the proposed units, including the second unit, with potable water. Finally, the second unit is proposed to be located on a parcel that will contain two acres. The project is, however, adjacent to lots that contain less than 0.25 acres. Therefore, even with the second unit, the proposed density is still below that of these neighboring properties and is therefore consistent with the surrounding neighborhood. For these reasons, the proposed second unit will not significantly increase the risk for current or future residents in this Very High Fire Hazard Severity Zone; will not be materially detrimental to the affected aquifer/water table level(s); will not be materially detrimental to the use, enjoyment, or value of the properties adjacent to the properties where the subject dwelling units are located; and will not have a significant adverse effect on public services, facilities, and roads in the area surrounding the second unit. The applicants' burden of proof responses are attached.

Proposed Parcel No. 1 contains 77,972 net square feet. This is 2,028 net square feet less than the required 80,000 net square feet. Prior to final map recordation, the applicants have proposed to adjust the property line between Parcel Nos. 1 and 3 such that all proposed parcels contain a minimum of 80,000 square feet. The applicants submitted an exhibit, dated November 14, 2011, which shows a modified property line location for the lot line between Parcel Nos. 1 and 3. This revised property line location ensures that all three parcels contain at least 80,000 square feet of net area and 87,120 square feet of gross area, thus meeting the requirements of the A-2-2 zone.

This proposed development and all future development is subject to the Low Impact Development ("LID"), Green Building, and Drought Tolerant Landscaping Ordinances. No new landscaping is proposed as part of this project. Any landscaping proposed in the future will have to conform to the requirements of the Drought Tolerant Landscaping Ordinance.

STAFF RECOMMENDATION

Staff recommends that the Regional Planning Commission close the public hearing, approve the Mitigated Negative Declaration and the attached mitigation monitoring

program, and approve Tentative Parcel Map No. 071059 and Conditional Use Permit No. 200900095 with the attached findings and conditions.

Suggested Motion: "I move that the Regional Planning Commission close the public hearing, and adopt the Mitigated Negative Declaration (Environmental Assessment Case No. 200900085) and the attached Mitigation Monitoring and Reporting Program for Project No. PM071059-(5)."

AND

Suggested Motion: "I move that the Regional Planning Commission approve Tentative Parcel Map No. 071059 and Conditional Use Permit No. 200900095, with the attached findings and conditions of approval."

Attachments:

- Factual
- Draft Findings
- Draft Conditions
- Correspondence
- Tentative Parcel Map No. 071059 and Exhibit "A" dated September 9, 2010
- Land Use Map
- GIS-NET Map
- Environmental Assessment
- Burdens of Proof

NP:JH
November 17, 2011

**DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. PM071059-(5)
CONDITIONAL USE PERMIT NO. 200900095**

Exhibit "A" Date: 9-9-10

DRAFT CONDITIONS:

1. This grant authorizes a subdivision that will comply with hillside management design criteria and also allows a second unit within a Very High Fire Hazard Severity Zone and without public sewer in connection with a project to create three single-family parcels on 8.0 gross and 7.32 acres in the unincorporated community of Castaic. This subdivision is depicted on the approved Exhibit "A" dated September 9, 2010, and is subject to all of the following conditions of approval. The Exhibit "A" date means the date stamped by the Los Angeles County ("County") Department of Regional Planning ("Regional Planning").
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, the owner of the property, and any other person, corporation, or entity making use of this grant.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. This grant shall not be effective for any purpose unless and until the permittee, and the owner of the subject property if other than the permittee, have filed at Regional Planning an affidavit stating that they are aware of, and agree to accept, all conditions of this grant and that the conditions have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 9 and 33. Notwithstanding the foregoing, this condition No. 4, and Condition Nos. 9, 10, 11, and 12 shall be effective immediately upon final approval of this grant by the County.
5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor pursuant to Section 22.60.340 of the Los Angeles County Code ("County Code"). Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall record the terms and conditions of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon

any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.

8. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.

If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for inspections shall be \$200.00 per inspection or the current recovery cost at the time additional inspections are required.

9. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code (currently \$2,119 (\$2,044 for a Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested, or operative until the fee is paid.
10. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action or proceeding, and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
11. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the

following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred reach 80 percent of the amount of deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.
 - c. The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the County Code.
12. This grant shall expire unless a final map for the Tentative Parcel Map is recorded. In the event that the Tentative Parcel Map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. Because this grant is required for the approval of the Tentative Parcel Map, recordation of a final map shall constitute use of this grant.
13. The subject property shall be developed and maintained in substantial compliance with the approved plans marked Exhibit "A". If changes to the site plan are required as a result of instruction given at the public hearing, 30 copies of a modified Exhibit "A" shall be submitted to Regional Planning within 60 days of the date of final approval. All revised plans require the written authorization of the property owner.
14. All requirements of Title 22 of the County Code and of the specific zoning of the subject property (A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) zone) shall be complied with unless otherwise modified as set forth in these conditions or as shown on the approved Exhibit "A," or on a revised Exhibit "A" approved by the Director of Regional Planning.
15. The permittee shall provide a minimum of 70 percent of the subject property as open space. Prior to final map recordation, the permittee shall submit an Open Space Exhibit subject to review and approval by the Director of Regional Planning. This Open Space Exhibit shall show a minimum of 5.12 acres (70 percent of net project area) as dedicated open space. This open space area shall not include any driveways, roads, structures, or building pads. No structures shall be constructed in this open space area, in perpetuity. This open space area shall be preserved through dedication of construction rights to the County of Los Angeles on the final map.

16. The permittee shall delineate on the final map the open space area of at least 5.12 acres. This area shall be a minimum of 5.12 acres and shall match the approved Open Space Exhibit. The permittee shall also place a note on the final map of PM071059 dedicating all construction rights of this area to Los Angeles County. Furthermore, the permittee shall label this delineated area as "Open Space – Building Restriction Area" on the final map.
17. Prior to the issuance of any grading and/or building permit, the permittee shall submit site plans of the development for approval by the Director of Regional Planning to confirm substantial compliance with the approved Exhibit "A" or any approved revised Exhibit "A".
18. No structure shall exceed 35 feet in height, except for chimneys and rooftop antennas. Prior to issuance of any building permit, a site plan including exterior elevations and major architectural features shall be submitted to and approved by the Director of Regional Planning, as a revised Exhibit "A," to ensure compliance.
19. All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("Public Works").
20. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7:00 a.m. and 6:00 p.m., and Saturday between the hours of 8:00 a.m. and 5:00 p.m. Sunday or holiday operations are prohibited. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effect on nearby residences and neighborhoods. Generator and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences. Compliance is required with all applicable noise and construction regulations set out in the code or otherwise.
21. The permittee shall conduct any grading allowed for PM071059 Parcel Nos. 1-3 in a manner that conforms to the requirements of the Castaic Area Community Standards District, Los Angeles County Code Section 22.44.137.
22. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.
23. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect as required throughout the life of this permit.
24. All construction and development within the subject property shall comply with the applicable provisions of the Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as adopted by the County.

25. All structures, walls, and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the use of the property, or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event any such extraneous markings, drawings, or signage occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

26. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the Los Angeles County Code, County Building, and Plumbing Codes.
27. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Public Health ("Public Health"). Adequate water and sewage disposal facilities shall be provided to the satisfaction of said department.
28. If during construction of the project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented to the satisfaction of Public Health. If it is determined that contaminated soils exist, remediation shall be conducted to the satisfaction of Public Health and the California Regional Water Quality Control Board.
29. Prior to the issuance of any building permit, the permittee shall demonstrate compliance with State Seismic Hazard Safety laws to the satisfaction of Public Works.
30. During construction, the permittee shall obtain a Caltrans transportation permit as necessary for any transportation of heavy construction equipment and/or materials that requires the use of oversized-transport vehicles on state highways.
31. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMP"), which are incorporated by this reference as if set forth fully herein.
32. Within 30 days of the date of the final approval of this grant by the County, the permittee shall record a covenant and agreement, which attaches the MMP and agrees to comply with the mitigation measures imposed by the MND for this project, in office of the Recorder. Prior to recordation of the covenant and agreement, the permittee shall subject a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the

mitigation measures, the permittee shall submit mitigation reports to Regional Planning for review and approval on an annual basis or as otherwise required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

33. Within 30 days of the date of final approval of this grant, the permittee shall deposit the sum of **\$6,000.00** with Regional Planning to defray the cost of reviewing the permittee's reports and verifying compliance with the approved MMP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
34. The construction of the second unit shown on Parcel No. 1 shall be commenced within four years of the recordation of the map. If this time lapses and the permittee still wishes to construct a second unit, the permittee shall apply for a new Conditional Use Permit for such a second unit.
35. Pursuant to Los Angeles County Code Section 22.52.1770.D, there shall be an assumption of risk, waiver of liability, and covenant not to sue by the permittee and the property owner, if different, and their successors for the county, its agents, officers, and employees, for damages resulting from approval of, or imposition of conditions on, a conditional use permit pursuant to this section. that require some conditions/actions for second units.
36. The location of the second unit on Parcel No. 1 shall conform to the Exhibit "A" dated September 9, 2010. The permittee shall apply for a Revised Exhibit "A" to ensure substantial conformance with the aforementioned Exhibit "A." The permittee shall submit the application, three sets of plans, and the fee to the Regional Planning Director for review.

**COUNTY OF LOS ANGELES
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
PROJECT NO. PM071059-(5)
TENTATIVE PARCEL MAP NO. 071059**

1. The Regional Planning Commission of the County of Los Angeles ("Commission") conducted a duly noticed public hearing on the matter of Tentative Parcel Map No. 071059 on November 30, 2011. Tentative Parcel Map No. 071059 was heard concurrently with Conditional Use Permit ("CUP") No. 200900095.
2. Tentative Parcel Map No. 071059 is a request to create three single-family parcels on 8.0 gross and 7.32 net acres. The parcels range in size from 2.0 to 3.9 gross acres.
3. CUP No. 200900095 is a related request to ensure compliance with hillside management design criteria and to allow a second unit within a Very High Fire Hazard Severity Zone ("VHFHSZ") and without public sewer. A CUP is required for this proposed development pursuant to Sections 22.52.1730.B and 22.56.215 of the Los Angeles County Code ("County Code").
4. The subject property is located at 28456 Sloan Canyon Road within the unincorporated community of Castaic, and within the Castaic Canyon Zoned District of Los Angeles County.
5. The irregularly shaped subject property is located to the east of Sloan Canyon Road and to the North of Meadowgrass Lane. The subject property's terrain varies and includes both flat areas and steeply sloping terrain. There are 3.3 acres with slopes less than 25 percent, 1.8 acres with 25-50 percent slopes, and 2.9 acres with slopes over 50 percent. The subject property currently contains two houses and a barn, which are to remain.
6. Access to the proposed development is provided by both Sloan Canyon Road, an 80-foot wide limited secondary highway, and Meadowgrass Lane, a 64-foot wide public street. Parcel Nos. 1 and 3 have frontage along Sloan Canyon Road and will take access from Sloan Canyon Road. Parcel No. 2 has frontage along Meadowgrass Lane and will take access from Meadowgrass Lane. All three parcels will record reciprocal easements such that each of the three parcels could gain access from either Sloan Canyon Road or Meadowgrass Lane.
7. The project site is zoned A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area). The areas to the north, east, and west of the subject property are also zoned A-2-2. The area to the south of the project site is zoned RPD-1-2U (Residential Planned Development – 5,000 Square Feet Minimum Lot Size).

8. The subject property currently contains two houses and a barn, which are to remain. After the recordation of the final map, the houses will be located on Parcel Nos. 2 and 3, and the barn will be located on Parcel No. 3. Parcel No. 1 will be vacant, and is proposed for development in the future with a single-family residence and a second unit with a maximum of 1,200 square feet of living area. The property is surrounded by single-family residential development and vacant land to the north, east, and west. There is also single-family residential development to the south. The development to the south is developed at a higher density than the density proposed by this project and has lots that are smaller than a quarter acre in size.
9. Single-family residences are permitted in the A-2 zone pursuant to Section 22.24.120 of the Los Angeles County Code ("County Code"). The A-2-2 zone requires each lot to contain a minimum of two gross acres and 80,000 net square feet. Although all three parcels contain two gross acres, Parcel No. 1 contains only 77,972 net square feet, which is less than the required 80,000 net square feet. However, the applicants have submitted an exhibit, dated November 14, 2011, which shows a modified property line location for the lot line between Parcel Nos. 1 and 3. This revised property line location ensures that all three parcels contain at least 80,000 square feet of net area and 2 acres of gross area, thus meeting the requirements of the A-2-2 zone.
10. The subject property is located within the N1 (Non-Urban 2) and HM (Hillside Management) categories of the Land Use Policy Map of the Santa Clarita Valley Area Plan ("Plan"), a component of the Los Angeles Countywide General Plan ("General Plan").
11. A slope density analysis was submitted for the project area. This analysis revealed that the project's proposed density of three proposed units was greater than the low density threshold of 0.8 units, and therefore that a CUP for hillside management would be required for this proposed subdivision. Although the maximum density allowed by the hillside management provisions in the Los Angeles County Zoning Code with a CUP would be five units, the existing zoning on the subject property precludes the creation of more than three parcels. The subject property is zoned A-2-2, which requires a 2-acre minimum lot size, and therefore, the approximately 8 gross (7.32 net) acre property would not have sufficient area for more than three parcels. The three parcels with three single-family homes and one second unit as proposed by the project are, therefore, consistent with the allowable density for the subject property.
12. The Commission finds the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan. The proposed project is consistent with applicable areawide policies of the Santa Clarita Valley Area Plan, a component of the General Plan. These policies include:

- 2.2 Determine future land use growth in the Santa Clarita Valley by considering the following criteria:
- Sensitivities of natural environmental systems;
 - Hazards or constraints of natural environmental systems of land use;

The proposed project is consistent with this policy because it protects the existing oak trees and significant ridgeline on the subject property.

- 2.3 Concentrate land use growth in and adjacent to existing urban, suburban, and rural communities. Within these areas, encourage development of bypassed lands designated and appropriate for development.

The proposed project is consistent with this policy because there is higher density development directly to the south of the subject property. The plan category for this area is U2 (Urban 2) which allows 3.4 to 6.6 dwelling units per acre. The applicants propose to add a house and a second unit on a site where there is already similar development and which is adjacent to higher density development.

13. The Exhibit "A" to the CUP dated September 9, 2010, depicts three residential parcels on 8.0 gross acres (7.32 net acres). The parcels range from 2.0 – 3.89 gross acres in size, and all three are irregularly shaped. Parcel No. 1 is roughly located in the southeast quadrant of the project, contains 2.11 acres and has frontage along Sloan Canyon Road. Parcel No. 2 is roughly located in the southwest quadrant of the project, contains 2.0 acres, and has frontage along Meadowgrass Lane. Parcel No. 3 is located in the center and the northernmost part of the project, it contains 3.89 acres in size, and has frontage along Sloan Canyon Road.
14. The project site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required. The applicant has agreed to pay a non-refundable cash deposit for the construction of Sloan Canyon Road to the highway standard along the highway frontage. Additional street dedication and improvements are proposed to accommodate future needs. Potable water will be supplied by the Newhall County Water District, a public water system. The 64-foot wide right-of-way of Meadowgrass lane is of sufficient width and is not required to be widened. The project site is currently being served by all necessary utilities. Water is supplied by the Newhall County Water District. The Los Angeles County Health Department has recommended approval of this project with its proposed onsite wastewater treatment systems. A complete feasibility study will be required prior to the installation of these systems.

15. Staff received correspondence from the Castaic Town Council stating its support of this project.
16. At the November 30, 2011 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant regarding the proposed development.
17. At the November 30, 2011 public hearing, [SUMMARIZE EVENTS OF PUBLIC HEARING].
18. All future development, including construction, will be subject to Los Angeles County's Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinance requirements. There is no new landscaping proposed as part of this project, but that if in the future new landscaping is proposed as part of a project requiring a building permit, it will trigger the Drought-Tolerant Landscaping Ordinance.
19. The site is physically suitable for the density and type of development proposed since it has access to a County-maintained street and will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs. The installation of any on-site wastewater treatment system will meet the requirements of the Los Angeles County Department of Public Health.
20. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map provide adequate protection for any such easements.
21. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
22. The discharge of sewage from this land division into private septic systems will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.
23. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
24. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.)

("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potential impacts to biota and visual resources, but determined that with mitigation measures, potential impacts to biota and visual resources would be reduced to a level of no significant impact. Therefore, a Mitigated Negative Declaration was determined to be the appropriate document pursuant to CEQA and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. Furthermore, the Notice of Intent to Adopt a Mitigated Negative Declaration was provided to the public on October 26, 2011, concurrent with the notice of public hearing.

25. After consideration of the attached Mitigated Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect on the environment as revised, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and approves the Mitigated Negative Declaration.
26. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission has reviewed and considered the Mitigated Negative Declaration for this project together with any comments received during the public review process. The Commission concludes that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, finds based on the record before the Commission that there is no substantial evidence that the project will have a significant effect on the environment, and adopts the Mitigated Negative Declaration (Environmental Assessment No. 200900085) and approves the associated Mitigation Monitoring Program.
2. In view of the findings of fact and conclusions presented above, Tentative Parcel Map No. 071059 is **APPROVED** subject to the attached conditions.

DRAFT CONDITIONS:

1. The Subdivider or any successor in interest of the subdivider (herein after collectively "subdivider") shall conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") and the requirements of the A-2-2 zone (Heavy Agricultural – Two Acre Minimum Required Lot Area) zone. The subdivider shall also comply with all conditions of approval set forth in the associated Conditional Use Permit ("CUP") No. 20090009. This subdivision request is to create three single-family parcels on 8 gross and 7.72 net acres in the unincorporated community of Castaic.
2. All future development, including construction, shall be subject to Los Angeles County's ("County's") Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinance requirements.
3. A Final Map is required; a Parcel Map Waiver is not allowed.
4. If a bond release inspection is required, the subdivider shall pay the fee in effect at the time of inspection, which is currently \$200 per inspection.
5. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code (currently \$2,119 (\$2,044 for a Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested, or operative until the fee is paid.
6. Prior to final map recordation, the permittee shall adjust the location of the proposed property line between Parcel Nos. 1 and 3 such that each parcel contains at least two acres (87,120 square feet) of gross area and 80,000 square feet of net area. This revision shall substantially comply with the lot line adjustment exhibit dated November 14, 2011.
7. The ultimate configuration of the lot lines shall be done in a way that so as not to result in the structures becoming nonconforming due to setbacks or any other such development standard.

8. Prior to final map recordation, the subdivider shall record a covenant granting future reciprocal access easements over the private driveway / fire lane portions of Parcel Nos. 1, 2, and 3 to benefit the parcels served.
9. The subdivider shall show and label all private driveway / fire lanes on the final map, consistent with the fire lanes shown on the tentative map.
10. The subdivider shall pay the County Department of Regional Planning ("Regional Planning") an initial deposit of \$1,000, from which the actual costs of the review of the final map shall be billed and deducted. The subdivider shall also pay Regional Planning supplemental deposits, should such additional funds be required to complete the review of the final map. There are no limits to the number of supplemental deposits that may be required. [Should this indicate when they need to make the initial or any supplemental deposits? Should the supplemental deposits be made when the balance in the account reaches a certain percentage or within some number of days of being notified that more money is needed? Also, should this specify that work will stop on the processing of the final map until the fund is replenished? I actually don't know if we want to be that specific or not, because we may want to continue work even if they have a negative balance for some reason, or we may just not want to say it. I don't know if this has been an issue before.]
11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMP"), which are incorporated by this reference as if set forth fully herein.
12. Within 30 days of the date of final approval of this grant, the permittee shall deposit the sum of **\$6,000.00** with Regional Planning to defray the cost of reviewing the permittee's reports and verifying compliance with the approved MMP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
13. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action or proceeding, and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
14. In the event that any claim, action, or proceeding as described above is filed

against the County, the permittee shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred reach 80 percent of the amount of deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.
 - c. The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the County Code.
15. Except as modified herein above, this approval is subject to all the conditions set forth in the Conditional Use Permit No. 200900095, as well as the attached reports recommended by the Los Angeles County Subdivision Committee, which consists of members of the Public Works, Fire Department, Department of Parks and Recreation, and Department of Public Health in addition to Regional Planning.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 71059 (Rev.)

Page 1/2

TENTATIVE MAP DATED 09-09-2010
EXHIBIT MAP DATED 09-09-2010

The following reports consisting of 12 pages are the recommendations of Public Works. The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. Quitclaim or relocate easements running through proposed structures.
8. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
9. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
10. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
11. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

PARCEL MAP NO.: 71059

TENTATIVE MAP DATE: 9/09/2010
EXHIBIT MAP DATE: 9/09/2010

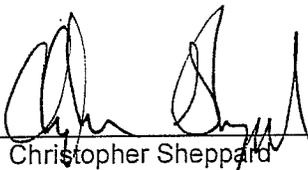
STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Improvement Plans Approval:

1. Comply with the requirements of the Hydrology Study/Drainage Concept/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development(LID) Plan, which was conceptually approved on 09/29/2010 to the satisfaction of the Department of Public Works.

Prior to recordation of a Final Map or Parcel map Waiver:

1. Prior to final map approval a covenant or agreement shall be recorded in the office of the Los Angeles County Registrar-Recorder/County Clerk indicating that the owner of the subject development is aware and agrees to the requirements of County Code Section 12.84.460 Subsection B.

MS Name  Date 9/29/10 Phone (626) 458-4921
Christopher Sheppard

P:\dpub\SUBPCHECK\Hydrology\Tentative Map Reviews\TTCON-PM71059.doc

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE PARCEL MAP 71059
SUBDIVIDER Preach
ENGINEER Paradise
GEOLOGIST Gold Coast Geoservices, Inc.
SOILS ENGINEER Gold Coast Geoservices, Inc.

TENTATIVE MAP DATED 9/9/10 (Rev.)
LOCATION _____
GRADING BY SUBDIVIDER [Y] (Y or N) – 20,000 yds.³
REPORT DATE 1/28/10
REPORT DATE 1/28/10

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://www.dpw.lacounty.gov/gmed/manual.pdf>).
2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at <http://www.dpw.lacounty.gov/gmed/manual.pdf>).
4. The Soils Engineering review dated 9/22/10 is attached.

Reference Files: Parcel Map 21641
28456 Sloan Cyn. Rd.
28457 Sloan Cyn. Rd.
28457 Sloan Cyn. Rd.

Prepared by  Reviewed by _____ Date 9/22/10
Charles Nestle

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION**

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
 Telephone: (626) 458-4925
 Fax: (626) 458-4913

District Office N/A
 Job Number LX11029 / A863
 Sheet 1 of 1

Tentative Parcel Map 71059
 Location Castaic
 Developer/Owner Jeff Preach
 Engineer/Architect Paradise
 Soils Engineer Gold Coast GeoServices, Inc. (GC91-0818)
 Geologist Same as above

DISTRIBUTION:
1 Drainage
1 Grading
1 Geo/Soils Central File
 District Engineer
1 Geologist
1 Soils Engineer
1 Engineer/Architect

Review of:
 Revised Tentative Parcel Map Dated by Regional Planning Dated 9/9/10 (Exhibit)
 Soil Engineering and Geologic Report Dated 1/28/10
 Previous Review Sheet Dated 4/28/10

ACTION:

Tentative Parcel Map is recommended for approval.

REMARKS:

- At the grading plan stage, the Soils Engineer must verify the depth of unsuitable soils and provide recommendations for mitigation.
- At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies. Grading plans must show all recommended mitigation measures.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:

- THE ON-SITE SOILS ARE MODERATELY CORROSIVE TO FERROUS METALS.
- PER THE SOILS ENGINEER OF RECORD, 10 FEET OF REMOVAL AND RECOMPACTION SHALL BE CONDUCTED WITHIN THE BUILDING FOUNDATIONS AND 10 FEET BEYOND THE BUILDING FOUNDATIONS.

Reviewed by _____  _____ Date 9/22/10

Please complete a Customer Service Survey at <http://dpw.lacounty.gov>
NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be conducted in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
 P:\Yosh\71059 TentPM, A_3

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Provide approval of:
 - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

5. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
6. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

MDE

Name David Esfandi Date 10/04/10 Phone (626) 458-4921

TENTATIVE MAP DATED 09-09-2010
EXHIBIT MAP DATED 09-09-2010

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Approved without conditions. There are no existing public sewer facilities within proximity of the project and the applicant proposes to use private sewer systems.
2. Approved without conditions. There are no existing public sewer facilities within proximity of the project and the subdivider proposes to use private sewer systems. The use and installation of a private sewage system (septic system) must be approved by the Department of Public Health (DPH). Please call Mr. Ken Habaradas of DPH at (626) 430-5262 for additional information and requirements.



Prepared by Tony Khalkhai
pm71059s-rev2.doc

Phone (626) 458-4921

Date 10-05-2010

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all parcels in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.
3. If required, extend the off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. If required, provide off-site water improvements to bring water to this land division to the satisfaction of Public Works.
5. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.



Prepared by Tony Khalkhali
Pm71059w-rev2.doc

Phone (626) 458-4921

Date 10-05-2010

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Post a non-refundable cash deposit or other form of deposit satisfactory to the Department of Public Works, for the construction of Sloan Canyon Road, to the highway standards along the project frontage. The deposit will be for the grading, paving, curb and gutter and other road and drainage improvements, including street lights per item 12 below, drainage structures, consistent with the highway designation and standards at the time of recordation. If at the time of recordation of the Parcel Map a portion of the ultimate improvements for Sloan Canyon Road has been constructed by another party, the developer will be required to complete the ultimate improvements or pay a deposit for the remaining ultimate improvements along the property's frontage of Sloan Canyon Road consistent with the designation and standards at the time of recordation to the satisfaction of Public Works.
2. Dedicate additional right of way and slope/drainage easements along Sloan Canyon Road to accommodate the ultimate highway designation and alignment at the time of recordation to the satisfaction of Public Works.
3. Make an offer of private and future right of way for a standard knuckle along the property frontage at the corner of Church Street and Oakhorn Avenue. Dedicate or offer slope easements to accommodate the future construction of the knuckle to the satisfaction of Public Works.
4. Whenever there is an offer of a future street or a private and future street, provide a drainage statement/letter.
5. Permission is granted to vacate the portion of Church Street (not including the knuckle) and related slope easements along the northerly frontage of the property. Additional right of way or slope easements may be required for the knuckle on Church Street/Oakhorn Avenue (provide a conceptual plan). Make an offer of additional right of way or easements necessary to the satisfaction of Public Works.
6. Install postal delivery receptacles in groups to serve two or more residential parcels/lots.
7. Construct a new driveway and sidewalk transition along the property frontage on Meadow Grass Drive to meet current Americans with Disabilities Act (ADA) to the satisfaction of Public Works. Remove the existing guard rail and downdrain within the proposed driveway location. To avoid sheet flow through the proposed driveway, provide a drainage device along the parkway to accommodate the

existing flow from Meadow Grass Drive to the property to the satisfaction of Public Works.

8. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
9. Repair any damaged improvements during construction to the satisfaction of Public Works.
10. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
11. Prior to final map approval, pay the fees established by the Board of Supervisors for the Castaic Bridge and Major Thoroughfare Construction Fee District. The fee is to be based upon the fee rate in effect at the time of final map recordation. The current applicable fee is \$17,660 per factored unit and is subject to change.
12. Comply with the following street lighting requirements (see item 1 above for cash deposit alternative):
 - a. Provide street lights with Mission Bell Style fixtures with underground wiring (per the Castaic Community Standard District (Castaic CSD)) within the tract boundaries and along the property frontage on Sloan Canyon to the satisfaction of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. To maintain continuity with the existing pattern, an alternative layout that the Street Lighting Section will accept, but that is not in compliance with the Castaic CSD, is the installation of standard cobra head lamp(s) on concrete poles(s) with underground wiring. This must be approved by the Castaic Community Town Council. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The operation and maintenance of the street lights on the private and future street shall remain the responsibility of the Developer / Property Owner / Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on portions of the development served by gated private and future streets (if any) as a result of

benefits derived from existing or future street lights on adjacent public roadways.

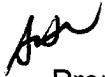
- c. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk. A security deposit/secured agreement will be required. Please contact the Street Lighting Section for the estimate.
- (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- d. The annexation and assessment balloting process takes approximately twelve months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
- e. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
PARCEL MAP NO. 71059 (Rev.)

Page 4/4

TENTATIVE MAP DATED 09-09-2010
EXHIBIT MAP DATED 09-09-2010

responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met. The Lighting District cannot pay for the operation and maintenance of street lights on gated private and future street(s).



Prepared by Patricia Constanza
Pm71059r-rev1.doc

Phone (626) 458-4921

Date 10-05-2010

RP- Josh



COUNTY OF LOS ANGELES FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: PM 71059 Map Date: September 09, 2010 - Ex. A

C.U.P. _____ Vicinity: 2905A

- FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Preliminary Fuel Modification Plan" shall be submitted and approved prior to Tentative Map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: **The Fire Department has cleared this project for public hearing with conditions of approvals. (see additional page)**

By Inspector: Juan C. Padilla Date October 5, 2010

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

LAND DEVELOPMENT UNIT REQUIREMENTS
ADDITIONAL PAGE

Subdivision No: PM 71059 Map Date: September 09, 2010 - Ex. A

TENTATIVE MAP - CONDITIONS OF APPROVAL

- 1 The Fire Department has not required any paving improvements on Sloan Canyon Road for this subdivision. All future road improvements on Sloan Canyon Road shall comply with the Department of Public Works' requirements or conditions as depicted on their Tentative Map report.
2 Future road improvement plans for Sloan Canyon Road shall be submitted to the Fire Department for review and approval simultaneously with the review and approval by the Department of Public Works.
3 No gate shall be allowed at the Meadowgrass Lane entrance. Any proposal for a gate on the existing driveway access or future Fire Lane access off Sloan Canyon Road shall be submitted to the Fire Department for review and approval prior to installation.
4 The Private Driveway and Fire Lane shall provide an approved street sign to the satisfaction of the Department of Public Works standard. All existing and proposed residences having access of the private driveway shall provide addressing from Meadowgrass Lane, or the designated name of the private driveway, to accommodate responding emergency units. Indicate compliance prior to issuance of the first building permit.
5 The Private Driveway and Fire Lane shall maintain an all weather access surface at all times and comply with the Department of Public Works Drainage and Hydrology Study plans.

Horizontal lines for signature or stamp

By Inspector: Juan C. Padilla Date: October 5, 2010

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No: PM 71059 Map Date: September 09, 2010 - Ex. A

Revised Report _____

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is _____ gallons per minute at 20 psi for a duration of ____ hours, over and above maximum daily domestic demand. ____ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:
Install _____ public fire hydrant(s). Verify / Upgrade existing _____ public fire hydrant(s).
Install _____ private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
 Location: As per map on file with the office.
 Other location: _____
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Per Newhall County Water District fire flow test performed on 07-01-10, the existing fire hydrants and water system are adequate. An additional fire hydrant on Sloan Canyon Road along the lot frontage will be required as per the future road improvements, in lieu fees for a public fire hydrant are required to the Department of Public Works.**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date October 5, 2010

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

KEN HABARADAS, MS, REHS
Acting Environmental Health Staff Specialist
5050 Commerce Drive
Baldwin Park, CA 91706
TEL (626) 430-5280 • FAX (626) 960-2740

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
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Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

Parcel Map No. 071059

Vicinity: Castaic

Tentative Parcel Map Date: September 9, 2010 (2nd Revision)

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of **Tentative Parcel Map 071059** subject to the attached conditions.

Any change to the method of sewage disposal and/or approved use of public water shall invalidate this approval.

Prepared by:


Ken Habaradas

Phone No: (626) 430-5262

Date: September 29, 2010

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH

ENVIRONMENTAL HEALTH ♦ DRINKING WATER PROGRAM

5050 Commerce Drive
Baldwin Park, CA 91706

Date: September 29, 2010

Page 1 of 1

Map No. Parcel Map 071059

Map Date: September 9, 2010

- Drinking Water Program recommends approval of this map subject to the following conditions:
- Drinking Water Program cannot recommend approval of this map until the following requirements have been satisfied:
-

1. Potable water will be supplied by the Newhall County Water District, a public water system. The Drinking Water Program has received a copy of the water availability letter, dated August 25, 2009, issued by the Newhall County Water District.

For questions regarding potable water requirements, please contact Richard Lavin at (626) 430-5420.

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH

ENVIRONMENTAL HEALTH ♦ LAND USE PROGRAM

5050 Commerce Drive
Baldwin Park, CA 91706

Date: September 29, 2010

Page 1 of 2

Map No. Parcel Map 071059

Map Date: September 9, 2010



Land Use Program recommends approval of this map subject to the following corrections/conditions:



Land Use Program cannot recommend approval of this map until the following requirements have been satisfied:

The Land Use Program has reviewed the March 8, 2010 preliminary report prepared by Gold Coast GeoServices, Inc. to determine the feasibility of installing an onsite wastewater treatment system (OWTS) on Parcel 1 (previously parcels 2 and 3) of the revised tentative map. The data provided in the March 8, 2010 report is a compilation of reports dated May 20, 1994 and April 15, 2005 tends to support the feasibility of utilization of OWTS on Parcel 1 of the revised tentative map. Based on review of the above reports, the Land Use Program recommends approval of Tentative Map 071059. This approval is intended for the subdivision review process only that encompasses the requirements applicable to OWTS and does not authorize any land development until the following conditions have been satisfactorily fulfilled:

1. Prior to installation of any OWTS, a complete feasibility report shall be completed submitted to the Land Use Program for review and approval. The feasibility report shall be prepared in accordance with the requirements outlined in the Department's Onsite Wastewater Treatment System (OWTS) Guidelines. The data submitted provides the basis for the feasibility of OWTS installation on Parcel 1 of the revised tentative map. However, the following corrections and/or requirements shall be included in the plan submittal:
 - A. Demonstrate to the satisfaction of Public Health that Parcel 1 is capable of accommodating dispersal areas for both present and 100% future expansion. Provide percolation related data for the proposed dispersal areas, such as, PT-5, PT-6, PT-7, PT-8 and PT-9 for Parcel 1. Additional percolation testing may be required to establish an acceptable representative percolation rate for each present and future expansion dispersal areas.
 - B. Additional soil profile excavation to a depth of 10 feet below the anticipated bottom of the proposed leach lines may be required. Based on the proposed location of dispersal areas, the sub-surface water exploratory borings B-3 and B-4 are acceptable for groundwater determination for parcel 1.

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH

ENVIRONMENTAL HEALTH ♦ LAND USE PROGRAM

5050 Commerce Drive
Baldwin Park, CA 91706

Date: September 29, 2010

Page 2 of 2

Map No. Parcel Map 071059

Map Date: September 9, 2010

- C. If previous Public Health approvals are not available for parcels 2 and 3, the capability for accommodating 100% future expansion for both parcels shall be required for any land development, even on different parcels, that may influence availability of land for Parcels 2 and 3.
 - D. The proposed "Bio-Swale," extending on both Parcels 1 and 3, overlaps with the present dispersal area on Parcel 3 and the proposed dispersal area for Parcel 1. Permeable swales intended to carry/collect/contain surface water shall maintain a minimum setback distance of 100 feet from a dispersal field.
 - E. Submitted plot plan does not illustrate any water wells and their related components, if there are any, on the referenced parcels and the neighboring properties within 200 feet of the existing and proposed OWTS.
2. At the time of construction, if a public sewer connection is available within 200 feet of any part of the proposed building or exterior drainage, all future drainage and piping from any land development shall be connected to such public sewer.
 3. If due to the proposed development, grading, geological limitations, required setbacks and flood or surface/ground water related concerns or for any other related reasons, conformance with all applicable requirements cannot be achieved, this conceptual approval shall be rendered void.

For questions regarding OWTS requirements, please contact Patrick Nejadian at (626) 430-5390.



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION REPORT

Tentative Map #	71059	DRP Map Date: 09/09/2010	SCM Date: 10/07/2010	Report Date: 09/27/2010
Park Planning Area #	35B	CASTAIC/VAL VERDE	CSD: Castaic	Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.01
IN-LIEU FEES:	\$1,804

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$1,804 in-lieu fees.

Trails:

See also attached Trail Report.

Comments:

The proposed project consists of three lots for single-family residences. Two existing houses to remain; net increase of one (1) housing unit.

*****Advisory:**

The Representative Land Values (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: James Barber
James Barber, Land Acquisition & Development Section

Supv D 5th
September 27, 2010 14:24:55
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	71059	DRP Map Date:	09/09/2010	SMC Date:	10/07/2010	Report Date:	09/27/2010
Park Planning Area #	35B	CASTAIC/VAL VERDE	CSD: Castaic	Map Type: REV. (REV RECD)			

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

(P)people x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.36	0.0030	1	0.01
M.F. < 5 Units	2.47	0.0030	0	0.00
M.F. >= 5 Units	2.24	0.0030	0	0.00
Mobile Units	2.82	0.0030	0	0.00
Exempt Units			2	
Total Acre Obligation =				0.01

Park Planning Area = **35B CASTAIC/VAL VERDE**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.01	\$180,377	\$1,804

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.01	0.00	0.00	0.01	\$180,377	\$1,804



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

October 14, 2010

TO: Mr. Joshua Huntington, Planner
Land Divisions Section
Regional Planning

FROM: Mr. Frank Moreno, Trails Section Supervisor
Parks and Recreation

SUBJECT: **NOTICE OF PARCEL MAP TRAIL REVIEW FOR
TENTATIVE PARCEL MAP (TPM) #71059
(MAP STAMPED BY REGIONAL PLANNING ON SEPTEMBER 09, 2010)**

The Department of Parks and Recreation, Planning and Trails Section (Department) has completed the trail review for TPM #71059. The Department is not requiring a trail easement, and the map is approved.

Map approved without trail requirement.

If conditioned for a trail easement the exact following language must be shown for trail dedications on the final map.

Title Page: We hereby dedicate to the County of Los Angeles a variable width trail easement, approximate length of _____ linear feet, for multi-use (equestrian, bicycling, and hiking purposes) for the _____ Trail.

_____ TRAIL DEDICATIONS MUST BE SHOWN ON FINAL MAP.

_____ IF A WAIVER IS FILED, A PLAT MAP DEPICTING THE TRAIL MUST ACCOMPANY THE WAIVER.

For any questions concerning trail alignment or other trail requirements, please contact me at (213) 351-5136.

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



Project title: Project No. 071059 – (5) / Case No(s). Tentative Parcel Map No. 071059 (“PM071059”); Conditional Use Permit No. 200900095 (“CUP Case No. 200900095”) Environmental Assessment Case No. 200800064 (“ENV Case No. 200900085”).

Project location: 28456 Sloan Canyon Rd., southeast of intersection of Oakhorn Ave. and Sloan Canyon Rd., Castaic

APN: 2865-023-014 and 2865-023-015. Thomas Guide: 4369 F7 USGS Quad: Val Verde (# 32)
Gross Acreage: 0.98

Description of project: The proposed project is a request for a minor land division for three new parcels, the construction of one new single family residence and a second unit on parcel one, a new detached garage for an existing residence on parcel two, a new proposed patio cover on parcel three, along with proposed grading and drainage improvements, and improvement to site accessibility. The site is located in the unincorporated County area of Castaic, within the Castaic Community Standards District (CSD). An un gated primary access to the site will be from Meadowgrass Lane to the south, with an onsite 20 foot wide private driveway/fire lane to serve the site. A secondary access will be from Sloan Canyon Road to the west. A large oak tree in the southeast section of the site that had been encroached upon with grading and had two branches trimmed, greater than two inches in diameter, was addressed with conditions from the County Forester under Oak Tree Permit No. 201100001. Several other ordinance sized oak trees are located on the site but will not be removed or encroached upon their protective zones. Grading is proposed for 2,000 cubic yards of cut and 2,000 cubic yards of fill. The Conditional Use Permit (CUP) is for the second unit on parcel one and for hillside management and density controlled development.

General Plan Designation: None

Community/Area Wide Plan Designation: HM (Hillside Management) and N2 (Non-Urban – a maximum of one dwelling unit per acre).

Zoning: A-2-2 (Heavy Agricultural – 2 acre minimum lot size area required); Castaic Area Community Standards District (“CSD”).

Surrounding land uses and setting: This project site is rural and has a significant ridgeline which traverses the site east to west. A cluster of oak trees are situated in the northeast portion, and a large single oak is situated in the southwest portion near the proposed development. The site is both within a liquefaction and landslide zone. The site is surrounded by residential uses and vacant land.

Major projects in the area:

<i>Project/Case No</i>	<i>Description and Status</i>
<u>(TR 060543); Project 04-207</u>	<u>Twenty-eight (28) single family residential lots, 1 open space on 40 acres, with hillside management CUP, denied October 6, 2009. APN 2865-022-005 south of Quail Valley Road.</u>

(TR 44888); Project 87-016

Fourteen (14) single family lots on 263.9 acres, denied 4/20/2004.

Project 89-149

Plan amendment and zone change over three parcels located at Royal Rd. and Greenhill Dr. On hold since 1991.

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

Reviewing Agencies:

Responsible Agencies

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

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- County of Ventura
- Castaic Town Council
- City of Santa Clarita
- Newhall County Water District
- SCOPE
- Friends of the River
- Local Native American Tribal Representative
- Castaic Unified School District
- Santa Clarita Valley Historical Society

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
-

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)

Public agency approvals which may be required:

Public Agency

Approval Required

N/A

N/A

Lead agency name and address:

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

Project sponsor's name and address:

Jeff Preach
28456 Sloan Canyon Road
Castaic, CA 91384

Contact person, phone number, and e-mail address: Josh Huntington, AICP (213) 974-6433
jhuntington@planning.lacounty.gov

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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Potential Concern
1. Aesthetics	6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Significant ridgeline on site.
2. Agriculture/Forest	7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Air Quality	8-9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dust control.
4. Biological Resources	10-11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vegetation removal, coastal sage on site, proximity to wildlife corridor.
5. Cultural Resources	12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Oaks on site, measure for Tribal Rep. (Updated 7/12/2011)
6. Energy	13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Geology/Soils	14-15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Liquefaction and Landslide area.
8. Greenhouse Gas Emissions	16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Hazards/Hazardous Materials	17-18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire Zone 4.
10. Hydrology/Water Quality	19-21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	500-year flood plain; SUSMP required; Septic system.
11. Land Use/Planning	22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. Mineral Resources	23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. Noise	24-25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Construction Noise.
14. Population/Housing	26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
15. Public Services	27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Library mitigation fees; Emergency services
16. Recreation	28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Transportation/Traffic	29-30	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sloan Canyon Rd. improvements.
18. Utilities/Services	31-32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will serve from NCWD.
19. Mandatory Findings of Significance	33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Geotechnical, Biota impacts.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

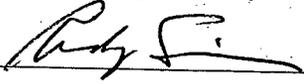
An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Rudy Silvas  Date: 6/6/11

Approved by: Paul McCarthy  Date: 6-7-11

This proposed project is exempt from Fish and Game CEQA filling fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

Determination appealed--see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

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> <p><u>Significant ridgeline on site. Not to be disturbed.</u></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>b) Be visible from or obstruct views from a regional riding or hiking trail?</p> <p><u>The project site is not near or visible from any regional riding or hiking trail.</u></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, historic buildings, or undeveloped or undisturbed areas?</p> <p><u>Significant ridgeline on site. Not to be disturbed.</u></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<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> <p><u>Significant ridgeline on site. Not to be disturbed.</u></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?</p> <p><u>The project site will be developed with single family homes and accessory structures on three parcels that are all over 2.0 acres. Sun shadow, light, and glare will not be problems because of the large size of the parcels.</u></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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>
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Would the project:

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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This proposed project will not 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.

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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This proposed project will not conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract.

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)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not forest land or timberland under these definitions.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not forest land.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project will not involve any other changes that could result in the conversion of Farmland to non-agricultural use.

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>
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"/>

The project will not conflict or obstruct implementation of the applicable air quality plan. The project will develop the site in conformance with the existing zoning and the Santa Clarita Valley Area Plan, a component of the Los Angeles Countywide General Plan ("General Plan") classification. Furthermore, the project will comply with Los Angeles County Code ("County Code") Section 22.52 ("Green Building Ordinance") and state and local laws that will help reduce emissions.

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 proposed project is for three residential parcels and will not exceed any State criteria listed above for regional significance.

c) Exceed a South Coast AQMD or Antelope Valley AQMD CEQA significance threshold?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project is to develop the site in conformity with the adopted Santa Clarita Valley Area Plan category and zoning designation for the site.

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 will develop the site in conformance with the existing zoning and Santa Clarita Valley Area Plan classification and will not result in cumulatively considerable net increase of any criteria pollutant. Furthermore, the project will comply with the County's Green Building Ordinance and state and local laws that will help reduce emissions.

e) Expose sensitive receptors (e.g., schools, hospitals, parks) to substantial pollutant concentrations due to location near a freeway or heavy industrial use?

The project proposes no schools, hospitals, or parks. The project site is not located near an area of heavy industrial use. The project site is located approximately 0.7 miles from Interstate 5 (Golden State Freeway). This distance is beyond the 0.31 of a mile of separation between new housing and pollution sources such as freeways recommended by the Los Angeles County Department of Public Health ("Public Health"), in its memo of December 15, 2010.

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

Dust from dirt road to site could increase during construction.

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Part of site has been cleared of vegetation with mechanized equipment in the area of proposed parcel one and two, under previous grading plan approved in 2004, otherwise site is relatively undisturbed and natural. Two existing residences and one large barn on site. Coastal sage scrub present in hillside areas.

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.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Coastal sage scrub on hillsides, oak on site. Although not observed by County biologist on site visit of May 26, 2010, the following sensitive and watch list species could occur within the site habitat: Sensitive animals: Coast Range Newt, Coastal Western Whiptail, Coast Horned Lizard, Coast Patch-nosed snake, Southern California Rufous-crowned Sparrow; Bell's Sage Sparrow Sensitive vegetation: Mainland Cherry Forest (observed) Sensitive plants: Mariposa Lily (3 kinds), Peirson's Morning-glory, Island Mountain-mahogany, Santa Susana Tarplant, Slender-horned Spineflower, Palmer's Grapplinghook, Coulter's Goldfields, Short-joint Beavertail, Lyon's Pentachaeta, White Rabbit-tobacco, Chaparral Ragwort.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There are no federally protected wetlands or waters of the United States on the project site. There is a blue line stream located north of Sloan Canyon Road, but there appears to be remnants of an old tributary drainage course on site, possibly to a Castaic Creek tributary, now developed.

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 parcel is located adjacent to one of the remaining pockets of natural habitat in the Castaic Hills that connects the San Gabriel Mountains eastern section with the mountains' western section. The oaks on the property and those on the adjacent parcel to the north are probably remnant riparian oaks from the Castaic tributary mentioned in c. above. The I-5(Golden State Freeway) in this area is one of a few places mentioned in South Coast Wildlands studies as having sufficient bridges for wildlife to cross under the freeway. The oaks and hills of the parcel contribute to the open space of the wildlife corridor in the area.

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.)?

Coast Live Oak (31" diameter) in southeast section of site. Limb removals more than 2" in diameter, and grading disturbance not approved under grading plan of 2004 within oak's protective zone, has been addressed through Oak Tree Permit no. 201100001. A cluster of oaks are located on northeast corner of site. No development proposed in this area. No building materials may be stored below oak canopies.

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)?

The project site is not a Wildflower Preserve Area. Coast Live Oak (31" diameter) in southeast section of site. Limb removals more than 2" in diameter, and grading disturbance not approved under grading plan of 2004 within oak's protective zone, has been addressed through Oak Tree Permit no. 201100001. A cluster of oaks are located on northeast corner of site. No development proposed in this area. No building materials may be stored below oak canopies.

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

The project parcel is located adjacent to one of the remaining pockets of natural habitat in the Castaic Hills that connects the San Gabriel Mountains eastern section with the mountains' western section. The oaks on the property and those on the adjacent parcel to the north are probably remnant riparian oaks from the Castaic tributary mentioned in c. above. The I-5(Golden State Freeway) in this area is one of a few places mentioned in South Coast Wildlands studies as having sufficient bridges for wildlife to cross under the freeway. The oaks and hills of the parcel contribute to the open space of the wildlife corridor in the area.

5. CULTURAL RESOURCES

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

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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There is a significant ridgeline on the site as well as a 31-inch diameter Coast Live Oak tree is located in proposed parcel one area. A cluster of oaks are located on northeast corner of site. Neither the ridgeline nor the oaks will be disturbed. The project will develop the site with residential uses and will not cause a substantial adverse change in the significance of a historical or archaeological resource.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will develop the site with residential uses and will not cause a substantial adverse change in the significance of a historical or archaeological resource.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There is a significant ridgeline on site. It is not proposed to be disturbed.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There is no record of human remains on the project site.

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

The project will be required to comply with the Green Building Ordinance.

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will incorporate energy-saving features and will be subject to the County's Green Building Ordinance and will not result in an inefficient use of energy resources.

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>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Project is located one-half mile west of San Gabriel Fault zone (Palomas section).</u>				
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>The project is not in any areas or zones described above.</u>				
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Liquefaction (Source: Los Angeles County Safety Element Map – Plate 4 Liquefaction Susceptibility); identified as a potentially liquefiable area per the State of California Seismic Hazard Zones Map – Val Verde Quadrangle.</u>				
iv) Landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Project site prone to landslides and liquefaction. (Source: Los Angeles County Safety Element Map – Plate 5; State of California Seismic Hazard Zones Map-Val Verde Quadrangle).</u>				
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Project shall comply with the most recent drainage concept approved on September 30, 2010 by Public Works.</u>				
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Project site prone to landslides and liquefaction. (Source: Los Angeles County Safety Element Map – Plate 5; State of California Seismic Hazard Zones Map-Val Verde Quadrangle).</u>				

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?

Department of Public Works shall regulate.

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 shall comply with requirements from Environmental Health.

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

The proposed project includes a CUP to ensure conformance with Hillside Management Design Criteria.

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>
<p>Would the project:</p> <p>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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

While the project will generate greenhouse gases, measures to reduce the degree of that impact will be employed by the project. These include complying with energy-saving features as required by State and local laws, and complying with the Green Building Ordinance.

<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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While the project will generate greenhouse gases, measures to reduce the degree of that impact will be employed by the project. These include complying with energy-saving features as required by State and local laws, and complying with the Green Building Ordinance. With the adoption of these measures, the project will not conflict with the implementation of AB32.

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:

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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This project will not 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.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project does not have the ability to accidentally release hazardous materials to the public or to the environment as the project is for three residential parcels.

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)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project is for a residential use and will not emit hazardous emissions or handle hazardous materials, substances, or waste aside from building waste, which will be handled in accordance with a Recycling and reuse plan required by Public Works.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is not on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project is located outside of any airport land use plan.

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 in the vicinity of a private airstrip.

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

The project will develop the site with residential facilities that will not impair implementation or 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 is located in a Very High Fire Hazard Severity Zone.

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

There is adequate access to the site for fire-fighting vehicles.

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

The project site is in an area having adequate water and pressure to meet fire flow standards.

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 near potentially dangerous fire hazard conditions.

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>
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Would the project:

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

The project 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)?

The project site is adequately served by a public water system. Site to be served by Newhall County Water District.

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?

Drainage pattern could be altered by development. The project applicant shall comply with the requirements of the drainage concept approved on September 30, 2010 by Public Works prior to grading permit issuance.

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?

Drainage pattern could be altered by development. The project applicant shall comply with the requirements of the drainage concept approved on September 30, 2010 by Public Works prior to grading permit issuance.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?

An NPDES permit will be required.

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 comply with the County Code Section 12.84 (Low Impact Development Ordinance) ("LID") which will reduce the amount of post-development water discharges. An NPDES permit will be required.

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 comply with LID which will reduce the amount of post-development water discharges.

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

Project site is not located near Areas of Special Biological Significance.

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 shall comply with requirements from Environmental Health.

j) Otherwise substantially degrade water quality?

The project shall comply with requirements from Environmental Health.

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?

Project located within a FEMA flood zone (500 year flood plain)

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

Project site prone to landslides, flood zone on property, hilly steep terrain.

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?

No. The site is 2.4 miles from Castaic Dam.

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

No. The project site is not near the Pacific Ocean, nor on any arm or bay of the ocean.

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 will develop the site with residential uses as envisioned and permitted under the existing zoning and Santa Clarita Valley Area Plan. It will not involve the closure of any streets and will in no way divide an established community.

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 project is in two plan categories: N2 (Non-Urban 2) and HM (Hillside Management). The project's proposed density, 0.4 dwelling units per acre ("du/ac") is consistent with the maximum density of 1.0 du/ac allowed by the N2 plan category of the Santa Clarita Valley Area Plan, a component of Los Angeles County's General Plan. The project's density is also consistent with the HM plan category though the proposed CUP to ensure compliance with Hillside Management design criteria.

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

Property is zoned A-2-2 (Heavy Agricultural – 2 acre minimum lot size area required), which is consistent with the proposed use and density.

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

The proposed project includes a CUP to ensure conformance with Hillside Management Design Criteria. The project complies with the requirements of the Castaic Area Community Standards District.

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"/>

There are no identified mineral resources on the project site (Source: Los Angeles County General Plan; GIS Net)

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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There are no identified mineral resources on the project site (Source: Los Angeles County General Plan; GIS Net)

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The proposed site will not substantially increase ambient noise levels. Although there will be parking on site, noise from vehicles parking will not exceed established thresholds. Construction noise may result in a substantial temporary increase in ambient noise levels. However, compliance with the County Code Section 12.08 ("Noise Control Ordinance") will abate this impact to less than significant levels with mitigation incorporated.

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 proposed use is not considered a sensitive use, but there is one sensitive uses (a church) within 500 feet of the project site. The proposed site will not substantially increase ambient noise levels. Although there will be parking on site, noise from vehicles parking will not exceed established thresholds.

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 proposed site will not substantially increase ambient noise levels. Although there will be parking on site, noise from vehicles parking will not exceed established thresholds.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The proposed site will not substantially increase ambient noise levels. Although there will be parking on site, noise from vehicles parking will not exceed established thresholds. Construction noise may result in a substantial temporary increase in ambient noise levels. However, compliance with the Noise Control Ordinance will abate this impact to less than significant levels with mitigation incorporated.

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 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 within the vicinity of a private airstrip.

14. POPULATION AND HOUSING

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) 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"/>

The project site is located in a developed area and is proximate to major infrastructure.

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 will develop the site with residential uses as envisioned and permitted under the existing zoning and Santa Clarita Valley Area Plan. The population increase associated with the project will be within official regional and local population projections.

c) Displace existing housing, especially affordable housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No residences are to be demolished as part of this project. No displacement is projected.

d) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No residences are to be demolished as part of this project. No displacement is projected.

15. PUBLIC SERVICES

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

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

Fire protection?

L.A County Fire Battalion no. 6, nearest Fire station no. 149 located at Ridge Route and Violin Canyon Roads (1.1 miles distance). The project is located in Fire Zone 4. Along with an appropriate fuel modification plan, mitigation measures will reduce the impact on fire protect to a less than significant level.

Sheriff protection?

The proposed project will not create staffing or response time problems at the sheriff's station serving the project site. The nearest Sheriff station is the Santa Clarita Valley Station at Magic Mountain Parkway and Valencia Boulevard (2.7 miles distance). The project will be developed with uses (three residential parcels, one with a second unit) that are permitted under the existing zoning and Santa Clarita Valley Area Plan and will not add populations above those already envisioned. There are no special law enforcement problems associated with the project or the general area.

Schools?

The project will develop the site with three residential parcels, which are uses at a density envisioned under the existing zoning and Santa Clarita Valley Area Plan. The project will not create capacity or student transportation problems at the district level.

Parks?

The project's park obligation will be met by payment of in-lieu fees. No trails are required.

Libraries?

There may be an increased demand for library services; however, applicant will be required by pay Library Facilities Mitigation Fees to mitigate for increased demand.

Other public facilities?

No impact to other public facilities is foreseen.

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>
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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"/>
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The project site is located approximately 1,000 feet from Del Valle Park, a Los Angeles County park which provides a playground and other recreational opportunities. It is not expected 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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New or expanded recreational facilities may be required by future residents. However, applicant will pay an in-lieu fee to offset any impact to recreational facilities. Furthermore, the project is located proximate to existing recreational facilities.

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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The Department of Parks and Recreation conditions require payment of in-lieu fees to the meet the project's park obligation. The Santa Clarita Valley Area Plan has no standards for the provision of parkland.

d) Would the project interfere with regional open space connectivity?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project will not interfere with connectivity to any parks or open space areas.

17. TRANSPORTATION/TRAFFIC

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

a) Conflict with an applicable plan, ordinance, or policy establishing 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.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project will not conflict with any adopted policies, plans, or programs supporting alternative transportation.

b) Exceed the County Congestion Management Plan (CMP) Transportation Impact Analysis thresholds?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project will not generate 50 or more peak hour trips to a CMP highway system intersection and will not generate 150 peak hour trips to a mainline freeway link.

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)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project will not generate 50 or more peak hour trips to a CMP highway system intersection and will not generate 150 peak hour trips to a mainline freeway link. The project is for ten residential units.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project is located not located in the proximity of any airports and will not result in any changes in air traffic patterns. However, no structures on the project site will exceed 35 feet above finished grade in

height, and therefore should not affect 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)?

Main entrance from Meadowgrass Lane shall not be gated, secondary access from Sloan Canyon Road also will not be gated. Applicant must pay in lieu fees to improve Sloan Canyon Rd., or the applicant will be required to provide a grading plan showing remedial grading and drainage improvements along the property's Sloan Canyon Rd. frontage if the final map does not record and another development is in the process of making improvements to Sloan Canyon Road up to and at the time of final map recordation. The applicant will then be required to complete Sloan Canyon Road improvements which will then require further CEQA analysis.

- f) Result in inadequate emergency access?

The Los Angeles County Fire Department has determined that emergency access, as depicted on the tentative and exhibit maps dated September 9, 2010, 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 will not conflict with any adopted policies, plans, or programs supporting alternative transportation. The project site is not depicted as being along the Los Angeles County Plan of Bikeways. The project site is not within a Transit Oriented District.

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

The project will not conflict with any adopted policies, plans, or programs supporting alternative transportation.

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>
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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"/>
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Parcel No. 1 is to be served by future septic system. This system shall comply with requirements from Environmental Health.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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The site will be developed with residential uses that are permitted and envisioned under the existing zoning and Santa Clarita Valley Area Plan. All wastewater will be treated onsite with systems approved by Environmental Health.

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 has required a NPDES permit.

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 site is adequately served by a public water system. Additionally, the project applicant has obtained a will-serve letter (in file) from the water purveyor to substantiate the adequacy of the water supply for the project.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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The project will be required to comply with LID and County Code Section 22.52, Part 21 ("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?

Electricity, gas, propane, and other utility services are readily available to the project site, as the project is in a developed area.

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

The project is adequately served by such a landfill.

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

The project shall comply with federal, state, and local statutes and regulations related to solid waste.

19. MANDATORY FINDINGS OF SIGNIFICANCE

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

Potential impacts due to loss of native vegetation and impacts to wildlife movement.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	-------------------------------------	--------------------------	--------------------------

While the project is for the development of the site with uses that are permitted by the existing zoning and Santa Clarita Valley Area Plan, there will be cumulative impacts associated with traffic, additional residences on rural parcel with significant ridgeline, and vegetation removal. However, mitigation measures for all these impacts have been identified and will reduce impacts to less than significant levels.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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With the incorporation of mitigation measures identified, there will be no adverse effects on human beings, either directly or indirectly.

MITIGATION MONITORING PROGRAM
PROJECT NO. TPM 071059

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Noise</p> <p>1. Noise impacts during construction shall be mitigated to protect the nearby residences. In order to minimize construction noise impacts, the applicant shall implement the following mitigation measures:</p> <p>A. The applicant shall comply with all applicable sections of the County of Los Angeles noise control ordinance Title 12 Environmental Protection Noise Control (i.e. construction noise). In addition, standard construction noise attenuation measures should be included but not limited to the following: 1) maintain equipment and follow the manufacturer's recommended noise muffling devices; 2) minimize equipment idling; 3) staging and delivery areas should be located as far as feasible from nearby residences and schedule deliveries during mid-day or mid morning; and 4) to the extent feasible, utilize electrical powered tools or equipment instead of diesel powered equipment for exterior work.</p> <p>B. During grading and earth material hauling activities, it is suggested that such work be prohibited on any Sunday or legal holidays, or at any other time between weekday hours of 6:00 p.m. and 8:00 a.m. (ordinance indicates construction work prohibited between 7:00 p.m. and 7:00 a.m.). "Grading" means any excavating or filling of earth material or any combination thereof conducted at a site for construction or other improvements thereon.</p>	<p>Payment for implementation of noise mitigation measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur during construction.</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works, and Public Health</p>

MITIGATION MONITORING PROGRAM
PROJECT NO. TPM 071059

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Air Quality</p> <p>2. All off-road diesel powered engines used during construction and any excavation/grading phases must utilize aqueous diesel fuels.</p> <p>3. The Project Developer shall implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the Project Site throughout the project construction phases. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required and recommended include the following:</p> <ul style="list-style-type: none"> • Keep all construction equipment in proper tune in accordance with manufacturer's specifications. • Use late model heavy-duty diesel-powered equipment at the Project Site to the extent that it is readily available in the South Coast Air Basin (meaning that it does not have to be imported from another air basin and that the procurement of the equipment would not cause a delay in construction activities of more than two weeks). • Use low-emission diesel fuel for all heavy-duty diesel-powered equipment operating and refueling at the Project Site to the extent that it is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in 	<p>Payment for implementation of air quality management measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur during construction.</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works, and SCAQMD</p>

MITIGATION MONITORING PROGRAM
PROJECT NO. TPM 071059

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment). (This measure does not apply to diesel-powered trucks traveling to and from the site.)</p> <ul style="list-style-type: none"> • Utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent that the equipment is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment). • Limit truck and equipment idling time to five minutes or less. • Rely on the electricity infrastructure surrounding the construction sites rather than electrical generators powered by internal combustion engines to the extent feasible. <p>4. The Project Developer shall implement fugitive dust control measures in accordance with SCAQMD Rule 403. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required and recommended include the following:</p> <ul style="list-style-type: none"> • Use watering to control dust generation 				

MITIGATION MONITORING PROGRAM
PROJECT NO. TPM 071059

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>during demolition of structures or break-up of pavement.</p> <ul style="list-style-type: none"> • Water active grading/excavation sites and unpaved surfaces at least three times daily. • Cover stockpiles with tarps or apply non-toxic chemical soil binders. • Sweep daily (with water sweepers) all paved parking areas and staging areas. • Provide daily clean-up of mud and dirt carried onto paved streets from the site. • Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site. • Install wind breaks at the windward sides of construction areas. • Suspend excavation and grading activity when winds (instantaneous gusts) exceed 15 miles per hour over a 30-minute period or more. • An information sign shall be posted at each entrance to the construction site that identifies the permitted construction hours and provides a telephone number to call the foreman and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt by the construction site foreman. The sign shall also list the number to Regional Planning's Zoning Enforcement Division (213) 974-6483, and SCAQMD's Dust Control Division at 1(800) 288-7644, to report any complaints not rectified by 				

MITIGATION MONITORING PROGRAM
PROJECT NO. TPM 071059

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>the project foreman.</p> <p>Biota</p> <p>5. The following mitigation measures shall be applied:</p> <p>A. To reduce the long term loss of native habitat and the potential of invasive species establishment, a Landscape/Fuel Modification plan shall be submitted for review and approval by the County of Los Angeles Department of Regional Planning's Senior Biologist prior to the issuance of any grading and building permits. Review of the Landscape/Fuel Modification plan must be coordinated with the Fire Department's Fuel Modification Unit.</p> <p>1. Landscaping shall provide a visual screening and erosion-preventative function. The Landscape/Fuel Modification plan shall limit irrigation to within fifty feet of habitable structures, shall utilize only locally-sourced, locally indigenous plant species and varieties per the Castaic Area List of Indigenous Plants outside of irrigated zones, and shall use non-invasive species within irrigated zones. Each lot under PM071059 shall have restored or maintained no less than 90% of locally indigenous vegetation under the new Landscape/ Fuel Modification Plan, with the only exceptions to this requirement granted as listed per the Castaic Community Standards District for compliance with County regulations relating to brush clearance for fire safety or as otherwise required by the County Fire Department; or on a publicly owned right-of-way; or by a</p>	<p>Payment for implementation of biological protective mitigation measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur during construction.</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works, and State Department of Fish and Game, County Forester.</p>

MITIGATION MONITORING PROGRAM
PROJECT NO. TPM 071059

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>public utility on its own property or right-of-way or on land providing access to such property or right-of-way; or for work performed under a permit issued to control erosion or flood hazards; or that poses a hazard to persons or property, as determined by the County fire Department.</p> <p>2. Landscape planting/restoration of areas disturbed through previous grading, under grading plan approved by Public Works' Building and Safety Division on September 17, 2004, shall be in accordance with new Landscape/Fuel Modification plan. The Senior Biologist of the Department of Regional Planning shall require a botanical survey of the site for the preparation of the Landscape/Fuel Modification plan to be approved.</p> <p>3. Vegetation within the Fuel Modification Plan area outside of irrigated areas shall be thinned selectively (i.e. no wholesale clearing) so that elements of native vegetation remain. The trimming of native shrubs shall be rotated from year to year so that individual plants are able to recover from pruning and 'rest' before being pruned again. Fuel modification activities shall be accomplished by manual means (including hand-held powered equipment such as weed whackers); mowers, diskings, other large machinery, or herbicides shall not be used.</p> <p>B. Project related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless a biological monitor</p>				

MITIGATION MONITORING PROGRAM
PROJECT NO. TPM 071059

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>acceptable to the Director of Planning surveys the project area prior to disturbance to confirm that disturbance to habitat will not result in the failure of nests on-site or immediately adjacent to the area of disturbance. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat, any action that may cause disruption of nesting behavior such as noise exceeding 90dB from equipment, or direct artificial night lighting. Surveys shall be conducted on the subject property within 300 feet of disturbance areas (500 feet for raptors) no earlier than seven (7) days prior to the commencement of disturbance. If an active nest is discovered on-site or can be reasonably deduced to exist immediately adjacent off-site (in cases where access to adjacent properties is prevented), the project biologist shall demarcate an area to be avoided by construction activity until the active nest(s) is vacated for the season and there is no evidence of further nesting attempts. This demarcated area will incorporate a buffer area surrounding the active nest that is suitable in size and habitat type to provide a reasonable expectation of breeding success for nesting birds. Limits of avoidance shall be demarcated with flagging or fencing. The project proponent shall record the results of the surveys and recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p> <p>C. Prior to grading, a qualified biologist shall be retained by the applicant as the biological monitor subject to the approval of the County of Los Angeles. That person shall ensure that impacts to biological resources (inclusive of</p>				

MITIGATION MONITORING PROGRAM
PROJECT NO. TPM 071059

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>special-status plants) are avoided or minimized, and shall conduct pre-grading field surveys for special-status plant and animal species that may be affected and/or eliminated as a result of grading and/or site preparation activities. During earthmoving activities, the biological monitor shall be present to relocate any vertebrate species that may come into harm's way to an appropriate offsite location of similar habitat. The biological monitor shall be authorized to stop specific grading activities if violations of mitigation measures or any local, state, or federal laws are suspected.</p> <p>D. Any temporary or permanent fencing or sign posts shall be of a type that does not inadvertently snare perching birds, especially raptors. In an effort to eliminate the potential of snaring, fence and sign posts shall be of a type either lacking bolt holes near the top of the post or shall have the holes filled with a nut and bolt.</p> <p>E. In order to avoid impacts to nighttime wildlife activities, exterior night lighting shall be directed downward onto the property, of low intensity, at low height and shielded to prevent illumination of surrounding properties and undeveloped areas; security lighting, if any is used, shall be on a motion detector.</p> <p>F. All conditions for Oak Tree Permit No. 201100001 shall be satisfied, and verified, prior to the issuance of any grading and building permits. An oak tree permit was required for impacts to one oak tree due to previous grading on site, and for tree branches/limbs removed in excess of 2 inches in diameter.</p> <p>G. Anticoagulants are not to be used as a method of rodent control.</p>				

MITIGATION MONITORING PROGRAM
PROJECT NO. TPM 071059

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Visual</p> <p>6. All new structures proposed shall be designed to blend in with the native hillside/rural setting and shall have earhtone colors.</p> <p>7. Accessory patio cover structure at location proposed on Exhibit "A" Map for PM 071059 shall not exceed a maximum height of 12 feet.</p>	<p>Applicant will be required to submit a Revised Exhibit "A" to Regional Planning for approval.</p>	<p>Monitoring to occur prior to issuance of grading and building permits. Approved Revised Exhibit "A" for structures from Regional Planning will be reviewed along with plans for construction at Building and Safety.</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works</p>
<p>Drainage and Grading</p> <p>8. The project shall comply with the drainage concept approved on September 30, 2010 by Public Works, along with any related Hydrology Study and Standard Urban Stormwater Mitigation Plan (SUSMP) reviewed and approved by Public Works.</p> <p>9. The concrete collector swales or troughs that are proposed to serve the project site shall be constructed utilizing materials that are of earth tone colors. Native plants shall be planted for landscaping next to the drainage swales or troughs.</p> <p>10. A grading plan is required to be reviewed and approved by Public Works prior to issuance of any grading and building permits for the development proposed. The applicant is to pay the required fees in lieu to the County for improvements to Sloan Canyon Road. However, should the final map for PM 071059 not be recorded, and another development is in the process of making improvements to Sloan Canyon Road up to and at the time of final map recordation, Public Works will require that the applicant complete required improvements along Sloan Canyon Road to the satisfaction of Public Works. A subsequent grading plan will then be required to show remedial grading and drainage improvements. Contact Public Works at (626) 458-4921.</p>	<p>Payment for implementation of protective mitigation measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur prior to issuance of grading permits.</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works</p>

MITIGATION MONITORING PROGRAM
PROJECT NO. TPM 071059

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Recycling</p> <p>11. Construction, demolition, and grading projects in the Los Angeles County's unincorporated areas are required to recycle or reuse a minimum of 50 percent of the construction and demolition debris generated by weight per the Los Angeles County's Construction and Demolition Debris Recycling and Reuse Ordinance. A Recycling and Reuse Plan must be submitted to and approved by Public Works' Environmental Programs Division before a construction, demolition, or grading permit may be issued. Contact Public Works at (626) 458-3524.</p>	<p>Payment for implementation of protective mitigation measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur prior to issuance of grading permits and during construction.</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works (Environmental Programs Division), Fire Department (Fire Prevention Division)</p>
<p>Underground Storage Tanks</p> <p>12. Should any operation within the subject project include the construction, installation, modification, or removal of underground storage tanks, industrial waste treatment, or disposal facilities, Public Works' Environmental Programs Division must be contacted for required approvals and operating permits.</p>	<p>Payment for implementation of protective mitigation measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur prior to issuance of grading permits and during construction</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works (Environmental Programs Division), Fire Department (Fire Prevention Division)</p>
<p>Sewer</p> <p>13. The applicant shall comply with all September 29, 2010 Subdivision Committee conditions/recommendations from the Department of Public Health, including review and approval of a feasibility report for the construction of an onsite wastewater treatment system on parcel one.</p>	<p>Payment for implementation of protective mitigation measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur prior to issuance of grading permits and during construction</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works (Land Development and Waterworks & Sewer Maintenance Division), County Sanitation Districts, City of Santa Clarita</p>
<p>Emergency Services</p> <p>14. The applicant shall participate in an appropriate financing mechanism, such as a developer fee or an in-kind consideration in lieu of developer fees, to provide funds for fire protection facilities which are required by new</p>	<p>Payment for implementation of emergency services measures to be</p>	<p>Monitoring to occur prior to issuance of building permits and during construction.</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works, Fire Department, Sheriff Department</p>

MITIGATION MONITORING PROGRAM
PROJECT NO. TPM 071059

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>commercial, industrial or residential development in an amount proportionate to the demand created by this project. Currently, the developer fee is a set amount per square foot of building space, adjusted annually, and is due and payable at the time a building permit is issued. In the event that the developer fee is no longer in effect at the time of building permit issuance then this mitigation measure will be required.</p>	<p>paid prior to commencement of construction.</p>			
<p>Library Mitigation Fees</p> <p>15. The applicant will be required to pay library facilities mitigation fees at the time the building permits for the project are issued. The proposed project is located in the Library's Planning Area 1 (Santa Clarita Valley). The current mitigation fee for this area, which is adjusted annually based on changes in the Consumer Price Index, is \$805 per residential unit. Therefore, the applicant would be required to pay a mitigation fee of \$1,610 (\$805 x 2 residential units). The actual fee obligation for this project may be higher because the fee per residential unit will be that in effect at the time the building permits are issued.</p>	<p>Payment of library facilities mitigation fees required to be paid prior to commencement of construction.</p>	<p>Monitoring to occur prior to issuance of building permits.</p>		<p>Los Angeles County Public Works and County Library</p>

MITIGATION MONITORING PROGRAM
PROJECT NO. TPM 071059

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Mitigation Compliance</p> <p>16. As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting an annual mitigation compliance report to the DRP for review and responsible for replenishing the mitigation monitoring account, if necessary, until such time as all mitigation measures have been implemented and completed.</p>	<p>Submittal and approval of annual Mitigation Compliance Report. Replenishment of Mitigation Monitoring account if necessary until such time as all mitigation measures have been implemented and completed. Upon completion of MMP, any unused portion of funds will be refunded to applicant.</p>	<p>Annually</p>	<p>Applicant</p>	<p>Los Angeles County Dept. of Regional Planning</p>
<p>Cultural Resources</p> <p>17. All work will stop immediately should any cultural resources (i.e. artifacts, burial grounds) be uncovered/discovered at any time prior to and during grading/construction. If burial/human remains are found, the County Coroner must be contacted immediately. Subsequently, and in all other cases with approval from County Regional Planning, the applicant shall then select and retain a qualified archaeologist and a representative from the</p>	<p>Deposit fees for implementation of MMP to the County for review and initiation of Cultural Resources measure to be paid within 60</p>	<p>Monitoring to occur should any artifacts or remains be discovered.</p>	<p>Applicant responsible for contacting monitoring agencies, tribal representatives and archaeologist for payment and deposit of all fees, and for implementing required measures as directed.</p>	<p>Los Angeles County Departments of Regional Planning, Public Works, County Coroner (if applicable), and Fernandeno Tataviam Band of Mission Indians Tribal Representative.</p>

MITIGATION MONITORING PROGRAM
PROJECT NO. TPM 071059

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Fernandeno Tataviam Band of Mission Indians to assess the find, make recommendations, and to monitor until all grading is completed.	days of approval of Project.			



Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Ken Alex
Director

July 12, 2011

JUL 18 2011

Rudy Silvas
Los Angeles County
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Subject: Sloan Canyon; RCUPT 200900095, Project No. TPM 071059
SCH#: 2011061028

Dear Rudy Silvas:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on July 11, 2011, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures

cc: Resources Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2011061028
Project Title Sloan Canyon; RCUPT 200900095, Project No. TPM 071059
Lead Agency Los Angeles County

Type MND Mitigated Negative Declaration

Description The proposed project is a request for a minor land division for three new parcels, the construction of one new single family residence and a second unit on parcel one, a new detached garage for an existing residence on parcel two, a new proposed patio cover on parcel three, along with proposed grading and drainage improvements, and improvement to site accessibility. The site is located in the unincorporated County area of Castaic, within the Castaic Community Standards District (CSD). An un-gated primary access to the site will be from Meadowgrass Lane to the south, with an onsite 20 foot wide private driveway/firelane to serve the site. A secondary access will be from Sloan Canyon Road to the west. A large oak tree in the southeast section of the site that had been encroached upon with grading and had two branches trimmed, greater than two inches in diameter, was addressed with conditions from the County Forester under Oak Tree Permit No. 201100001. Several other ordinance sized oak trees are located on the site but will not be removed or encroached upon their protective zones. Grading is proposed for 2,000 cubic yards of cut and 2,000 cubic yards of fill. The CUP is for the second unit on parcel one and for hillside management and density controlled development.

Lead Agency Contact

Name Rudy Silvas
Agency Los Angeles County
Phone (213) 974-6461 **Fax**
email
Address 320 West Temple Street, Room 1348
City Los Angeles **State** CA **Zip** 90012

Project Location

County Los Angeles
City
Region
Lat / Long 34° 29' 24.4" N / 118° 38' 7.5" W
Cross Streets Meadowgrass Lane and Applewood Drive
Parcel No. 2865-023-014
Township 5N **Range** 17W **Section** 26 **Base** SBB&M

Proximity to:

Highways I-5
Airports No
Railways No
Waterways Small wash north of Sloan Canyon Rd.
Schools Castaic USD
Land Use Two existing residences on site with detached barn/ A-2-2 (Heavy Agricultural - 2 acre minimum lot size area required)/Nonurban (R) per Countywide General Plan; Santa Clarita Valley Areawide Plan category: (HM) Hillside Management & (N2) Non-urban 2 {1.0 dwelling unit per acre}

Project Issues Air Quality; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Geologic/Seismic; Noise; Soil Erosion/Compaction/Grading; Traffic/Circulation; Vegetation; Water Quality; Wildlife; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Fish and Game, Region 5; Cal Fire; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 7; Regional Water Quality Control Board, Region 4; Native American Heritage Commission; State Lands Commission; Santa Monica Mountains Conservancy

Note: Blanks in data fields result from insufficient information provided by lead agency.

**Document Details Report
State Clearinghouse Data Base**

Date Received 06/10/2011

Start of Review 06/10/2011

End of Review 07/11/2011

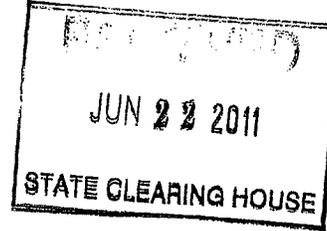
Note: Blanks in data fields result from insufficient information provided by lead agency.

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
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ds_nahc@pacbell.net

clear
7/11/2011
e

June 21, 2011



Mr. Rudy Silvas, Senior Planner

County of Los Angeles Department of Regional Planning

320 West Temple Street, Room 1348
Los Angeles, CA 90012

Re: **SCH#2011061028 CEQA Notice of Completion; proposed Mitigated Negative Declaration for the: "Sloan Canyon RCUPT 200900095, Project No. TPM 071059 Project;" Located in the Castaic Community Plan Area; Los Angeles County, California**

Dear Mr. Silvas:

The Native American Heritage Commission (NAHC), the State of California 'Trustee Agency' for the protection and preservation of Native American cultural resources. The NAHC wishes to comment on the above-referenced proposed Project. This project is also subject to mandatory tribal consultation pursuant to California Government Code §§65352.3, 65352.4, 65560 and 65562.5.

This letter includes state and federal statutes relating to Native American historic properties of religious and cultural significance to American Indian tribes and interested Native American individuals as 'consulting parties' under both state and federal law. State law also addresses the freedom of Native American Religious Expression in Public Resources Code §5097.9.

The California Environmental Quality Act (CEQA – CA Public Resources Code 21000-21177, amendments effective 3/18/2010) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the CEQA Guidelines defines a significant impact on the environment as 'a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance.' In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE), and if so, to mitigate that effect. The NAHC Sacred Lands File (SLF) search resulted in; **Native American cultural resources were not identified within the 'area of potential effect (APE), based on the USGS coordinates of the project location provided.**

The NAHC "Sacred Sites," as defined by the Native American Heritage Commission and the California Legislature in California Public Resources Code §§5097.94(a) and 5097.96. Items in the NAHC Sacred Lands Inventory are confidential and exempt from the Public Records Act pursuant to California Government Code §6254.10.

Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries of cultural resources or burial sites once a project is underway. Culturally affiliated tribes and individuals may have knowledge of the religious and cultural significance of the historic properties in the project area (e.g. APE). We strongly urge that you

make contact with the list of Native American Contacts on the attached list of Native American contacts, to see if your proposed project might impact Native American cultural resources and to obtain their recommendations concerning the proposed project. Pursuant to C" A Public Resources Code § 5097.95, the NAHC requests that the Native American consulting parties be provided pertinent project information. Consultation with Native American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e). Pursuant to CA Public Resources Code §5097.95, the NAHC requests that pertinent project information be provided consulting tribal parties. The NAHC recommends *avoidance* as defined by CEQA Guidelines §15370(a) to pursuing a project that would damage or destroy Native American cultural resources and Section 2183.2 that requires documentation, data recovery of cultural resources.

Furthermore we recommend, also, that you contact the California Historic Resources Information System (CHRIS) California Office of Historic Preservation for pertinent archaeological data within or near the APE, at (916) 445-7000 for the nearest Information Center in order to learn what archaeological fixtures may have been recorded in the APE.

Consultation with tribes and interested Native American consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA (42 U.S.C 4321-43351) and Section 106 and 4(f) of federal NHPA (16 U.S.C. 470 *et seq*), 36 CFR Part 800.3 (f) (2) & .5, the President's Council on Environmental Quality (CSQ, 42 U.S.C 4371 *et seq.* and NAGPRA (25 U.S.C. 3001-3013) as appropriate. The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation.

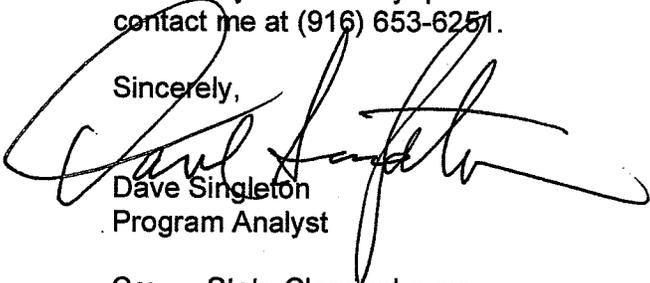
Furthermore, Public Resources Code Section 5097.98, California Government Code §27491 and Health & Safety Code Section 7050.5 provide for provisions for accidentally discovered archeological resources during construction and mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery'.

To be effective, consultation on specific projects must be the result of an ongoing relationship between Native American tribes and lead agencies, project proponents and their contractors, in the opinion of the NAHC. Regarding tribal consultation, a relationship built around regular meetings and informal involvement with local tribes will lead to more qualitative consultation tribal input on specific projects.

The response to this search for Native American cultural resources is conducted in the NAHC Sacred Lands Inventory, established by the California Legislature (CA Public Resources Code 5097.94(a) and is exempt from the CA Public Records Act (c.f. California Government Code 6254.10) although Native Americans on the attached contact list may wish to reveal the nature of identified cultural resources/historic properties. Confidentiality of "historic properties of religious and cultural significance" may also be protected under Section 304 of the NHPA or at the Secretary of the Interior discretion if not eligible for listing on the National Register of Historic Places and there may be sites within the APE eligible for listing on the California Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C., 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APEs and possibility threatened by proposed project activity.

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 653-6251.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Singleton", written over the typed name and title.

Dave Singleton
Program Analyst

Cc: State Clearinghouse

Attachment: Native American Contact List



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

- A. That the requested use at the location will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

I had 2 public hearings with the local Castaic Town Council and one site meeting. Advertisized, posted property and mail outs to everyone with 1,000 feet. I received approval from the Castaic Area Town Council. See attached

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The proposed land division conforms to both County requirements and the more restrictive new Castaic Area Town Council CSD restrictions.

- C. That the proposed site is adequately served:
1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 2. By other public or private service facilities as are required.

I will build a 20 foot black top road to the Fire Department standard. Property will have two accesses for traffic. County water, gas and Edison on site now.



HILLSIDE MANAGEMENT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.215.F, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the proposed project is located and designed so as to protect the safety of current and future residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow or erosion hazard.

Yes, all the new pads have been plowed up and disced (for fire) for the past 10 years, proposed development only on flat part of the land

B. That the proposed project is compatible with the natural biotic, cultural, scenic, and open space resources of the area.

Yes, the site has 5000 sq. ft. lots, built on south property line with one 2 ac site to the north, this proposal is a nice transitional development

C. That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with objectives and policies of the General Plan.

Yes, public water, power (Edison) and gas on site. No sewer

D. The proposed project development demonstrates creative and imaginative design resulting in a visual quality that will complement community character and benefit current and future residents.

Yes, if you look at the photos you will see the Cape Cod design of the 1st phase home

71059

RECEIVED

OCT 06 2009



Los Angeles County Office of Education

DIVISION OF BUSINESS ADVISORY SERVICES

Darline P. Robles, Ph.D., Superintendent
Los Angeles County Office of Education
Business Advisory Services
9300 Imperial Highway
Downey, CA 90242-2890

Attention: Roger Chang, Regionalized Business Services Coordinator
Division of Business Advisory Services, Room 203

Dear Mr. Chang:

The Castaic Union School District has received the map showing the new proposed subdivision known as Tentative Tract No. 071059, and is [] is not [X] interested in acquiring a school site within the limits of this subdivision. This development will be served by our

Northlake Elementary (or K-8)
Castaic Middle Junior High, and
High School

Very truly yours,

[Signature]
SCHOOL DISTRICT
661-257-4500
TELEPHONE NUMBER

In addition to the sidewalks required by the Los Angeles County Subdivision Ordinance on all local streets within and adjacent to the subdivision (where lots are less than 15,000 square feet in area), it is anticipated that the children will use the following highways enroute to the schools in the area: (Please specify only those highways which provide direct access to schools and where alternate routes on local streets are not available.)

[Blank lines for listing highways]

Additional remarks: [Dashed lines for notes]

71059



Los Angeles County Office of Education

Darline P. Robles, Ph.D., Superintendent
Los Angeles County Office of Education
Business Advisory Services
9300 Imperial Highway
Downey, CA 90242-2890

RECEIVED

DEC 16 2009

DIVISION OF BUSINESS ADVISORY SERVICES

Attention: Roger Chang, Regionalized Business Services Coordinator
Division of Business Advisory Services, Room 203

Dear Mr. Chang:

The W.M.S. HART UNION HIGH School District has
received the map showing the new proposed subdivision known as Tentative Tract No. 71059,
and is [] is not [X] interested in acquiring a school site within the limits of this subdivision. This
development will be served by our

CONTACT CASTAIC S.D. Elementary (or K-8)

CONTACT CASTAIC S.D. Junior High, and

CASTAIC H.S. WILL OPEN 2013/14 WITH 9+10 GRADES High School
UNTIL THAT TIME ALL INCOMING 9TH+10TH GRADEERS WILL ATTEND WEST RAINBOW
H.S. & INCOMING AND CONTINUING 11+12 GRADEERS WILL ATTEND MENCKA H.S.
Very truly yours,

Signature: [Handwritten Signature]
SIGNATURE
W.M.S. HART U.H.S.D.
SCHOOL DISTRICT
(601) 259-0033 x271
TELEPHONE NUMBER

In addition to the sidewalks required by the Los Angeles County Subdivision Ordinance on all local
streets within and adjacent to the subdivision (where lots are less than 15,000 square feet in area), it is
anticipated that the children will use the following highways enroute to the schools in the area: (Please
specify only those highways which provide direct access to schools and where alternate routes on local
streets are not available.)

UNKNOWN AT THIS TIME AS THE HIGH SCHOOL SITE
HAS NOT BEEN IDENTIFIED.

Additional remarks:

71059

**Jeff Preach
31744 Castaic Road Suite 201
Castaic, CA 91384**

March 11, 2010

County of Los Angeles
Department of Regional Planning
Attn: Joshua Huntington
320 West Temple Street
Los Angeles, CA 90012

Re: Parcel Map 71059

Dear Mr. Huntington,

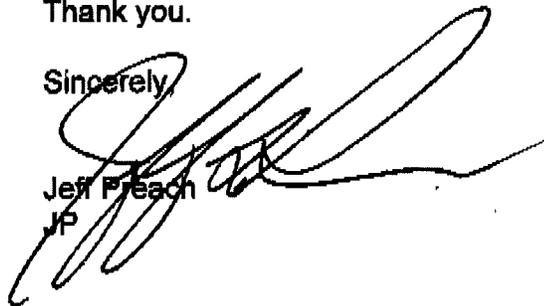
I am writing this letter to formally request a waiver of the street frontage requirement on PM 71059 (28456 Sloan Canyon Road, Castaic).

1. This street frontage waiver will not restrict any future development.
2. This street frontage waiver will not adversely affect any portion of the neighbors from developing their property.

Please call me at (661) 295-6800 or (661) 993-7999 if this is not what we discussed.
Thank you.

Sincerely,

Jeff Preach
JP





Castaic Area Town Council

Post Office Box 325, Castaic, California 91310 (661) 295-1156 www.castaic.org

March 30, 2009

Los Angeles County Department of Regional Planning
320 West Temple St. 13th floor
Los Angeles, CA 90012

Re: Tentative Parcel Map 60245

Dear Gentlemen:

On February 18, 2009, the Castaic Area Town Council was presented with the above referenced project. After much discussion and community input, the project was approved by a vote of 8 to 0. The Town Council's approval is conditional upon the Applicant's acceptance of the following terms and conditions:

1. The project presented was depicted on a Parcel Map dated 1/15/2009 and labeled, Tentative Minor Land Division, Parcel Map No. (blank).
2. The Applicant will construct, or cause to be built, a drainage mitigation improvement to the satisfaction of the Los Angeles County Department of Public works, Flood Control Division.
3. The project will conform to Los Angeles County Department of Public Works, Grading Division, and not to exceed 50,000 cubic yards of cut and fill.
4. The appropriate Los Angeles County department will ascertain that this project is not within the boundaries of the Hasley Canyon Area of the Castaic Area Community Standards District
5. The project must conform to the Castaic Area Community Standards District code.
6. The project must conform to the Santa Clarita Valley Trails Advisory Committee (SCVTAC) and Los Angeles County Trails requirements for the Sloan Canyon area.

Furthermore, The Castaic Area Town Council requests that the Rural Standard for roads be applied to this project.

Sincerely,

Steven J. Teeman

President

Castaic Area Town Council

Cc: Jeff Preach, Applicant