



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

June 2, 2009

TO: Librarian
Palmdale City Library
700 East Palmdale Boulevard
Palmdale, California 93550

FROM: Ramon Cordova *REC*
Senior Regional Planning Assistant
Department of Regional Planning
320 West Temple Street, Room 1382
Los Angeles, California 90012

SUBJECT: VESTING TENTATIVE PARCEL MAP NO. 061971

Vesting Tentative Parcel Map No. 061971 is scheduled for a Public Hearing before the Hearing Officer of Los Angeles County on **July 7, 2009**.

Please have the materials listed below available to the public.

If you have any questions regarding this matter, please call the Land Divisions Section of the Department of Regional Planning at (213) 974-6433.

Thank you.

- Attachments:
1. Copy of Vesting Tentative Parcel Map No. 061971, dated August 1, 2007
 2. 1000-Foot Radius Land Use Map
 3. Notice of Public Hearing
 4. Draft Factual
 5. Draft Staff Report
 5. Draft Reports/Recommendation
 6. Environmental Document



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



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Acting Director of Planning

**NOTICE OF PUBLIC HEARING
FOR A PROPOSED LAND DIVISION
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

**VESTING TENTATIVE PARCEL MAP NO. 061971-(5)
ENVIRONMENTAL ASSESSMENT CASE NO. 200600117-(5)**

Notice is hereby given that a Hearing Officer of Los Angeles County will conduct a public hearing concerning this proposed land development on Tuesday, July 7, 2009 at 9:00 a.m., in **Room 739, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012**. Room 739 will be open to the public at 8:50 a.m. Interested persons will be given an opportunity to testify.

Project Description: The applicant proposes a land division to create two single-family parcels on 14.5 gross acres.

Project Location: The property is located at the northwest corner of Escondido Canyon Road and Jones Canyon Road, within the Acton Community Standards District and the Soledad Zoned District of Los Angeles County.

Environmental Determination: On the basis of the Initial Study Questionnaire prepared in accordance with State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles, the Department of Regional Planning has found that the proposed project received a Negative Declaration, as the project will not have a significant effect on the environment.

This project does not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send written comments, please write to the Department of Regional Planning at the address given below, Attention: Ramon Cordova. You may also obtain additional information concerning this case by phoning Ramon Cordova at (213) 974-6433. Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) and then ask to be connected to (213) 974-6433. Public service hours: 7:30 a.m. to 6:00 p.m., Monday through Thursday. Our office is closed on Fridays.

If you challenge a County action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Hearing Officer at, or prior to, the public hearing.

Case materials are available for inspection during regular working hours at the Department of Regional Planning, Land Divisions Section, Room 1382, Hall of Records, 320 West Temple Street, Los Angeles, California 90012; Telephone (213) 974-6433. Public service hours: 7:00 a.m. to 5:30 p.m., Monday through Thursday. **Our office is closed on Fridays.** These materials will also be available for review beginning June 7, 2009 at the Palmdale City Library, 700 East Palmdale Boulevard, Palmdale California 93550. Selected materials are also available on the Department of Regional Planning website at <http://planning.lacounty.gov/case.htm>.

JON SANABRIA
Acting Director of Planning

"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice".

"Este es un aviso de una audiencia publica de acuerdo al Decreto de la Protección del Medio Ambiente de California. El proyecto que se considera por el Condado de Los Angeles es una propuesta para crear dos parcelas en 14.5 acres. La audiencia publica para considerar el proyecto se llevara acabo el 7 de julio de 2009. Si necesita mas información, o si quiere este aviso en Español, favor llamar al Departamento de Planificación al (213) 974-6466."



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

**VESTING TENTATIVE PARCEL MAP NO.
 061971**

| | |
|-------------------------------------|-------------|
| HO MEETING DATE July 7, 2009 | CONTINUE TO |
| AGENDA ITEM | |
| PUBLIC HEARING DATE July 7, 2009 | |

| | | | | | |
|---|--|---------------------------------------|--|---|--|
| APPLICANT Brady Watt | | OWNER Watt Enterprises, Ltd | | REPRESENTATIVE Larry Tuma | |
| REQUEST Tentative Parcel Map: To create two single-family parcels on 14.5 gross acres (13.7 net acres). | | | | | |
| LOCATION/ADDRESS Northwest corner of Escondido Canyon Road and Jones Canyon Road, Acton | | | ZONED DISTRICT Soledad | | |
| ACCESS Escondido Canyon Road and Jones Canyon Road | | | COMMUNITY Acton | | |
| SIZE Gross: 14.5 Acres Net: 13.7 Acres | | | EXISTING ZONING A-1-1(Light Agricultural-One Acre Minimum Required Lot Area) | | |
| EXISTING LAND USE Unimproved | | SHAPE Irregular | | TOPOGRAPHY Slightly sloping terrain | |

SURROUNDING LAND USES & ZONING

| | |
|---|--|
| North: Single-family residences and unimproved properties/A-1-1 | East: Single-family residences and unimproved properties /A-1-1 |
| South: Single-family residences and unimproved properties /A-1-1 | West: Single-family residences and unimproved properties /A-1-1 |

| GENERAL PLAN | DESIGNATION | MAXIMUM DENSITY | CONSISTENCY |
|---------------------------|-----------------------------|-----------------|-------------|
| Antelope Valley Area Plan | N1 (Non-Urban 1 -0.5 DU/AC) | 23 DU | Yes |

ENVIRONMENTAL STATUS: RENV 2006-00117

A Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. Based on the initial study, it has been determined that the project will not have a significant effect on the environment.

DESCRIPTION OF SITE PLAN

The vesting tentative parcel map, dated August 1, 2007 depicts a proposed resubdivision of Lot No. 1 of Tract No. 46205-01 and a portion of the east half of Section 26, Township 5 North, Range 13 West, San Bernardino Meridian, to create two single-family parcels on 14.5 gross acres. The size of the proposed single-family parcels are approximately 9.0 and 5.5 gross acres. Both parcels have frontage on Escondido Canyon Road and proposed Parcel No. 2 also has frontage on Jones Canyon Road (private & future street). Sewage disposal will be provided by individual septic systems and potable water will be provided by the Los Angeles County Waterworks District No. 37. No grading is proposed for the proposed development.

KEY ISSUES

- The proposed subdivision is within the boundaries of the Acton CSD and will be required to comply with setback standards at the time of future development.
- Easements created under Tract Map No. 46205-01 for flood control, building restriction, public street, and vehicle access restriction to Escondido Canyon Road will be vacated by this proposed subdivision.
- Project contains hillside areas but doesn't exceed threshold of two for HM CUP.

(If more space is required, use opposite side)

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) | |

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 ___ Paving ___ Curbs and Gutters ___ Street Lights
- ___ Street Trees ___ Inverted Shoulder ___ Sidewalks ___ Off Site Paving ___ ft.
- Water Mains and Hydrants
- Drainage Facilities
- Sewer Septic Tanks Other _____
- Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning

ADDITIONAL ISSUES AND ANALYSIS

Pursuant to Section 22.44.126 of the Los Angeles County Code, the applicant must meet all applicable development standards of the CSD. If any portion of a new lot or parcel, or an existing lot or parcel, is located within a Nonurban 1 Area, Antelope Valley Area Plan Land Use Policy Map the following requirements apply:

Minimum Lot Area. New residential lots shall contain a gross area of not less than two acres and a net area of not less than 40,000 square feet. Lot sizes may be clustered in accordance with the Antelope Valley Area Plan, provided that no lot contains less than one acre of gross area and 40,000 square feet of net area, and provided the average gross area of all lots in a project is not less than two acres.

Lot Width and Length for Irregular Lots. New flag and other irregularly shaped residential lots shall contain an area which has an average width of not less than 165 feet, including a minimum width of at least 165 feet through the area containing the building pad of the primary residential structure, and a minimum length (depth) of not less than 165 feet.

Lot Setbacks. New and existing residential lots of sufficient size shall have required front and rear yards of not less than 50 feet from the property line. Side yards shall be a minimum of 35 feet from the property line.

**VESTING TENTATIVE PARCEL MAP NO. 061971
STAFF ANALYSIS
JULY 7, 2009 HEARING OFFICER PUBLIC HEARING**

PROJECT OVERVIEW

The applicant, Brady Watt, proposes a resubdivision of Lot No. 1 of Tract No. 46205-01 and a portion of the east half of Section 26, Township 5 North, Range 13 West, San Bernardino Meridian, to create two single-family parcels on 14.5 gross acres. The proposal requires approval of Vesting Tentative Parcel Map No. 061971 ("PM 061971") for the subdivision. The subject property is currently unimproved and lies within the boundaries of the Acton Community Standards District ("CSD").

Project issues include:

- CSD Compliance: The proposed subdivision complies with applicable requirements of the CSD, including required area for each parcel, and any future development will be required to comply with the provisions of the CSD.
- Hillside CUP: The proposed subdivision does not require a hillside management CUP because the proposed two dwelling units does not exceed the project's low density threshold as two dwelling units.
- Resubdivision: The proposed project resubdivides Tract Map No. 46205-01 which consisted of one single-family lot on 1.5 gross acres and recorded on June 21, 2000. The remainder of Tract Map No. 46205 consisting of 69 single-family lots and three park lots on 125.4 acres expired without recordation.

A Negative Declaration ("ND") has been recommended for this project indicating that the project will not have a significant impact on the environment.

DESCRIPTION OF PROJECT PROPERTY

Location: The project site is located at the northwest corner of Escondido Canyon Road and Jones Canyon Road in the unincorporated community of Acton, in the Soledad Zoned District and Acton CSD.

Physical Features: The subject property is approximately 14.5 gross acres in size (13.7 net acres) and comprised of portions of two lots. The property is irregular in shape, unimproved with slightly sloping terrain in a rural area.

Access: The property has frontage on Escondido Canyon Road, a 70-foot wide secondary highway, as designated on the Los Angeles County Master Plan of Highways. Jones Canyon Road, a 64-foot wide private and future street, will also serve as access for proposed Parcel No. 2.

Services: Domestic water service will be provided by the Los Angeles County Waterworks District No. 37. Domestic sewer service will be provided by private septic systems. The project is within the boundaries of the Acton-Agua Dulce Unified School District.

ENTITLEMENTS REQUESTED

Vesting Tentative Parcel Map: The applicant requests approval of PM 061971 to create two single-family parcels on 14.5 gross acres.

EXISTING ZONING

Subject Property: The subject property is zoned A-1-1 (Light Agricultural-One Acre Minimum Required Lot Area).

Surrounding Properties: Surrounding zoning is as follows:

North: A-1-1;
East: A-1-1;
South: A-1-1; and
West: A-1-1.

EXISTING LAND USES

Subject Property: The subject property consists of two unimproved lots.

Surrounding Properties: Surrounding land uses are as follows:

North: Single-family residences and unimproved properties;
South: Single-family residences and unimproved properties;
East: Single-family residences and unimproved properties; and
West: Single-family residences and unimproved properties.

PREVIOUS CASE/ZONING HISTORY

Tract Map No. 46205 ("TR 46205") proposed to create 70 single-family lots and three park lots on 139.9 gross acres was approved on June 21, 1989 by the Los Angeles County Regional Planning Commission. Conditional Use Permit Case No. 88-098 ("CUP") was a related request to ensure compliance with the requirements of nonurban hillside management. The slope density analysis prepared for TR 46205 depicted a low density threshold of 23 dwelling units and a maximum density of 70 dwelling units. Because the proposed 70 dwelling units exceeded the low density threshold of 23 dwelling units a nonurban hillside management CUP was required. Tract Map No. 46205-01, a unit map of Tract Map No. 46205, consisting of one single-family lot on 1.5 gross acres, recorded on June 21, 2000 in Book 1248, Pages 75 through 77, inclusive of Maps. The remainder of Tract Map No. 46205 consisting of 69 single-family lots and three park lots on 125.4 acres expired without recordation.

The Soledad Zoned District was created on January 22, 1957, following the adoption of Ordinance Number 7091. The current A-1-1 zoning on the subject property became effective on October 31, 1958 following the adoption of Ordinance Number 7401. The Acton CSD became effective on November 21, 1995 following the adoption of Ordinance Number 95-0060.

PROJECT DESCRIPTION

Vesting Tentative Parcel Map No. 061971 dated August 1, 2007, depicts a residential subdivision of two single-family parcels on approximately 14.5 gross acres. The proposed project has frontage on Escondido Canyon Road, a 70-foot wide secondary highway, as designated on the Los Angeles County Master Plan of Highways. Jones Canyon Road, a 64-foot wide private and future street will also serve as access for proposed Parcel No. 2.

The proposed development will be served by Escondido Canyon Road to the east. The net areas of Parcel Nos. 1 and 2 are over 5.0 acres. Parcel No. 1 has 631 feet of frontage on Escondido Canyon

Road. Parcel No. 2 has a minimum of 620 feet of frontage on Escondido Canyon Road and 840 feet of frontage on Jones Canyon Road. No grading is proposed by this subdivision.

No improvements are required by this subdivision as each proposed parcel has a net area of five acres or more, is within an agricultural zone, and used for residential purposes per Section 21.32.060 of the Los Angeles County Code ("County Code"). Existing Equestrian Way, 64-foot wide public street and Yearling Way, 60-foot wide, public street will be vacated by the recordation PM 061971.

No trail easement is required for this proposed subdivision.

ANTELOPE VALLEY AREA PLAN CONSISTENCY

The subject property is currently depicted within the Non-Urban 1 (N1 up to 0.5 Dwelling Unit per Gross Acre) land use categories' of the Antelope Valley Area Plan ("Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). Based on the applicant's submitted slope density analysis, which provides different densities for the zero to 25 percent, 25 to 50 percent, and over 50 percent slope categories, the subject property yields a maximum of 23 dwelling units.

Per the applicant's slope density analysis the low-density threshold for this category would be 2.5 dwelling units or two dwelling units. The project proposes two dwelling units which is consistent with the density calculations. Since the applicant is proposing only two dwelling units which does not exceed the low density threshold, a nonurban hillside management conditional use permit is not required. Category N1 of the Plan identifies areas particularly suitable for single-family detached housing units and is intended to maintain the character of existing low density residential neighborhoods with densities up to one-half unit per gross acre (0.5 dwelling units per acre).

The following excerpt from the Land Use Policy Statement of the Plan discusses Pattern of Population and Land Use Distribution (No. 6, Page V – 1):

"Encourage growth in and adjacent to existing urban, suburban, and rural communities."

The proposed subdivision's density of two dwelling units is consistent with the surrounding rural community as recorded subdivisions consisting of Parcel Map No. 17429, created two dwelling units, lies to the north and Parcel Map No. 11340, created four dwelling units, lies to the south.

The following excerpt from the Summary of Key Community Policies of the Plan (Acton A., Page B-1).

A Rural Community, future growth should be of an "Infill" nature, consistent with existing community character and service levels.

The proposed subdivision is consistent with the existing surrounding minimum parcel size of 5.0 gross acres and service levels of public water provided by Los Angeles County Waterworks District No. 37 and private onsite septic systems.

ACTON COMMUNITY STANDARDS DISTRICT

Pursuant to Section 22.44.126 of the Los Angeles County Code, the applicant must meet all applicable development standards of the CSD. If any portion of a new lot or parcel, or an existing lot or parcel, is located within a Nonurban 1 Area, Antelope Valley Area Plan Land Use Policy Map the following requirements apply:

Minimum Lot Area: New residential lots shall contain a gross area of not less than two acres and a net area of not less than 40,000 square feet. Lot sizes may be clustered in accordance with the Antelope Valley Area Plan, provided that no lot contains less than one acre of gross area and 40,000 square feet of net area, and provided the average gross area of all lots in a project is not less than two acres.

Lot width and Length for Irregular Lots: Lot Width and Length for Irregular Lots. New flag and other irregularly shaped residential lots shall contain an area which has an average width of not less than 165 feet, including a minimum width of at least 165 feet through the area containing the building pad of the primary residential structure, and a minimum length (depth) of not less than 165 feet.

Lot Setbacks: New and existing residential lots of sufficient size shall have required front and rear yards of not less than 50 feet from the property line. Side yards shall be a minimum of 35 feet from the property line.

Other provisions of the CSD that the proposed subdivision must comply with include Section 22.44.126.4.a of the County Code described as:

Drainage: The maximum impervious finished surface area for residential and associated accessory uses shall not exceed 10 percent for lots three net acres or larger.

No grading is proposed but this project will be required to comply with Community-Wide Development Standards as described in Sections 22.44.126.C.1.a through e and 22.44.126.2 described as follows:

1. Hillside Design Considerations. Hillside resources are among the most important features of the Acton community. Hillside regulations shall be enforced by a specific written analysis in each case, demonstrating conformance with the following objectives. Development plans shall comply with the following objectives:
 - a. Preserve to the greatest extent possible existing natural contours and natural rock outcropping features. Structures and required provisions for access and public safety should be designed to minimize encroachment on such features by the use of such techniques as curvilinear street designs and landform grading designs which blend any manufactured slopes or required drainage benches into the natural topography;
 - b. Preserve to the greatest extent possible the natural silhouette in significant ridgeline areas. Significant ridgelines are the ridgelines that surround or visually dominate the Acton landscape either through their size in relation to the hillside or mountain terrain of which they are a part, or through their visual dominance as characterized by a silhouetting appearance against the sky, or through their visual dominance due to proximity and view from existing development, freeways and highways designated as Major, Secondary or Limited Secondary on the Highway Plan;
 - c. While observing minimum lot area standards contained in this section, cluster development where such technique can be demonstrated to substantially reduce grading alterations and contribute to the preservation of native vegetation and prominent landmark features;
 - d. Blend buildings and structures into the terrain by sensitive use of building setbacks, structure heights and architectural designs; and
 - e. Minimize disruption of view corridors, scenic vistas and adjacent property by the use of

sensitive site design and grading techniques.

2. Preservation of Native Vegetation. Development plans shall emphasize the protection of, and revegetation with, native vegetation, including the native plants, grasses, shrubs and trees which intercept, hold and more slowly release rainfall than bare earth surfaces. It is intended that equestrian uses such as stables and arenas which will result in vegetation removal be accommodated, provided the design of these uses does not create erosion or flooding potential that would create a safety hazard to structures or off-site property, as determined by the department of public works. On any parcel consisting of one acre or greater, the removal or destruction of native vegetation exceeding 10 percent of the parcel area within any 12-month period shall require the director's approval.

OTHER APPLICABLE PROVISIONS OF THE ZONING ORDINANCE

Single-family residences are permitted in the A-1 zone, pursuant to Section 22.24.070 of the County Code. The overall project of two dwelling units would be consistent with the A-1-1 zone, which would allow a maximum of 14 dwelling units on the subject property. Each parcel meets required area by having a minimum of one gross acre or more in size. The maximum height of all structures will be 35 feet and two covered parking spaces are required for each dwelling unit which will be reviewed through a plot plan at the time of building permit issuance.

ENVIRONMENTAL DOCUMENTATION

On June 4, 2008, the staff of the Department of Regional Planning completed its review of the Environmental Questionnaire and other data regarding the proposed development. An ND has been recommended as the appropriate environmental document for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. It was determined that this project will not exceed the established threshold criteria for any environmental factor, and as a result, will not have a significant effect on the physical environment.

COUNTY DEPARTMENTS 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 has reviewed the vesting tentative parcel map dated August 1, 2007, and recommends approval with the attached conditions.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On June 2, 2009 approximately 70 notices of public hearing were mailed to property owners within a 1,000-foot radius of the subject property. The public hearing notice was published in the Acton-Agua Dulce Weekly News and La Opinion on May 28, 2009. Project materials, including a vesting tentative parcel map, land use map, environmental documentation and recommended conditions, were received at the Palmdale City Library on June 6, 2009. Two Large Size public hearing notice were posted on the subject property fronting Escondido Canyon Road and Jones Canyon Road, on June 6, 2009. Public hearing materials were also posted on the Department of Regional Planning's website.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

No correspondence has been received at the time of writing.

STAFF EVALUATION

The proposed development is consistent with applicable provisions of the Plan, Titles 21 and 22 of the County Code (Subdivision and Zoning Ordinance) and the Acton CSD. The subject property is surrounded by compatible uses and residential densities, and has access to a county-maintained street. All required public services and necessary infrastructure will be provided for the proposed subdivision.

The project is consistent with the Land Use Policy and Key Community Policy of the Plan, as the proposed subdivision's density of two dwelling units is consistent with the surrounding rural community development pattern and provides a minimum parcel size of five gross acres that will not adversely impact existing service levels of public water and will provide private onsite septic systems.

The project also meets the requirements of area specific development standards for residential lots or parcels within the Nonurban 1 (N1) land use designation of the Plan consisting of new residential lots containing a net area of not less than 40,000 square feet; lot width and length for irregular lots which contain an area which has an average width of not less than 165 feet and a minimum length or depth of not less than 165 feet. At the time of development the project will be required to meet the setbacks of front and rear yard setbacks of not less than 50 feet from the property line and side yard setbacks shall have a minimum of 35 feet from the property line.

The project is proposed in a location suitable for residential development as it will be located on an under-utilized lot with mainly single-family residences to the north, south, west and east. The Antelope Valley (State Route 14) Freeway lies to the north and the property is easily accessible from Escondido Canyon Road.

Easements created under Tract Map No. 46205-01 for flood control, building restriction, public street, and vehicle access restriction to Escondido Canyon Road will be vacated by this proposed subdivision.

The remainder of Tract Map No. 46205 consisting of 69 single-family lots and three park lots on 125.4 acres expired without recordation.

However, the proposed subdivision does not meet the definition of a "Reversion to Acreage" map as described in Section 66499.11 of the California Subdivision Map Act ("SMA") which allows subdivided real property to be reverted to acreage. This project proposes to create two single family parcels from acreage and subdivided lands on 14.5 gross acres (13.7 net acres).

FEES/DEPOSITS

If approved as recommended by staff, the following shall apply:

California Department of Fish and Game:

1. Processing fee of \$2,068.00 associated with the filing and posting of a Notice of Determination with the County Clerk, to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game.

STAFF RECOMMENDATION

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

If the Hearing Officer agrees with staff's evaluation above, staff recommends that the Hearing Officer close the public hearing, adopt the ND, and approve Vesting Tentative Parcel Map No. 061971.

Suggested Motion: "I close the public hearing, and adopt the Negative Declaration."

AND

Suggested Motion: "I approve Vesting Tentative Parcel Map No. 061971."

Attachments:

Factual
Draft Conditions
Environmental Documentation
Vesting Tentative Parcel Map No. 061971, dated August 1, 2007
Land Use Map
GIS-Net Map
TBG Map
Photos

ST:REC
6/3 /09

DRAFT

DRAFT CONDITIONS:

1. The subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code ("County Code"), the requirements of the A-1-1 (Light Agricultural-One Acre Minimum Required Lot Area) zone, and the Acton Community Standards District.
2. The subdivider shall show Escondido Canyon Road as a dedicated street on the final map.
3. The subdivider shall show Jones Canyon Road as private and future street on the final map.
4. A final parcel map is required. A waiver is not allowed.
5. Within three days of the tentative map approval date, the subdivider shall remit a processing fee (currently \$2,068.00) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
6. The subdivider 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, and employees to attack, set aside, void or annul this parcel map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of the Government Code Section 65499.37 or any other applicable time period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall reasonably cooperate in the defense.
7. In the event that any claim, action or proceeding as described above is filed against the County, the subdivider shall within ten 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 Subdivider, or the Subdivider's counsel. The Subdivider shall 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 deposit amount, the Subdivider shall deposit additional funds 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 the completion of the litigation.

- b. At the sole discretion of the Subdivider, the amount of the initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the Subdivider according to the County Code Section 2.170.010.

This approval is subject to all of the conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee, consisting of the Departments of Public Works, Fire, Parks and Recreation, and Public Health.

DRAFT

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 61971 (Rev.)

Page 1/3

TENTATIVE MAP DATED 08-01-2007

The following reports consisting of 9 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/parcel 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. The following note shall be placed on all tract and parcel maps with lot sizes of five acres or more: "Further division of this property to lot/parcel sizes below five acres will require standard improvements be completed as a condition of approval. The improvements will include but not limited to providing access, installation of water mains, appurtenances and fire hydrants, and conformance to standard Los Angeles County development standards."
8. Quitclaim or relocate easements running through proposed structures.
9. Extend lot lines to the center of private and future streets.
10. Grant ingress/egress and utility easements to the public over the private and future or future streets.
11. Prior to recordation, provide a release from the previous engineer of record, Classic Engineering, to the satisfaction of Public Works.
12. 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.
13. 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.
14. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. 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.

15. 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.

DGR

Prepared by Diego G. Rivera
pm61971L-rev2(rev'd 08-28-08).doc

Phone (626) 458-4349

Date Rev'd. 08-28-2008



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.LADPW.ORG

PARCEL MAP NO. 061971

TENTATIVE MAP DATED: 08/01/07

DRAINAGE & GRADING CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

- Approval of this map pertaining to drainage is recommended.
- Approval of this map pertaining to grading is recommended.

Name Andrew Ross *OS* Date 08/28/07 Phone (626) 458-4921
Andrew Ross

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 61971
SUBDIVIDER Watt Enterprises, Ltd.
ENGINEER Land Tech Engineering
GEOLOGIST & SOILS ENGINEER GeoSoils Consultants, Inc.

TENTATIVE MAP DATED 8/1/07 (Revision)
LOCATION Acton
GRADING BY SUBDIVIDER [N] (Y or N)
REPORT DATE 7/7/08, 4/14/08

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 8/28/08 is attached.

Prepared by _____ Reviewed by  Date 8/28/08
Geir Mathisen

**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 8.0
Job Number GMTR
Sheet 1 of 1

Ungraded Site Lots

Tentative Parcel Map 61971
Location Acton
Developer/Owner Watt Enterprises, Ltd.
Engineer/Architect Land Tech Engineering
Soils Engineer GeoSoils Consultants, Inc. (4824)
Geologist GeoSoils Consultants, Inc.

DISTRIBUTION:

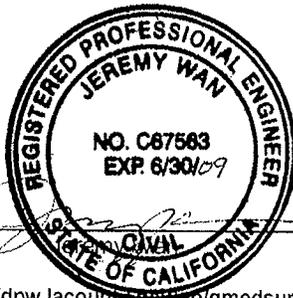
Drainage
 Grading
 Geo/Soils Central File
 District Engineer
 Geologist
 Soils Engineer
 Engineer/Architect

Review of:

Tentative Parcel Map Dated By Regional Planning 8/1/07 (rev.)
Soils Engineering and Geology Report Dated 4/14/08
Soils Engineering and Geology Addendum Dated 7/7/08
Additional Report Dated 3/9/00 (Tentative Map 46205-01)
Previous Review Sheet Dated 5/27/08

ACTION:

Tentative Map feasibility is recommended for approval.



Prepared by _____ Date 8/28/08

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/gmedsurvey>.

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided 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.

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

1. Intersect Jones Canyon Road with Escondido Canyon Road at right angle to the satisfaction of Public Works. The central angles of the right of way radius returns shall not differ by more than 10 degrees.
2. Provide a minimum 350 feet centerline radius and a minimum 100 feet centerline curve length on Jones Canyon Road.
3. Dedicate right of way 40 feet from centerline along the property frontage on Escondido Canyon Road per the latest IEC approved alignment if not already dedicated.
4. Dedicate slope easements along the property frontage on Escondido Canyon Road and Jones Canyon Road to the satisfaction of Public Works.
5. Dedicate the right to restrict vehicular access along the property frontage on Escondido Canyon Road.
6. Make an offer of private and future right of way 32 feet from centerline along the property frontage on Jones Canyon Road. Whenever there is an offer of a future street or a private and future street, provide a drainage statement/letter.
7. Provide property line return radii of 27 feet at the intersection of Escondido Canyon Road at Jones Canyon Road.
8. Permission is granted to vacate right of way on Equestrian Way and Yearling Drive per Tract 46205-01 (MB 1248, Pages 75-77). Easement shall be provided for all utility companies that have facilities remaining within the vacated area.



Prepared by Allan Chan

pm61971r-rev2.doc

Phone (626) 458-4921

Date 09-04-2007

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 061971 (Rev.)

Page 1/1

TENTATIVE MAP DATED 08-01-2007

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

Approved without conditions. This is a 5+ acres subdivision.

HW
Prepared by Julian Garcia
pm61971s-rev2.doc

Phone (626) 458-4921

Date 09-11-2007

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
PARCEL MAP NO. 061971 (Rev.)

Page 1/1

TENTATIVE MAP DATED 08-01-2007

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

Approved without conditions. This is a 5+ acres subdivision.

-HW

Prepared by Lana Radle
pm61971w-rev2.doc

Phone (626) 458-4921

Date 09-11-2007



COUNTY OF LOS ANGELES

RP. Ramon

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: PM 61971 Map Date August 01, 2007

C.U.P. Vicinity Parker

- 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 902 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 300 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 "Fuel Modification Plan" shall be submitted and approved prior to final 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: Specific all-weather access requirements will be set during the building plan check phase. The installation of the required access shall be completed prior to the issuance of building permit.

By Inspector: Janna Masi Date September 13, 2007



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. PM 61971 Tentative Map Date August 01, 2007

Revised Report yes

- Checked box: 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.
Unchecked boxes: 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.
The required fire flow for private on-site hydrants is ___ gallons per minute at 20 psi.
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.
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.
Checked box: Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
Unchecked boxes: Hydrants and fire flows are adequate to meet current Fire Department requirements.
Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: Lot sizes are greater than 5 acres.

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 Janna Masi Date September 13, 2007



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



PARK OBLIGATION REPORT

| | | | | |
|----------------------|-------|-------------------------|---------------|--------------------------|
| Tentative Map # | 61971 | DRP Map Date:08/01/2007 | SCM Date: / / | Report Date: 09/13/2007 |
| Park Planning Area # | 43B | AGUA DULCE / ACTON | | 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: | 0.02 |
| IN-LIEU FEES: | \$823 |

Conditions of the map approval:

The park obligation for this development will be met by:

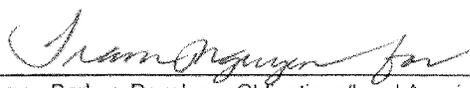
The payment of \$823 in-lieu fees.

Trails:

No trails.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: 
James Barber, Developer Obligations/Land Acquisitions

Supv D 5th
September 13, 2007 12:40:04
QMB02F.FRX



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



PARK OBLIGATION WORKSHEET

| | | | | |
|----------------------|-------|--------------------------|---------------|---------------------------|
| Tentative Map # | 61971 | DRP Map Date: 08/01/2007 | SMC Date: / / | Report Date: 09/13/2007 |
| Park Planning Area # | 43B | AGUA DULCE / ACTON | | Map Type: REV. (REV RECD) |

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

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

- 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.
 - Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal 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

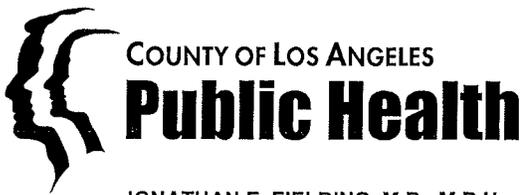
| | People* | Goal 3.0 Acres / 1000 People | Number of Units | Acre Obligation |
|-------------------------|---------|---------------------------------|-----------------|-----------------|
| Detached S.F. Units | 3.11 | 0.0030 | 2 | 0.02 |
| M.F. < 5 Units | 2.02 | 0.0030 | 0 | 0.00 |
| M.F. >= 5 Units | 2.51 | 0.0030 | 0 | 0.00 |
| Mobile Units | 2.40 | 0.0030 | 0 | 0.00 |
| Exempt Units | | | 0 | |
| Total Acre Obligation = | | | | 0.02 |

Park Planning Area = 43B AGUA DULCE / ACTON

| Goal | Acre Obligation | RLV / Acre | In-Lieu Base Fee |
|-----------|-----------------|------------|------------------|
| @(0.0030) | 0.02 | \$41,170 | \$823 |

| 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 |
|-----------------|-------------------|------------------|----------------|------------|-----------------|
| 0.02 | 0.00 | 0.00 | 0.02 | \$41,170 | \$823 |



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

Land Use Program

Patrick Nejadian, REHS
Chief Environmental Health Specialist
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5380 • FAX (626) 813-3016



BOARD OF SUPERVISORS

Gloria Molina

First District

Mark Ridley-Thomas

Second District

Zev Yaroslavsky

Third District

Don Knabe

Fourth District

Michael D. Antonovich

Fifth District

February 11, 2009

RFS No. 07-0023282

Parcel Map No. 061971

Vicinity: Acton

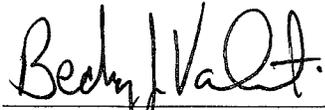
Addendum Letter to Tentative Parcel Map Date: August 1, 2007 (2nd Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Vesting Tentative Parcel Map 061971** is cleared for public hearing. The following conditions still apply and are in force:

1. **Prior to the installation of any Onsite Wastewater Treatment System (OWTS), a complete feasibility report, including site inspection by the Department will be completed in compliance with the Los Angeles County Code. Any factors that may influence the efficient operation of the OWTS will be evaluated.**
2. Public sanitary sewers are not available within 200 feet of any part of the proposed subdivision and each parcel is dependent upon the use of individual private OWTS.
3. **In the event that the requirements of the plumbing code cannot be met on certain parcels, due to future grading or for any other reason, the Los Angeles County Department of Public Health will deny issuance of a building permit on these parcels.**
4. Potable water will be supplied by the **Los Angeles County Waterworks District #37**, a public water system as confirmed by Greg Even, LADPW, Waterworks and Sewer Maintenance Section.

Parcel Map No. 061971

If you have any questions or need additional information, please contact me at (626) 430-5380.

A handwritten signature in black ink that reads "Becky Valenti". The signature is written in a cursive style with a horizontal line underneath it.

Becky Valenti, E.H.S. IV
Land Use Program

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

NEGATIVE DECLARATION

PROJECT NUMBER: PM 061971/RENV T200600117

1. DESCRIPTION:

The proposed project is a request for a Tentative Parcel Map to subdivide 14.5 acres into 2 lots, eliminating underlying Tract Map 46205-01. The property is vacant and no structures are proposed at this time. Public water will be supplied by County Water District No. 37. Each parcel is dependent upon the use of individual private onsite wastewater treatment systems. Equestrian Way and Yearling Drive easements are to be eliminated. A grading study indicated that a total of 20,000 cubic yards of dirt will be required to grade and balance on site if the project site is developed in the future.

2. LOCATION:

Escondido Canyon Road @ Jones Canyon Acton, Antelope Valley

3. PROPONENT:

*Laurence Tuma
14555 Erwin Street
Van Nuys, CA 91411*

4. **FINDINGS OF NO SIGNIFICANT EFFECT:**

BASED ON THE ATTACHED INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. **LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:**

THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

PREPARED BY: *Michele Bush*

DATE: *May 21, 2009 (revised)*



**** INITIAL STUDY ****
COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
GENERAL INFORMATION

| | | | |
|----------------------------------|--|----------------------|-----------------------|
| I.A. Map Date: | <u>6/7/06</u> | Staff Member: | <u>Daniel Fierros</u> |
| Thomas Guide: | <u>4374 J7</u> | USGS Quad: | <u>Acton</u> |
| Location: | <u>Escondido Canyon Road @ Jones Canyon Acton (APN 3208-008-046 and 047)</u> | | |
| Description of Project: | <u>The proposed project is a request for a Tentative Parcel Map to subdivide 14.5 acres into 2 lots, eliminating underlying Tract Map 46205-01. The property is vacant and no structures are proposed at this time; therefore the project will not use domestic water and require sewer disposal service or disposal systems. Equestrian Way and Yearling Drive easements to be eliminated. A grading study indicated that a total of 20,000 cubic yards of dirt will be required to grade and balance on site if the project site is developed in the future.</u> | | |
| Gross Area: | <u>14.5 ± Acres</u> | | |
| Environmental Setting: | <u>The project site is located on Escondido Canyon Rd. approximately 1 mile south of the 14 freeway, approximately 5 miles north of Angeles National Forest boundary, approximately 6 miles east of Vasquez Rocks County Park and 1 ½ mile northwest of Santa Clara River. The project site is located within the unincorporated community of Acton. Surrounding land uses consist of Single Family residences/ranches and vacant land uses within a 500' radius. The Site has been used as a ranch and is currently vacant. There are no Oak trees on the project site. The site vegetation consists of Juniper and Grass. Jones Canyon water course runs through the project site. Animals within the project consist of ground squirrels, coyotes and rattlesnakes.</u> | | |
| Zoning: | <u>A-1-1</u> | | |
| General Plan: | <u>R- Non Urban</u> | | |
| Community/Area Wide Plan: | <u>Antelope Valley/ Acton CSD</u> | | |

Major projects in area:

| Project Number | Description | Status |
|-------------------|---|--------------------------|
| 88098 / TR46205 | (TN) 70 SINGLE FAMILY LOTS & 3 PARK LOTS/139.9 AC | Recorded 6/21/89 |
| 03-110 / PM27044 | (TN) 3 SF LOTS/9.8 AC (GROSS) | Pending 6/1/06 |
| 89474 / TR48230 | (TN) 80 SF & 1 R LOTS ON 160.06 AC IN A-2-1 | Pending 1/3/05 Time Ext. |
| 03-329 / TR060464 | (TN) 56 SF LOTS/83.96 ACRES | Pending 5/26/06 |
| 88158 / TR46101 | (TN) 10 SF LOTS ON 10.0 AC IN RA-10K | Pending 4/7/06 |
| 85143 / TR43526 | (TN) 136 SF LOTS ON 173 ACRES IN A1-1 & A1-10K | Recorded 10/6/89 |
| 88131 / TR19633 | (TN) 4 SF LOTS ON 20 AC IN A1-1 | Recorded 3/6/90 |

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

| <u>Responsible Agencies</u> | REVIEWING AGENCIES <u>Special Reviewing Agencies</u> | <u>Regional Significance</u> |
|--|--|--|
| <input type="checkbox"/> None | <input type="checkbox"/> None | <input checked="" type="checkbox"/> None |
| <input checked="" type="checkbox"/> Regional Water Quality Control Board | <input type="checkbox"/> Santa Monica Mountains Conservancy | <input type="checkbox"/> SCAG Criteria |
| <input checked="" type="checkbox"/> Los Angeles Region | <input type="checkbox"/> National Parks | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Lahontan Region | <input type="checkbox"/> National Forest | <input type="checkbox"/> Water Resources |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> Edwards Air Force Base | <input type="checkbox"/> Santa Monica Mtns Area |
| <input type="checkbox"/> Army Corps of Engineers | <input type="checkbox"/> Resource Conservation District of the Santa Monica Mtns. | <input type="checkbox"/> _____ |
| <input type="checkbox"/> _____ | <input checked="" type="checkbox"/> <u>Acton Town Council</u> | |
| <u>Trustee Agencies</u> | <input checked="" type="checkbox"/> <u>Native American Tribal Representatives</u> | <u>County Reviewing Agencies</u> |
| <input checked="" type="checkbox"/> None | <input checked="" type="checkbox"/> <u>Acton-Aqua Dulce Unified</u> | <input checked="" type="checkbox"/> <u>Subdivision Committee</u> |
| <input type="checkbox"/> State Fish and Game | <input checked="" type="checkbox"/> <u>Los Angeles County Waterworks District No. 37</u> | <input checked="" type="checkbox"/> <u>Environmental Hygiene (Department of Health Services)</u> |
| <input type="checkbox"/> State Parks | <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |
| | <input type="checkbox"/> _____ | |

ANALYSIS SUMMARY (See individual pages for details)

| CATEGORY | FACTOR | Pg | Less than Significant Impact/No Impact | | |
|-----------|--------------------------|----|--|--------------------------|--------------------------|
| | | | Less than Significant Impact with Project Mitigation | | Potential Concern |
| | | | Potentially Significant Impact | | |
| | | | <input type="checkbox"/> | <input type="checkbox"/> | |
| HAZARDS | 1. Geotechnical | 5 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 2. Flood | 6 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 3. Fire | 7 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 4. Noise | 8 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| RESOURCES | 1. Water Quality | 9 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 2. Air Quality | 10 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 3. Biota | 11 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 4. Cultural Resources | 12 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 5. Mineral Resources | 13 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 6. Agriculture Resources | 14 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 7. Visual Qualities | 15 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| SERVICES | 1. Traffic/Access | 16 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 2. Sewage Disposal | 17 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 3. Education | 18 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 4. Fire/Sheriff | 19 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 5. Utilities | 20 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| OTHER | 1. General | 21 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 2. Environmental Safety | 22 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 3. Land Use | 23 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 4. Pop./Hous./Emp./Rec. | 24 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Mandatory Findings | 25 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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, in as much 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: Michelle R. Bush Date: 4/24/2008

Approved by: Paul M. Cortez Date: 4-24-08

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.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

- Yes No Maybe
- a. Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
State of California Seismic Hazard Zone-Acton Quad;
- b. Is the project site located in an area containing a major landslide(s)?

- c. Is the project site located in an area having high slope instability?

- d. Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
Liquefaction
- e. Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?

- f. Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?

- g. Would the project 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?

- h. Other factors? _____

STANDARD CODE REQUIREMENTS

Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot Size Project Design Approval of Geotechnical Report by DPW

Comply with SCM recommendation from Public Works

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

Potentially significant Less than significant with project mitigation Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

- Yes No Maybe
- a. Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
USGS quadrangle (Acton Quadrangle) Jones Canyon
- b. Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
GIS: FEMA Q3 Flood
- c. Is the project site located in or subject to high mudflow conditions?
(Flood and Inundations Hazard-Los Angeles County Safety Element, Plate6)
- d. Could the project contribute or be subject to high erosion and debris deposition from run off?

- e. Would the project substantially alter the existing drainage pattern of the site or area?

- f. Other factors (e.g., dam failure)? _____

STANDARD CODE REQUIREMENTS

- Building Ordinance No. 2225 C Section 308A Ordinance No. 12,114 (Floodways)
 Approval of Drainage Concept by DPW

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size Project Design

Comply with SCM recommendation from Public Works

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

- Yes No Maybe
- a. Is the project site located near a high noise source (airports, railroads, freeways, industry)?

- b. Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?

- c. Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?

- d. Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
During Construction

- e. Other factors? _____

STANDARD CODE REQUIREMENTS

- Noise Ordinance No. 11,778 Building Ordinance No. 2225--Chapter 35

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size Project Design Compatible Use
-

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

Yes No Maybe

- a. Is the project site located in an area having known water quality problems and proposing the use of individual water wells?

Domestic water service

- b. Will the proposed project require the use of a private sewage disposal system?

- If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?

- c. Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?

- d. Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?

- e. Other factors? _____

STANDARD CODE REQUIREMENTS

- Industrial Waste Permit Health Code Ordinance No. 7583, Chapter 5
 Plumbing Code Ordinance No. 2269 NPDES Permit Compliance (DPW)

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size Project Design

Served by Los Angeles County Waterworks District No.37

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

Yes No Maybe

a. Will the proposed project exceed the State's criteria for regional significance (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)?

b. Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?

Residential Project

c. Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance?

d. Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?

e. Would the project conflict with or obstruct implementation of the applicable air quality plan?

f. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

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

h. Other factors: _____

STANDARD CODE REQUIREMENTS

Health and Safety Code Section 40506

MITIGATION MEASURES / OTHER CONSIDERATIONS

Project Design

Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

Yes No Maybe

- a. Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
(Significant Ecological Areas- Los Angeles County) Relatively Undisturbed
- b. Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
Fuel Modification will remove most existing vegetation
- c. Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?
Jones Canyon
- d. Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?
- e. Does the project site contain oak or other unique native trees (specify kinds of trees)?
California Juniper
- f. Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?

- g. Other factors (e.g., wildlife corridor, adjacent open space linkage)? _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size Project Design Oak Tree Permit ERB/SEATAC Review

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

- Yes No Maybe
- a. Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?
Jones Canon Watercourse runs through the project.
- b. Does the project site contain rock formations indicating potential paleontological resources?
Plate 5 Los Angeles County: Engineering Geologic Materials Tertiary Volcanic.
- c. Does the project site contain known historic structures or sites?

- d. Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?

- e. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

- f. Other factors? _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size Project Design Phase I Archaeology Report

Project site does not constitute any adverse impacts to any known or suspected cultural resources (Brian Dillon PHD Consulting Archaeologist report dated 2/10/07).

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

Yes No Maybe
a. Would the project 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?

b. Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?

c. Other factors? _____

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

Lot Size Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

Yes No Maybe

a. Would the project 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?

Farmland Mapping and Monitoring Program: within other farm land map

b. Would the project conflict with existing zoning for agricultural use, or Williamson Act contract?

c. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

d. Other factors? _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot Size Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

- Yes No Maybe
- a. Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
GIS Scenic map: _____
- b. Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
GIS Trail map: *San Bernardino Connection Trail on Escondido Canyon Rd.* _____
- c. Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features? _____
- d. Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? _____
- e. Is the project likely to create substantial sun shadow, light or glare problems? _____
- f. Other factors (e.g., grading or land form alteration): _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size Project Design Visual Report Compatible Use
- _____
- _____

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **scenic** qualities?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

- Yes No Maybe
- a. Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?

- b. Will the project result in any hazardous traffic conditions?

- c. Will the project result in parking problems with a subsequent impact on traffic conditions?

- d. Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?

- e. Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 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 be exceeded?

- f. Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

- g. Other factors? _____

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

- Project Design Traffic Report Consultation with Traffic & Lighting Division
- _____
- _____

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 2. Sewage Disposal

N/A

SETTING/IMPACTS

- Yes No Maybe
- a. If served by a community sewage system, could the project create capacity problems at the treatment plant?

- b. Could the project create capacity problems in the sewer lines serving the project site?
- c. Other factors? _____

STANDARD CODE REQUIREMENTS

- Sanitary Sewers and Industrial Waste Ordinance No. 6130
- Plumbing Code Ordinance No. 2269

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

- Yes No Maybe
- a. Could the project create capacity problems at the district level?
Served by Acton-Aqua Dulce Unified
- b. Could the project create capacity problems at individual schools which will serve the project site?
- c. Could the project create student transportation problems?
- d. Could the project create substantial library impacts due to increased population and demand?
- e. Other factors? _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

Site Dedication Government Code Section 65995 Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

- Yes No Maybe
- a. Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
Fire station located 2.34 Miles from project.
- b. Are there any special fire or law enforcement problems associated with the project or the general area?

- c. Other factors? _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

Fire Mitigation Fees

Closest Sheriff Station- ~~780 E. Altadena Dr.~~ 2 mi

Closest Fire Station # 3932 Sierra Hwy: 2.34 Miles

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

- Yes No Maybe
a. Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?

Domestic Water provided by Los Angeles County Water Works District #37- Acton

- b. Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?

- c. Could the project create problems with providing utility services, such as electricity, gas, or propane?

- d. Are there any other known service problem areas (e.g., solid waste)?

- e. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?

- f. Other factors? _____

STANDARD CODE REQUIREMENTS

- Plumbing Code Ordinance No. 2269 Water Code Ordinance No. 7834

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

- Lot Size Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

- Yes No Maybe
- a. Will the project result in an inefficient use of energy resources?

- b. Will the project result in a major change in the patterns, scale, or character of the general area or community?

- c. Will the project result in a significant reduction in the amount of agricultural land?

- d. Other factors? _____

STANDARD CODE REQUIREMENTS

State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot size Project Design Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors? _____

Potentially significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any hazardous materials used, transported, produced, handled, or stored on-site? Residential Development |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any pressurized tanks to be used or any hazardous wastes stored on-site? Residential Development |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Have there been previous uses which indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment? |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? |
| h. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip? |
| i. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? |
| j. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____ |

MITIGATION MEASURES / OTHER CONSIDERATIONS

Toxic Clean up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Can the project be found to be inconsistent with the plan designation(s) of the subject property? _____ |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Can the project be found to be inconsistent with the zoning designation of the subject property? _____ |
| c. | | | | Can the project be found to be inconsistent with the following applicable land use criteria: |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Hillside Management Criteria? |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | SEA Conformance Criteria? |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other? _____ |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project physically divide an established community? _____ |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____ _____ |

MITIGATION MEASURES / OTHER CONSIDERATIONS

Project will not have significant impacts from land use perspective.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project cumulatively exceed official regional or local population projections? <hr/> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)? <hr/> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project displace existing housing, especially affordable housing? <hr/> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)? <hr/> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project require new or expanded recreational facilities for future residents? <hr/> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? <hr/> |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____ <hr/> |

MITIGATION MEASURES / OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

- Yes No Maybe
- a. Does the project have the potential to substantially 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, 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?
-
- b. Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual 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.
-
- c. Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?
-

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

- Potentially significant Less than significant with project mitigation Less than significant/No impact