



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

**TENTATIVE PARCEL MAP NO. 068295**

HO MEETING DATE	CONTINUE TO
AGENDA ITEM No. 9	
PUBLIC HEARING DATE 12-16-2008	

<b>APPLICANT</b> Gary Shafer, Mari-Elena Case	<b>OWNER</b> Villa del Sol Sweet Cherry Farms, LLC	<b>REPRESENTATIVE</b> WRA Engineering/Jon Reno
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**REQUEST**  
To create four (4) single family parcels on 26.3 gross acres.

<b>LOCATION/ADDRESS</b> 6989 Elizabeth Lake Road	<b>ZONED DISTRICT</b> Leona Valley
<b>ACCESS</b> Godde Hill Road; Elizabeth Lake Road	<b>COMMUNITY</b> Leona Valley
	<b>EXISTING ZONING</b> A-2-2 (Heavy Agricultural--Two Acre Minimum Required Lot Area). The subject property is in a Billboard Exclusion Zone per the Leona Valley Community Standards District.

<b>SIZE</b> 26.3 gross acres	<b>EXISTING LAND USE</b> Commercial cherry orchard	<b>SHAPE</b> Irregular	<b>TOPOGRAPHY</b> Generally flat
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**SURROUNDING LAND USES & ZONING**

<b>North:</b> Single family residential/A-2-2	<b>East:</b> Single family residential /A-2-2
<b>South:</b> City of Palmdale	<b>West:</b> Single family residential and City of Palmdale/A-2-2 and City of Palmdale

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Antelope Valley Area Plan	N-1 (Non-urban 1—1 du/2 ac.)	13 DU	Yes

**ENVIRONMENTAL STATUS**  
Mitigated Negative Declaration. Impacts mitigated to less than significant levels include water quality, biological resources, construction noise, and hazardous materials.

**DESCRIPTION OF SITE PLAN**  
The tentative parcel map dated March 6, 2007 depicts four single family lots on 26.3 gross acres. Each lot is greater than five acres in area. The lots will take access either off of Godde Hill Road, a 60-foot wide public street, and proposed major highway, or Elizabeth Lake Road, a 100 foot wide major highway. Access to individual lots will be determined at the building permit stage. The subject property is approximately 26.3 gross acres in size and comprised of one lot which is improved with a commercial cherry orchard, an agricultural building, a shed, a permanent fruit stand, two water tanks, and a business sign at the corner of Godde Hill Road and Elizabeth Lake Road. Water will be supplied by a public water system. Sewage disposal will be by individual septic tanks. No trails are required. No grading is proposed at this time.

- KEY ISSUES**
- This project is within the boundaries of the Leona Valley Community Standards District ("CSD"). Project must comply with requirements of the CSD for required area
  - As these parcels are greater than five acres in area, improvements, including public water, are not required under the Subdivision Map Act. However, the applicant will have water supplied by the California Water Service Company, a public water system.

**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 \_X\_ 5 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

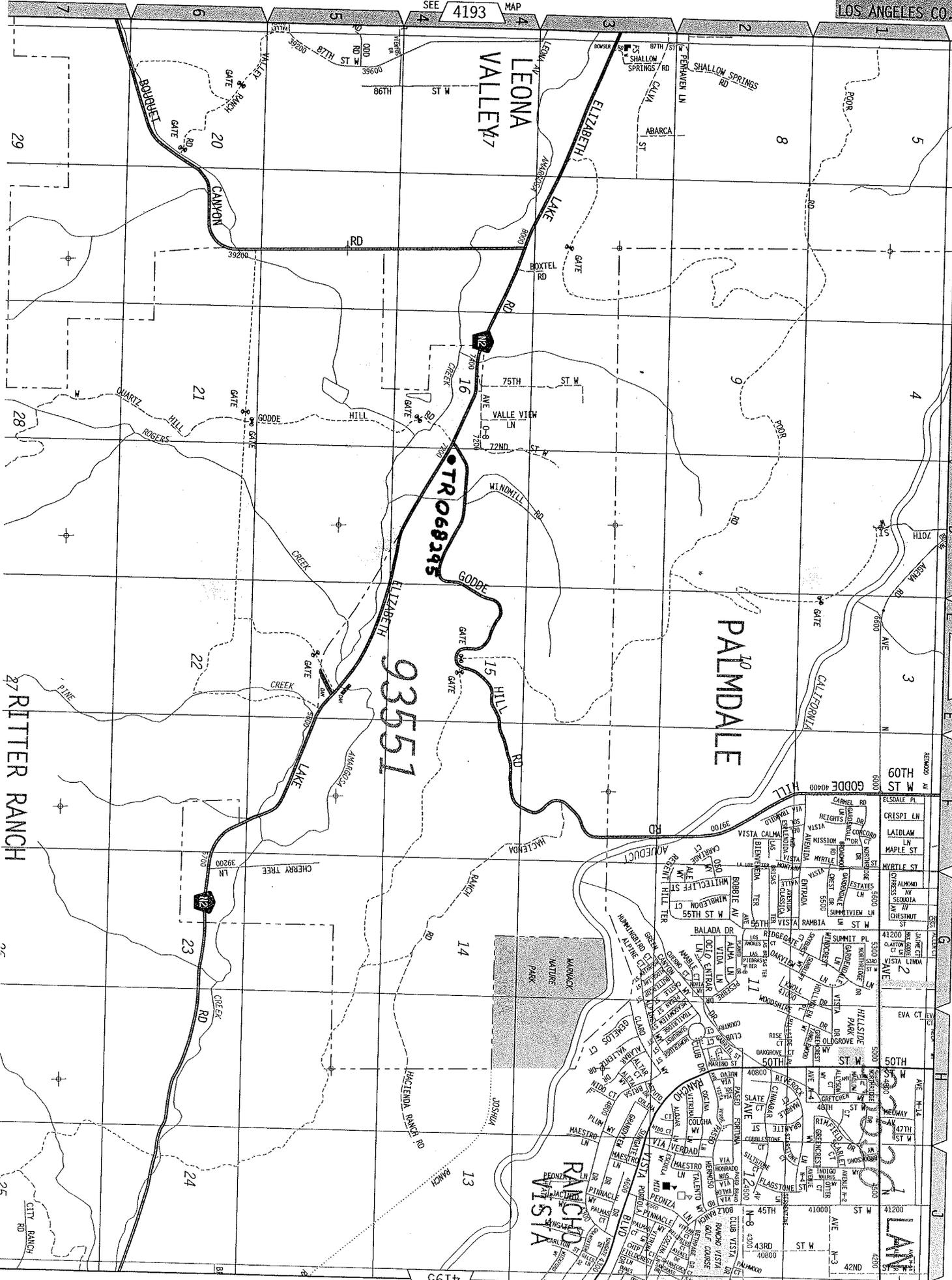
Forester & Fire Warden

Parks & Rec.

Health

Planning

ISSUES AND ANALYSIS





**TENTATIVE PARCEL MAP NO. 068295  
STAFF ANALYSIS  
FOR DECEMBER 16, 2008 HEARING OFFICER PUBLIC HEARING**

**PROJECT OVERVIEW**

The applicants, Gary Shafer and Mari-Elena Case, propose to create four single family lots on approximately 26.3 gross acres. The proposal requires approval of Tentative Parcel Map No. 068295 ("PM 068295") for the subdivision. Each proposed parcel has a gross area greater than five acres.

The subject property is located at 6989 Elizabeth Lake Road in the Leona Valley Zoned District.

Major project features include:

- This project is within the boundaries of the Leona Valley Community Standards District ("CSD"). Project must comply with requirements of the CSD including minimum lot area, fencing, signs, and design considerations—preserve natural vegetation, natural contours, and natural rock outcroppings. The entire Leona Valley CSD is a Billboard Exclusion Zone.
- No grading is proposed as part of the project.

This project has received a Mitigated Negative Declaration pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. Impacts mitigated to less than significant levels include water quality, biological resources, construction noise, and hazardous materials.

**DESCRIPTION OF PROJECT PROPERTY**

Location: The property is located at 6989 Elizabeth Lake Road in the Leona Valley Zoned District in the unincorporated community of Leona Valley.

Physical Features: The subject property is approximately 26.3 gross acres in size and comprised of one lot which is improved with a commercial cherry orchard, an agricultural building, a shed, a permanent fruit stand, two water tanks, and a business sign at the corner of Godde Hill Road and Elizabeth Lake Road. The property is irregular in shape and has generally flat topography.

Access: The parcels will take access off of Godde Hill Road, a 60-foot wide public street and proposed major highway, or Elizabeth Lake Road, a 100 foot wide major highway.

Services: Domestic water service will be provided by the California Water Service Company. Domestic sewer service will be provided by private septic systems. The

project is within the boundaries of the Antelope Valley Unified High School District and the Westside Union School District.

**ENTITLEMENTS REQUESTED**

Tentative Parcel Map: The applicant requests approval of PM 068295 to create four single family lots on approximately 26.3 gross acres.

**EXISTING ZONING**

Subject Property: The subject property is zoned A-2-2 (Heavy Agricultural—Two Acres Minimum Required Lot Area). The subject property is in a Billboard Exclusion Zone per the Leona Valley CSD.

Surrounding Properties: Surrounding zoning is A-2-2 to the north and east, A-2-2 and City of Palmdale to the west, and City of Palmdale to the south.

**EXISTING LAND USES**

Subject Property: The subject property is approximately 26.3 gross acres in size and comprised of one lot which is improved with a commercial cherry orchard, an agricultural building, a shed, a permanent fruit stand, two water tanks, and a business sign at the corner of Godde Hill Road and Elizabeth Lake Road.

Surrounding Properties: Surrounding uses are single family residences to the north and east; single family residences and City of Palmdale to the west; and City of Palmdale to the south.

**PREVIOUS CASE/ZONING HISTORY**

The current A-2-2 zone was created by Ordinance 6727, effective July 12, 1955.

Lot Line Adjustment Case No. 101,820, which was approved on May 5, 2000, and Lot Line Adjustment Case No. 101,855, which was approved on January 23, 2001, both added land to the east side of the original parcel.

**PROJECT DESCRIPTION**

PM 068295, dated March 6, 2007, depicts a residential development of four parcels on approximately 26.3 gross acres. The project site is improved with a commercial cherry orchard, an agricultural building, a shed, a permanent fruit stand, two water tanks, and a business sign at the corner of Godde Hill Road and Elizabeth Lake Road.

The project's main access is Godde Hill Road, a 60 foot-wide public street and proposed major highway, and Elizabeth Lake Road, a 100-foot wide major highway. The project does not propose any grading.

The parcels will be served by individual private septic systems. Water will be provided by the California Water Service Company.

As the proposed parcels will each have a gross area greater than five acres, no improvements are required at this time. Further division of this property below five (5) acres will require standard improvements to be completed as a condition of approval. The improvements will include, but not be limited to, providing access, installation of water appurtenances and fire hydrants, and conformance to standard Los Angeles County development standards.

No trails are proposed.

### **ANTELOPE VALLEY AREA PLAN CONSISTENCY**

The subject property is consistent with the Antelope Valley Area Plan ("AVAP"), a component of the Los Angeles Countywide General Plan ("General Plan"), as the property is depicted within N-1 (Non-Urban 1--0.5 dwelling units per acre), on the AVAP Land Use Policy Map. This category of the AVAP identifies areas particularly suitable for large lot development and is intended to maintain the character of existing rural areas. The applicant proposes to create four parcels yielding approximately 0.15 dwelling units per acre, which is consistent the density allowed under N-1.

Additional applicable AVAP policies include:

- Encourage growth in and adjacent to existing urban, suburban, and rural communities. (Land Use Policy no. 6)
- Promote and enhance a rural community character in designated rural areas. (Land Use Policy no. 11)

### **LEONA VALLEY COMMUNITY STANDARDS DISTRICT**

Pursuant to Section 22.44.122 of the County Code, the applicant must meet all applicable development standards of the CSD, specifically:

- Required Area: CSD requires standard residential lots or parcels shall contain gross area of not less than two-and-one-half acres The project complies--all parcels have gross area of at least five (5) acres.

Future residences will be subject to plot plan review and must meet the development standards of the CSD regarding signs, fencing, and exterior lighting.

**ENVIRONMENTAL DOCUMENTATION**

This project has received a Mitigated Negative Declaration pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. Impacts mitigated to less than significant levels include

- water quality,
- biological resources,
- construction noise, and
- hazardous materials

Mitigation measures include

- pretreatment of any effluent,
- avoidance of impacts to white-bracted spineflower,
- compliance with regulations and standards relating to construction activities,
- environmental investigation of conditions at the site,
- removal of miscellaneous debris and maintenance materials, and
- remediation efforts as required.

The Mitigation Monitoring Program, with full mitigation measures, is attached.

No grading is proposed as part of this project.

**COUNTY DEPARTMENTS, AGENCY COMMENTS, AND RECOMMENDATIONS**

The Los Angeles County Subdivision Committee ("Subdivision Committee") consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the tentative parcel map dated March 6, 2007, and recommends the attached conditions.

Comment letters in response to the Notice of Consultation for the Mitigated Negative Declaration were received from the Antelope Valley Joint Union High School District, Los Angeles County Sheriff's Department, California State Department of Toxic Substances Control, and the City of Palmdale. Comments included payment of developer impact fees, environmental investigation of possible soil contamination, and road improvements along Elizabeth Lake Road and Godde Hill Road. Copies of these letters are attached.

The applicant advised the Leona Valley Town Council of this project in a letter dated April 9, 2008 (attached).

**LEGAL NOTIFICATION/COMMUNITY OUTREACH**

On November 12, 2008, approximately 28 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 Antelope Valley Press on November 13, 2008 and La Opinion on November 14, 2008. Project materials, including the tentative parcel map, land use map and recommended conditions were received at the Canyon Country

JoAnne Darcy Library on November 13, 2008. Public hearing notices were posted on the subject property fronting Elizabeth Lake Road and Godde Hill Road on November 12, 2008. Public hearing materials were also posted on the Department of Regional Planning's website.

**CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING**

At the time of writing, no other correspondence has been received.

**STAFF EVALUATION**

The proposed development is consistent with provisions of the AVAP, including density.

The proposed project is consistent with the Leona Valley CSD requirements for required area.

**STAFF RECOMMENDATION**

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

Staff recommends that the Hearing Officer close the public hearing, adopt the Mitigated Negative Declaration and Mitigation Monitoring Program, and approve Tentative Parcel Map No. 068295 subject to the attached recommended conditions of the Subdivision Committee.

Attachments:

- Factual
- Draft Findings
- Draft Conditions
- Tentative Parcel Map No. 068295, dated March 6, 2007
- Land Use Map
- GIS-NET Map
- Thomas Guide Page
- Environmental Documentation
- Photographs
- Correspondence

SMT:DCK:dck  
12/4/08

**DRAFT FINDINGS OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
FOR TENTATIVE PARCEL MAP NO. 068295**

1. A Hearing Officer of Los Angeles County, Mr. Mitch Glaser, conducted a duly noticed public hearing in the matter of Tentative Parcel Map No. 068295 on December 16, 2008.
2. Tentative Parcel Map No. 068295 is a proposal to create four (4) single family parcels on 26.3 gross acres.
3. The subject site is located at 6989 Elizabeth Lake Road, Leona Valley, in the Leona Valley Zoned District.
4. The irregularly-shaped property is 26.3 gross acre in size with generally level terrain. The subject property is approximately 26.3 gross acres in size and comprised of one lot which is improved with a commercial cherry orchard, an agricultural building, a shed, a permanent fruit stand, two water tanks, and a business sign at the corner of Godde Hill Road and Elizabeth Lake Road, all to remain.
5. Access to the proposed development will be provided from the north via Godde Hill Road, a 60 foot wide public street and proposed major highway, and from the south via Elizabeth Lake Road, a 100 foot wide major highway, as depicted on the Los Angeles County Master Plan of Highways.
6. The project site is currently zoned A-2-2 (Heavy Agricultural—Two Acre Minimum Required Lot Area). Surrounding zoning is A-2-2 to the north and east, A-2-2 and City of Palmdale to the west, and City of Palmdale to the south. ). The subject property is in a Billboard Exclusion Zone per the Leona Valley CSD.
7. Surrounding uses are single family residences to the north and east; single family residences and City of Palmdale to the west; and City of Palmdale to the south.
8. The proposed project is consistent with the A-2 zoning classification. Pursuant to Section 22.24.120 of the Los Angeles County Code (“County Code”), single-family residences are permitted in the A-2 zone. Parcels No. 1, 2, and 3 are proposed as 5.01 acres in area and Parcel No. 4 is proposed as 9.23 acres in area. These lot areas are in compliance with the minimum area of two acres required by the A-2-2 zoning classification.
9. The property is depicted within the N-1 (Non-urban 1) land use category (density of 0.5 dwelling units per gross acre) of the Antelope Valley Area Plan (“AVAP”) Land Use Policy Map, a component of the Los Angeles Countywide General Plan (“General Plan”). This land use designation would allow a maximum of 13 dwelling units on the site. The applicant has proposed four dwelling units,

yielding a density of 0.15 dwelling units per acre, which is consistent with this land use category.

10. Potable water will be supplied by the California Water Service Company.
11. No correspondence has been received on this project.
12. SUMMARIZE ACTIVITIES AT PUBLIC HEARING
13. The Hearing Officer finds the proposed project and the provisions for its design and improvement are consistent with the goals and policies of the AVAP. The project encourages growth in and adjacent to existing urban, suburban, and rural communities and promotes and enhances a rural community character in designated rural areas.
14. The proposed development is compatible with surrounding land use patterns. Rural residential development surrounds the subject property to the east, west, and north. The City of Palmdale is to the south.
15. Pursuant to Section 21.32.060 of the Los Angeles County Code ("County Code") (Subdivision Ordinance), no improvements are required for this minor land division since all parcels are five acres or greater in area.
16. The site is physically suitable for the type of development and the density being proposed, since the property is generally level; has access to a County-maintained street; shall be served by a private sewage disposal system, to be installed in accordance with the requirements of the Los Angeles County Department of Public Health, and shall have hazards mitigated in accordance with the requirements of the Los Angeles County Department of Public Works. Water mains, fire hydrants, and fire flows are not being required by the Los Angeles County Forester and Fire Warden, since the proposed lot sizes are more than five acres.
17. Water is not a required improvement under the Subdivision Map Act. However, the applicant will have domestic water service supplied by the California Water Service Company, a public water system.
18. The design of the subdivision and the type of improvements proposed will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the conditions of approval.
19. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or

- wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.
20. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein.
  21. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements
  22. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
  23. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
  24. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects to water quality; biological resources; hazardous materials; construction noise; and found them to be reduced to less than significant levels with mitigation measures. The applicant was required to make revisions in the project that would mitigate the effects to a point where clearly no significant effects would occur. Based on the Initial Study and project revisions, a Mitigated Negative Declaration has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment and such conditions or changes have been included in the Mitigation Monitoring Program.
  25. After consideration of the attached Mitigated Negative Declaration together with any comments received during the public review process, the Hearing Officer finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Hearing Officer, and adopts the Mitigated Negative Declaration.

26. A Mitigation Monitoring Program (“MMP”) consistent with the conclusions and recommendations of the Mitigated Negative Declaration has been prepared, and its requirements have been incorporated into the conditions of approval for this project.
27. The MMP prepared in conjunction with the Mitigated Negative Declaration identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the project to the environment is ensured.
28. This project does not have “no effect” on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
29. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer’s decision is based in this matter is the Department of Regional Planning (“Regional Planning”), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

**THEREFORE**, in view of the findings of fact and conclusions presented above, Tentative Parcel Map No. 068295 is approved subject to the attached conditions established by the Hearing Officer and recommended by the Los Angeles County Subdivision Committee.

**DRAFT CONDITIONS:**

1. The subdivider shall conform to the applicable requirements of Title 22 of the Los Angeles County Code ("County Code") (Zoning Ordinance), the area requirements of the A-2-2 zone, and the Leona Valley Community Standards District.
2. A final parcel map is required for this land division. A parcel map waiver is not allowed.
3. The subdivider shall place the following note on the final map: "Further division of this property below five (5) acres will require standard improvements to be completed as a condition of approval. The improvements will include, but not be limited to, providing access, installation of water mains, appurtenances, and fire hydrants, conformance to standard Los Angeles County development standards."
4. The subdivider shall show lot ties connecting portions of Lot Nos. 3 and 4 on either side of the 30-foot wide Antelope Valley-East Kern Water Company easement.
5. Within five days after approval, the subdivider shall remit processing fees (currently \$1,926.75) 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 environmental mitigation measures are incorporated herein by reference and made conditions of this grant. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit mitigation monitoring report per the Mitigation Monitoring Plan to the Director of the Los Angeles County Department of Regional Planning ("Regional Planning") for approval and replenish the mitigation monitoring account, if necessary, until all such mitigation measures have been implemented and completed. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.
7. After completion of the appeal period, record a covenant and agreement, and submit a draft copy to Regional Planning for approval prior to recordation, agreeing to the mitigation measures imposed by the Mitigation Monitoring plan for this project.
8. Within 30 days of the approval of this grant, the subdivider shall deposit the sum of **\$1,500.00** with Regional Planning to defray the cost of

reviewing the subdivider's reports and verifying compliance with the Mitigation Monitoring Program. The subdivider shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director of Regional Planning, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigation Monitoring Reports.

9. 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, or employees to attack, set aside, void or annul this approval, which action is brought within the applicable time period of Government Code Section 65499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall reasonably cooperate in the defense.
10. In the event that any claim, action, or proceeding as described in the condition above is filed against the County, the subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or 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 amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

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

Except as modified herein above, this approval is subject to all those conditions set forth in the attached mitigation monitoring program and the attached reports recommended by the Los Angeles County Subdivision Committee, which consists of Public Works, County Fire Department, Los Angeles County Department of Parks and Recreation and the Los Angeles County Department of Public Health, in addition to Regional Planning.

The following reports consisting of 8 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. Quitclaim or relocate easements running through proposed structures.

8. 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."
9. 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.
10. 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.
11. 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.
12. 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



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION  
SUBDIVISION PLAN CHECKING SECTION  
DRAINAGE AND GRADING UNIT

PARCEL MAP NO. 068295

TENTATIVE MAP DATED 03/06/07

DRAINAGE CONDITIONS

- Approval of this map pertaining to drainage is recommended.

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GRADING CONDITIONS:

- Approval of this map pertaining to grading is recommended.

EIR

Name

*Diego G. Rivera*  
\_\_\_\_\_  
DIEGO G. RIVERA

Date

04/02/07

Phone

(626) 458-4921

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 68295  
SUBDIVIDER Schafer  
ENGINEER WRA Engineering  
GEOLOGIST & SOILS ENGINEER Earth Systems So. California

TENTATIVE MAP DATED 3/6/07 (Revision)  
LOCATION Leona Valley  
GRADING BY SUBDIVIDER [N] (Y or N)  
REPORT DATE 5/22/07, 12/20/06

**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT**

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://www.dpw.lacounty.gov/gmed/manual.pdf>).
2. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas (refer to GS063.0 in the manual for preparation of Geotechnical Reports).
3. The following note must be placed on the Final Map: "Geotechnical Note, Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). 1 - 4 refer to reports by Earth Systems Southern California, dated 12/20/06."
4. The Soils Engineering review dated 9/13/07 is attached.

Prepared by

  
Geir Mathisen

Reviewed by \_\_\_\_\_

Date 1/24/08

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 8.2  
PCA GMTR  
Sheet 1 of 1

Ungraded Site Lots

Tentative Parcel Map 68295  
Location Leona Valley  
Developer/Owner Schafer  
Engineer/Architect WRA Engineering  
Soils Engineer Earth Systems Southern California - Palmdale (PL-05328-04)  
Geologist Earth Systems Southern California

DISTRIBUTION:

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

Review of:

Tentative Parcel Map and Exhibit Dated by Regional Planning 3/6/07 (rev.)  
Soils Engineering and Geologic Report and Addendum Dated 5/22/07, 12/20/06  
Previous Review Sheet Dated 7/13/07

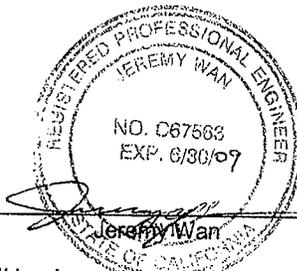
ACTION:

Tentative Map feasibility is recommended for approval, subject to condition below:

REMARKS:

Prior to approval of the Final Map for recordation, the following must be shown on the Final Map:

A statement entitled: "Geotechnical Note(s), Potential Building Site: According to the Geotechnical Consultant(s) of Record part or all of Lots 1-4 are subject to hydroconsolidation. For location of areas subject to hydroconsolidation and corrective work requirements for access and building areas for Lot(s) No(s). 1-4, refer to the Soils Report(s) by Earth Systems Southern California dated 12/20/06".



Prepared by \_\_\_\_\_

Date 9/13/07

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/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.  
P:\gmepub\Soils Review\Jeremy\PR 68295, Leona Valley, TPM-A\_5.doc

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

1. Dedicate right of way 50 feet from centerline on Elizabeth Lake Road per the latest approved highway alignment to the satisfaction of Public Works.
2. Dedicate right of way 50 feet from centerline on Godde Hill Road per the latest approved highway alignment to the satisfaction of Public Works.
3. Provide property line return radii of 27 feet at the intersection of Elizabeth Lake Road and Godde Hill Road plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) to the satisfaction of Public Works.
4. Dedicate slope easements on Elizabeth Lake Road and Godde Hill Road to the satisfaction of Public Works.
5. Dedicate the right to restrict vehicular access on Elizabeth Lake Road and Godde Hill Road.
6. Remove chain link fence within the proposed right of way along the property frontage on Elizabeth Lake Road and Godde Hill Road.

*HW*  
Prepared by Juan M Sarda  
pm68295r-rev1.doc

Phone (626) 458-4921

Date 04-23-2007

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - SEWER  
PARCEL MAP NO. 068295

Page 1/1

TENTATIVE MAP DATED 03-06-2007

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 Allen Ma  
pm68295s-rev1.doc

Phone (626) 458-7151

Date 04-23-2007

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - WATER  
PARCEL MAP NO. 68295 (Rev.)

Page 1/1

TENTATIVE MAP DATED 03-06-2007

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  
pm68295w-rev1.doc

Phone (626) 458-4921

Date 04-23-2007



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

### CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: PM 068295 Map Date March 06, 2007

C.U.P. \_\_\_\_\_ Vicinity Map 2316D

- 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 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "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: **Grades of 10% or greater shall be paved prior to building permit issuance. Private driveways requirements will be determined prior to building permit issuance.**

By Inspector: Juan C. Padilla Date April 23, 2008

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



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

### WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. PM 068295 Tentative Map Date March 06, 2007

Revised Report \_\_\_\_\_

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

Comments: Water requirements will be determined prior to building permit issuance.

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

By Inspector Juan C. Padilla Date April 23, 2008



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>68295</b>	DRP Map Date: <b>03/06/2007</b>	SCM Date: <b>04/23/2007</b>	Report Date: <b>11/26/2008</b>
Park Planning Area #	<b>43A</b>	<b>LAKE ELIZABETH</b>	Map Type: <b>REV. (REV RECD)</b>	

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:	<b>0.03</b>
IN-LIEU FEES:	<b>\$1,935</b>

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$1,935 in-lieu fees.

Trails:

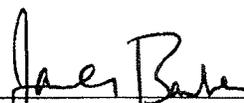
No trails.

Comments:

**\*\*The In-Lieu Fee has been updated from \$1,805 to \$1,935 to reflect the fee schedule at the time Map 68295 was advertised for public hearing in November 2008.**

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



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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>68295</b>	DRP Map Date:	<b>03/06/2007</b>	SMC Date:	<b>04/23/2007</b>	Report Date:	<b>11/26/2008</b>
Park Planning Area #	<b>43A</b>		<b>LAKE ELIZABETH</b>			Map Type:	<b>REV. (REV RECD)</b>

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

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

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

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.
- 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

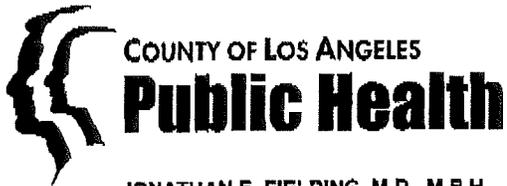
	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.68	0.0030	4	0.03
M.F. < 5 Units	1.33	0.0030	0	0.00
M.F. >= 5 Units	3.54	0.0030	0	0.00
Mobile Units	2.05	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				<b>0.03</b>

Park Planning Area = **43A LAKE ELIZABETH**

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.03	\$64,514	<b>\$1,935</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.03	0.00	0.00	0.03	\$64,514	<b>\$1,935</b>



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

**JONATHAN E. FREEDMAN**  
Acting Chief Deputy

**ANGELO J. BELLOMO, REHS**  
Director of Environmental Health

**ALFONSO MEDINA, REHS**  
Director of Environmental Protection Bureau

**Land Use Program**  
5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5300 • FAX (626) 813-3016

[www.publlhealth.lacounty.gov](http://www.publlhealth.lacounty.gov)



**BOARD OF SUPERVISORS**

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Fifth District

July 24, 2008

RFS No. 07-0006857

Parcel Map No. 068295

Vicinity: Leona Valley

Addendum Letter to Tentative Parcel Map Date: March 6, 2007 (1<sup>st</sup> Revision)

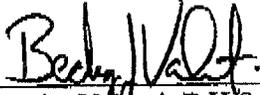
The County of Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Parcel Map 068295** is cleared for public hearing. The following conditions still apply and are in force:

1. **Prior to installation of any onsite waste water treatment system**, a complete feasibility report, including site inspection by the Department will be required in accordance with Los Angeles County Code. Any factors that may influence the efficient operation of the onsite waste water treatment systems 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 an individual private sewage disposal system.
3. **The applicant is advised, that 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 County of Los Angeles Department of Public Health will deny issuance of a building permit on these parcels.**
4. Septic systems to be decommissioned shall be emptied of effluent and filled with approved materials or removed. Septic systems to remain shall conform to the Los Angeles County Plumbing Code and applicable law.
5. Potable water will be supplied by the **California Water Service Company**, a public water system.

Parcel Map No. 068295

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

Respectfully,



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

**MITIGATED NEGATIVE DECLARATION**

**PROJECT NUMBER: RENV 200600213 / PM 068295**

1. **DESCRIPTION:**

The proposed is a request for a Parcel map to subdivide 26.3 acres into four lots. The property currently consists of an active orchard, agricultural building and accessory structures. There is also a water tank and water well existing on the property. No structures are proposed at this time. No grading is proposed. Water service will be provided by water wells and sewer by septic tanks and leech fields. A portion of the Amargosa Creek runs through the project site.

2. **LOCATION:**

6989 Elizabeth Lake Road  
Leona Valley, CA 93551  
(APN 3205-002-096)

3. **PROPONENT:**

WRA Engineering, Inc.  
24933 Avenue Stanford  
Valencia, CA 91355

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

**BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT WITH MODIFICATION AS IDENTIFIED ON THE PROJECT CHANGES/CONDITIONS FORM INCLUDED AS PART OF THE INITIAL STUDY**

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

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

**PREPARED BY:** Impact Analysis Section, Department of Regional Planning  
**DATE:** October 23, 2008

# MITIGATION MONITORING PROGRAM

PROJECT NO. RENV T200600213 / PM 068295

The Department of Regional Planning staff has determined the following conditions or changes in the project are necessary in order to assure there will be no substantial evidence the proposed project will have a significant effect on the environment.

The applicant shall deposit the sum of \$3,000 with the Department of Regional Planning (DRP) within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the annual reports or as required by this Mitigation Monitoring Program.

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
	<b>Geotechnical</b>				
	All grading shall be in accordance with the County of Los Angeles Grading Code and recommendations of Engineering Geologist.	Submit grading plans for review and approval	Prior to issuance of grading permit	Applicant	DPW
	Detailed liquefaction and seismic stability analyses, conforming to the requirements of the State of California Division of Mines and Geology Special Publication 117, shall be conducted at the grading stage.	Submit detailed liquefaction and seismic stability analysis for review and approval	Prior to issuance of grading permit	Applicant	DPW
	Submit a Geotechnical report to the Los Angeles County Department of Public Works for review and approval.	Submit Geotechnical report for review and approval	Prior to the issuance of grading permit	Applicant	DPW
	All construction shall adhere to the appropriate provisions of the Uniform Building Code, including seismic design standards, as well as local codes and ordinances.	Plan check and field verification by County	During construction	Applicant DPW Geotechnical Engineer	DPW
				Contractor	

# Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<b>Fire</b>	Submit a Fuel Modification and Landscape Plan to the County of Los Angeles Fire Department and Department of Regional Planning for review and approval.	Prior to issuance of grading permit	Submit Fuel Modification and Landscape plan for review and approval	Fire Department  DRP
<b>Noise</b>	Construction activities shall comply with County of Los Angeles County Code Chapter 12.08 and Los Angeles County Department of Public Works Construction Division standards. All grading and construction on the project site and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7:00AM and 6:00PM. Construction activities on Saturdays shall be restricted to between the hours of 8:00AM and 5:00PM. Construction activities shall be prohibited on Sundays and legal holidays.	During all phases of construction	Submit a copy of approved Building Plans with note referencing Chapter 12.08  Field Verification	Applicant  DRP
<b>Water Quality</b>	Any impact on the environment by the use of Onsite Wastewater Treatment Systems (OWTS) will be mitigated by pretreatment of the effluent, if necessary.	Prior to installation of any Onsite Wastewater Treatment Systems	Submit a preliminary feasibility report to the Los Angeles County Department of Public Health for review and approval  Pretreatment of effluent to the satisfaction of DHS	Applicant  DHS

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<b>Biota</b>					
	Avoid impacts to areas containing Chorizanthe xanti va. Leucotheca (white-bracted spineflower) or mitigate by acquisition and protection of habitat occupied by this species.	Avoid impacts to Chorizanthe xanti va. Leucotheca or acquire habitat	During grading and construction	Applicant Contractor	DRP
<b>Cultural Resources</b>					
	Should unanticipated cultural resources or human remains be encountered during any work on the property, the Department of Regional Planning (for cultural resources) and/or County Coroner and Native American Heritage Commission (for human remains) should be notified.	Contact DRP, County Coroner or NAHC	During any work on the property	Applicant Contractor	DRP County Coroner NAHC
<b>Visual Qualities</b>					
	Homes shall use earth tone colors.	Use earth tone finishes	Prior to issuance of certificate of occupancy	Applicant	DRP
		Field Verification		Contractor	
<b>Education</b>					
	Library impact fee shall be paid.	Fee payment	Prior to issuance of building permit	Applicant	DRP
<b>Hazardous Materials</b>					
	Due to the historical agricultural uses at the site, the Department of Toxic Substances Control (DTSC) recommends an environmental investigation be performed to evaluate whether conditions at the site pose a threat to human health or the environment.	Environmental investigation on site	Prior to issuance of grading permit	Applicant	DTSC DRP

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
	<p>All environmental investigation and/or remediation should be conducted under a work plan which is approved by a regulatory agency – Los Angeles County Fire Department (Health Hazardous Materials Division – Los Angeles County Certified Unified Program Agency (HHMD-CUPA)) - that has jurisdiction to oversee hazardous waste cleanups. Proper investigation and remedial actions should be conducted at the site prior to its development.</p>	<p>Submit a work plan to regulatory agency for review and approval</p>	<p>Prior to development of the site</p>	<p>Applicant</p>	<p>FD</p>
	<p>All miscellaneous debris and maintenance materials (fertilizers, etc.) shall be removed off-site and properly disposed of at an approved facility. Once removed, a visual inspection of the areas underneath the removed materials shall be sampled and removed. Results of the sampling (if necessary) would indicate the level of remediation efforts that might be required.</p>	<p>Removal of materials Visual inspection</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant Contractor</p>	<p>DRP</p>
	<p>If unknown wastes or suspect materials are discovered during construction by the contractor, that may contain hazardous wastes/materials, the contractor shall:</p>	<p>Site monitoring</p>	<p>During construction</p>	<p>Applicant</p>	<p>DHS</p>
	<p>a. Immediately stop work in the vicinity of the suspected contaminant</p>			<p>Contractor</p>	<p>DRP</p>
	<p>b. Notify project engineer</p>			<p>Project Engineer</p>	
	<p>c. Secure the area as directed by the project engineer</p>				
	<p>d. Notify the Health Department (Hazardous Wastes / Materials Coordinator)</p>				

# Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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**Recreation**

In-lieu fees for park obligation shall be paid.	Fee payment	Prior to issuance of building permit	Applicant	DRP
-------------------------------------------------	-------------	--------------------------------------	-----------	-----

**Compliance**

As a means of ensuring compliance with above mitigation measures, at the time a grading or building permit is obtained, whichever is obtained first, the applicant or then current owner(s) is responsible for submitting compliance reports to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such time that all mitigation measures have been implemented and completed. This MMP allows for partial clearance of project phases. Construction of each parcel shall be considered a separate phase of the project and monitoring of each phase will be required and handled independent of each other phase so that no reporting will be required for any phase until such time as a grading or building permit is obtained as stated above for that phase.	Submittal and approval of compliance report and replenishing mitigation monitoring account	As necessary	Applicant and current/subsequent owner(s)	DRP
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------	--------------	-------------------------------------------	-----

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

*[Signature]*  
 Applicant \_\_\_\_\_ Date 10-21-08

No response within 10 days. Environmental determination requires that these changes/conditions be included in the project.

Staff \_\_\_\_\_ Date \_\_\_\_\_

Applicant Initials *[Signature]*



\*\*\*\*\* INITIAL STUDY \*\*\*\*\*

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

GENERAL INFORMATION

I.A. Map Date: 7/16/2007 Staff Member: Michele Bush  
Thomas Guide: 4194 D4 USGS Quad: Sleepy Valley  
Location: 6989 Elizabeth Lake Road, Leona Valley

Description of Project: Application for a Parcel Map to subdivide one 26.3 acre lot into four single-family lots. Parcels 1, 2 and 3 will be 5.01 acres each and Parcel 4 will be 9.23 acres. There is an agricultural building and accessory structures currently existing on the property. There is also a water tank and water well existing on the property. No grading is proposed. Water service will be provided by water wells and sewer by septic tanks and leech fields.

Gross Acres: 26.3

Environmental Setting: The project site slopes toward the south and currently contains an agricultural building and accessory structures. The site is currently used as an orchard. A portion of Amargosa Creek runs through the project site. There is a fault trace, Landslide, Liquefaction and Seismic Zones on the project site. The site is also located in a Very High Fire Hazard Severity Zone. Surrounding land uses consist of Single-Family Residential to the north and west, Vacant Land to the north, south and east, and Agricultural to the west.

Zoning: A-2-2 Heavy Agriculture

General Plan: N/A

Community/Area wide Plan: Antelope Valley Area Plan – N1 (Non-Urban 1 (0.5 du/ac))

**Major projects in area:**

<u>PROJECT NUMBER</u>	<u>DESCRIPTION &amp; STATUS</u>
TR 48722	89 single-family lots on 292 acres (inactive)
TR 45865	268 single-family, 6 OS and 6 R lots on 559 acres (inactive)
TR 066952	121 single-family and 2 private street lots on 292.49 acres (pending)
PM 21815	4 single-family lots on 9.8 acres (pending)
PM 22833	12 single-family lots on 12,000 acres (inactive)

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

**REVIEWING AGENCIES**

Responsible Agencies

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

- SCAQMD
- Antelope Valley Air Quality Management District

- California Resources Agency
- Trustee Agencies

- None

- State Fish and Game
- State Parks

- Native American Heritage Commission (NAHC)

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Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mtns. Area
- Fernandeano Tataviam-Band of Mission Indians  
Randy Guzman-Folkes Tribal Monitor

- Westside Union School District
- Antelope Valley Union Joint High School District

- Department of Toxic Substances Control

- Leona Valley Town Council
- Fernandeano Tataviam-Band of Mission Indians  
Rudy J. Ortega, Jr.

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Regional Significance

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

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County Reviewing Agencies

- Subdivision Committee

- Fire Station #140

- Fire Department

- County of Los Angeles Health Services – Environmental Planning & Evaluation

- County of Los Angeles Health Services – Environmental Hygiene

- Palmdale Sheriff's Department

<b>IMPACT ANALYSIS MATRIX</b>		<b>ANALYSIS SUMMARY</b> (See individual pages for details)				
			Less than Significant Impact/No Impact			
			Less than Significant Impact with Project Mitigation			
			Potentially Significant Impact			
<b>CATEGORY</b>	<b>FACTOR</b>	<b>Pg</b>			<b>Potential Concern</b>	
<b>HAZARDS</b>	1. Geotechnical	5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>The site is located within the North Branch San Andreas Fault Zone, Seismic Hazards Zone and a Liquefaction Zone.</i>
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>A 100 year floodplain is located to the south and east of the site.</i>
	3. Fire	7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>The site is located in a Very High Fire Hazard Severity Zone.</i>
	4. Noise	8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>RESOURCES</b>	1. Water Quality	9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>The proposed project will be served by septic tanks and leech fields.</i>
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Natural habitat, sensitive species.</i>
	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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>SERVICES</b>	1. Traffic/Access	16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input type="checkbox"/>	<input checked="" 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"/>	
<b>OTHER</b>	1. General	21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input type="checkbox"/>	<input checked="" 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"/>	
	5. Mandatory Findings	25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Items listed above</i>

**Environmental Finding:**

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

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

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

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

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

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

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

Reviewed by: Michele B. Bush Date: 8/27/08  
Michele Bush August 27, 2008

Approved by: Paul A. McCarthy Date: August 27, 2008  
Paul McCarthy August 27, 2008

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 - 2. Flood**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? <i>There is no major drainage course located on the project site. A portion of the Amargosa Creek runs through the project site.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? <i>The project site does not contain a floodway, floodplain or designated flood hazard zone. A 100 year floodplain is located to the south and east of the site.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in or subject to high mudflow conditions? <i>The project site does not slope significantly.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project contribute or be subject to high erosion and debris deposition from run-off? <i>The project site does not slope significantly and no grading is proposed at this time.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project substantially alter the existing drainage pattern of the site or area? <i>Based on review of the Tentative Parcel Map (PM 068295) the project will not significantly alter the existing drainage pattern of the project site. Applicant shall comply with all requirements of Subdivision Committee.</i>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., dam failure)?

**STANDARD CODE REQUIREMENTS**

Building Ordinance No. 2225 – Section 308A     Ordinance No. 12,114 (Floodways)

Approval of Drainage Concept by DPW

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size     Project Design

*Applicant shall comply with all requirements of Subdivision Committee.*

**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





**SERVICES - 4. Fire/Sheriff Services**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?</p> <p><i>The project is not likely to create response time problems. The nearest fire station is approximately four miles from the project site. The nearest sheriff's substation is approximately 12 miles from the project site.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Are there any special fire or law enforcement problems associated with the project or the general area?</p> <p><i>Based on comments from the County of Los Angeles Sheriff's Department Headquarters (Palmdale Sheriff's Station), in a letter dated August 1, 2008, based upon the uses described, the Sheriff's Department services will not be adversely affected and the current contract level will adequately serve the project area.</i></p>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p> <hr/> <hr/> <hr/> <hr/>

MITIGATION MEASURES

OTHER CONSIDERATIONS

Fire Mitigation Fee

**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

## RESOURCES - 2. Air Quality

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)? <i>The proposed project is a four (4) lot subdivision and will not exceed the State's criteria for regional significance.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use? <i>The proposal is not a sensitive use and is not located near a freeway or heavy industrial use.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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? <i>No parking structures are proposed and AQMD thresholds of potential significance will not be exceeded.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions? <i>The proposed project will not generate nor is in close proximity to sources that create obnoxious odors, dust and/or hazardous emissions.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan? <i>The project would not conflict with or obstruct implementation of the applicable air quality plan.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? <i>The project would not conflict with any air quality standard or contribute substantially to an existing or projected air quality violation.</i>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? The project would not result in a cumulatively considerable net increase of any criteria pollutant.
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

### STANDARD CODE REQUIREMENTS

Health and Safety Code – Section 40506

MITIGATION MEASURES

Project Design       Air Quality Report

OTHER CONSIDERATIONS

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely 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. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?<br><br><i>The project site is not located within an SEA, SEA Buffer or ESHA.</i>                                                                                                                                                                                  |
| b. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?<br><br><i>A Streambed Alteration Agreement will be obtained from the Department of Fish and Game.</i>                                                                                                                                                                                                                                                      |
| c. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?<br><br><i>There is no major drainage course located on the project site. However, a portion of Amargosa Creek runs through the property. A Streambed Alteration Agreement will be obtained from the Department of Fish and Game.</i> |
| d. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?<br><br><i>Based on review of GIS-NET data, the project site does not appear to contain any major riparian or other sensitive habitat.<br/>Consultation with Fire Department Division of Forestry.</i>                                                                                             |
| e. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain oak or other unique native trees (specify kinds of trees)?<br><br><i>Based on review of GIS-NET data, the project site does not appear to contain any oak or other unique native trees.</i>                                                                                                                                                                                                                                        |
| f. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?<br><br><i>Based on review of GIS-NET data, there is Chorizanthe xanti var. leucotheca (white-bracted spineflower) on the project site. This plant is on California Native Plant Society List 1B or plants that are rare.</i>                                                                                                                             |
| g. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors (e.g., wildlife corridor, adjacent open space linkage)?                                                                                                                                                                                                                                                                                                                                                                                            |

- |                                                                |                                                      |
|----------------------------------------------------------------|------------------------------------------------------|
| <input checked="" type="checkbox"/> <b>MITIGATION MEASURES</b> | <input type="checkbox"/> <b>OTHER CONSIDERATIONS</b> |
| <input type="checkbox"/> Lot Size                              | <input checked="" type="checkbox"/> Project Design   |
|                                                                | <input type="checkbox"/> ERB/SEATAC Review           |
|                                                                | <input type="checkbox"/> Oak Tree Permit             |

*Avoid impacts to areas containing Chorizanthe xanti var. leucotheca or mitigate by acquisition and protection of habitat occupied by this species.*

**CONCLUSION**

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

- |                                                  |                                                                                   |                                                          |
|--------------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> Potentially significant | <input checked="" type="checkbox"/> Less than significant with project mitigation | <input type="checkbox"/> Less than significant/No impact |
|--------------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------------------|

**RESOURCES - 4. Archaeological/Historical/Paleontological**

**SETTING/IMPACTS**

- |    | Yes                      | No                                  | Maybe                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----|--------------------------|-------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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) that indicate potential archaeological sensitivity?<br><i>Based on the Phase I Archaeological Study, prepared by Robert J. Wlodarski, dated July 2008, 16 cultural resources have been identified within the 0.5 record search radius. However, none were significant under CEQA. The study yielded no indications of prehistoric or historic archaeological resources on the project site.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain rock formations indicating potential paleontological resources?<br><i>Based on the Phase I Archaeological Study, prepared by Robert J. Wlodarski, dated July 2008, the study yielded no indications of prehistoric or historic archaeological resources on the project site.</i>                                                                                                                                                                                                                                                            |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain known historic structures or sites?<br><i>Based on the Phase I Archaeological Study, prepared by Robert J. Wlodarski, dated July 2008, the study yielded no indications of prehistoric or historic archaeological resources on the project site.</i>                                                                                                                                                                                                                                                                                        |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?<br><i>Based on the Phase I Archaeological Study, prepared by Robert J. Wlodarski, dated July 2008, the study yielded no indications of prehistoric or historic archaeological resources on the project site.</i>                                                                                                                                                                                                               |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?<br><i>Based on the Phase I Archaeological Study, prepared by Robert J. Wlodarski, dated July 2008, the study yielded no indications of prehistoric or historic archaeological resources on the project site.</i>                                                                                                                                                                                                                                   |
| f. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

- Lot Size       Project Design       Phase 1 Archaeology Report

Should unanticipated cultural resource or human remains be encountered during any work on the property, the Department of Regional Planning (cultural resources) and/or County Coroner and Native American Heritage Commission (human) should be notified.

**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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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? <i>Based on review of GIS-NET data there are no known mineral resources of value on the project site.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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? <i>Based on review of GIS-NET data there are no locally important mineral resources on the project site.</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?
<hr/>				
<hr/>				

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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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?  <i>The project site contains Prime Farmland.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? <i>The proposed project use is permitted within the agricultural zone. No Williamson Act data available.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use? <i>No other changes are proposed by the project.</i>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

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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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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? <i>Based on review of GIS-NET data the project site is not substantially visible from or located within a scenic highway corridor.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail? <i>Based on review of comments from the Department of Parks and Recreation's Park Obligation Report, dated April 19, 2007, there are no trails located on the project site.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features? <i>The site is currently an orchard and consists of an agricultural building and other accessory structures.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? <i>The proposed use (single-family residential) is in character with single-family residential uses located to the north and west of the project site.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems? <i>The project will have to meet the requirements of the Leona Valley Community Standards District (CSD) and the Antelope Valley Area Plan.</i>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size

Project Design

Visual Report

Compatible Use

*Applicant shall comply with all requirements of Subdivision Committee.*

*Homes shall use earth tone colors.*

**CONCLUSION**

Considering the above information, could the project leave 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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)?<br><i>The project proposes a four (4) lot subdivision.</i>                                                                                                                                                                  |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in any hazardous traffic conditions?<br><i>The proposed project is a four (4) lot subdivision which will not generate traffic levels to create hazardous traffic conditions.</i>                                                                                                                                                               |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in parking problems with a subsequent impact on traffic conditions?<br><i>In the future, each single-family residence will be required to have adequate parking to serve the use. The applicant shall comply with all requirements of the Los Angeles County Zoning Code.</i>                                                                  |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?<br><i>Access shall comply with title 21 (County of Los Angeles Subdivision Code).</i>                                                                                                                               |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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?<br><i>The proposed project will not generate traffic levels that will exceed CMP thresholds.</i> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?<br><i>Applicant shall comply with all requirements of the County Code and other appropriate ordinances.</i>                                                                                                            |
| g. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors?                                                                                                                                                                                                                                                                                                                                                         |

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Project Design     Traffic Report     Consultation with Traffic & Lighting Division

*Applicant shall comply with all requirements of Subdivision Committee.*

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

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

**SERVICES - 2. Sewage Disposal**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant? <i>The proposed project will not be served by a community sewage system, it will use septic tanks and leech fields.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site? <i>The proposed project will use septic tanks and leech fields.</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

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**STANDARD CODE REQUIREMENTS**

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

*Applicant shall comply with all requirements of the Subdivision Committee.*

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**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. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at the district level?<br><i>Based on a letter from the Antelope Valley Joint Union High School District, dated August 7, 2008, the District has no objection to the request as long as the development is required to pay all applicable developer impact fees to the District.</i>                                  |
| b. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at individual schools that will serve the project site?<br><i>Based on a letter from the Antelope Valley Joint Union High School District, dated August 7, 2008, the District has no objection to the request as long as the development is required to pay all applicable developer impact fees to the District.</i> |
| c. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create student transportation problems?<br><i>The proposed project is relatively small (four lot subdivision) and will not create student transportation problems.</i>                                                                                                                                                                         |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Could the project create substantial library impacts due to increased population and demand?<br><i>Library impact fee shall be paid prior to issuance of building permits.</i>                                                                                                                                                                                   |
| e. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?</p> <p><i>The project is not likely to create response time problems. The nearest fire station is approximately four miles from the project site. The nearest sheriff's substation is approximately 12 miles from the project site.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Are there any special fire or law enforcement problems associated with the project or the general area?</p> <p><i>Based on comments from the County of Los Angeles Sheriff's Department Headquarters (Palmdale Sheriff's Station), in a letter dated August 1, 2008, based upon the uses described, the Sheriff's Department services will not be adversely affected and the current contract level will adequately serve the project area.</i></p>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p> <hr/> <hr/> <hr/> <hr/>

MITIGATION MEASURES

OTHER CONSIDERATIONS

Fire Mitigation Fee

**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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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?<br><i>Per the County of Los Angeles Fire Department, water system requirements will be required when this land is further subdivided and/or during the building permit process.</i>                                                                                                                                                                                                                                                                                                                                                                |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?<br><i>Per the County of Los Angeles Fire Department, water system requirements will be required when this land is further subdivided and/or during the building permit process.</i>                                                                                                                                                                                                                                                                                                                                                                                                                        |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create problems with providing utility services, such as electricity, gas, or propane?<br><br><i>The project site is served by Southern California Edison and uses propane.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are there any other known service problem areas (e.g., solid waste)?<br><br><i>There are no known service problem areas.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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)?<br><br><i>The proposed project is relatively small (four lot subdivision) and will not result in substantial adverse physical impacts associated with the provision of physically altered governmental facilities.</i> |
| f. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

**STANDARD CODE REQUIREMENTS**

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

**MITIGATION MEASURES**

- Lot Size       Project Design

**OTHER CONSIDERATIONS**

**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. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources?<br><i>The proposed project is relatively small and will not result in an inefficient use of energy resources. The applicant must meet the requirements of the State Administrative Code, Title 24 Part 5, T-20 (Energy Conservation).</i> |
| b. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the general area or community?<br><i>The project proposes single-family residences which will be in character with surrounding uses in the area.</i>                                                                       |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land?<br><i>The project site is currently an orchard and classified as Prime Farmland.</i>                                                                                                                                  |
| d. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | 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 type="checkbox"/>            | <input checked="" type="checkbox"/> | Are any hazardous materials used, transported, produced, handled, or stored on-site?<br><i>Possible if pesticides are used for the orchard on-site.</i>                                                                                                                                                                                                                                                  |
| 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?<br><i>No pressurized tanks are to be used or hazardous wastes stored on-site.</i>                                                                                                                                                                                                                                           |
| 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?<br><i>Residential units within 500 feet of the project site will not be potentially adversely affected.</i>                                                                                                                                                                                 |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Have there been previous uses that 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?<br><i>There are no known previous uses that indicate residual soil toxicity of the site. The site is not located within two miles downstream of any known groundwater contamination source.</i> |
| 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?<br><i>The proposed project would not create a significant hazard to the public or environment involving the accidental release of hazardous materials.</i>                                                                                  |
| 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?<br><i>The proposed project will not emit hazardous emissions or handle hazardous materials.</i>                                                                                                                                                |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Would the project be located on a site that 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?<br><i>The project site is not included on a list of hazardous materials sites and will not create a significant hazard to the public or environment.</i>           |
| 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?<br><i>The project site is not located within an airport land use plan, within two miles of an airport or within the vicinity of a private airstrip.</i>                              |
| 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?<br><i>The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.</i>                                                                                                           |
| 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? <i>The proposed project is consistent with the Antelope Valley Area Plan designation of N1 (non-urban) which allows single-residential development at .5 dwelling units per acre.</i>
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? <i>The proposed project is consistent with the zoning designation of A-2-2 (Heavy Agriculture) which allows single-family residential uses.</i>
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 checked="" 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? <i>The proposed project will be consistent with and continue the residential character of properties to the north and west of the project site.</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**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 **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"/>	<p>Could the project cumulatively exceed official regional or local population projections?  <i>The project is relatively small and will not cumulatively exceed official regional or local population projections.</i></p> <hr/>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>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)?  <i>The proposed project is relatively small and will not induce substantial direct or indirect growth in the area.</i></p> <hr/>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project displace existing housing, especially affordable housing?  <i>The project site currently consists of an orchard and agricultural building with accessory structures, there are no residential units on the site.</i></p> <hr/>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?  <i>The proposed project is relatively small and will not result in substantial job or housing imbalance or substantial increase in VMT.</i></p> <hr/>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project require new or expanded recreational facilities for future residents?  <i>The proposed project is relatively small and will not require new or expanded recreational facilities for future residents.</i></p> <hr/>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?  <i>The project site currently consists of an orchard and agricultural building with accessory structures, there are no residential units or residents living on the site.</i></p> <hr/>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

*Payment of in-lieu fees for park obligation*

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**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

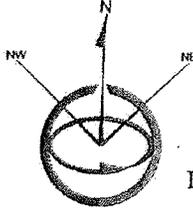
Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>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?</p> <p><i>The project site is not located within an SEA, SEA Buffer or ESHA. The project site does not appear to contain any major riparian or other sensitive habitat. Based on the Phase I Archaeological Study, prepared by Robert J. Wlodarski, dated July 2008, the study yielded no indications of prehistoric or historic archaeological resources on the project site.</i></p>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Does the project have possible environmental effects that 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.</p> <p><i>The proposed project together with past and possible future residential development could have environmental effects, depending on the size of future projects.</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?</p> <p><i>The project is relatively small and will not cause substantial adverse effects on human beings.</i></p>

### 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



**WRA Engineering, Inc.**  
*William Rose & Associates, Inc.*  
LAND DEVELOPMENT CONSULTANTS  
PLANNING • CIVIL ENGINEERING • SURVEYING

April 9, 2008

Mr. Rich Thomas, President  
Leona Valley Town Council  
PO Box 795  
Leona Valley, California 93551

Re: Minor Land Division Map Number 068295

Mr. Thomas:

In keeping with the request from Los Angeles County Department of Regional Planning, we wanted to make you aware of the above referenced proposed subdivision located at 6989 Elizabeth Lake Road.

The project consists of a subdivision of 26.3 acres into 4 parcels each having a net acreage above 5 acres. The subdivision is strictly for financing purposes only. Both the zoning and land use categories will remain the same and we are proposing no grading to be done under the map. Access to the lots will be provided via Godde Hill Road.

A copy of the map has been submitted with this letter for your records.

Should you have any questions, please do not hesitate to contact me anytime at (661) 295-3590.

Sincerely,

William J. Reno P.E.

cc: Donald Kress, Department of Regional Planning

CORPORATE OFFICE  
24933 AVENUE STANFORD  
VALENCIA, CA 91355  
TEL: 661.295.3590  
FAX: 661.294.1245

[www.wraeng.com](http://www.wraeng.com)  
Founder: G. William Rose - 1975

CALIFORNIA CITY OFFICE  
8051 BAY AVENUE  
CALIFORNIA CITY, CA 93505  
TEL: 760.373.1510  
FAX: 760.373.1513

ANTELOPE VALLEY JOINT UNION HIGH SCHOOL DISTRICT

44811 N. SIERRA HIGHWAY, LANCASTER, CALIFORNIA 93534-3226  
(661) 948-7655

BOARD OF TRUSTEES

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EDUCATIONAL SERVICES  
TIM AZEVEDO  
ASSISTANT SUPERINTENDENT  
PERSONNEL SERVICES  
BARBARA WILLIBRAND  
ASSISTANT SUPERINTENDENT  
STUDENT SERVICES

August 7, 2008  
CL/ 607

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

Attention: Paul McCarthy, Supervising Regional Planner

Subject: Project No. PM068295  
Permit No. RENV T200600213

The Antelope Valley Union High School District has reviewed the above referenced plans and application for the above mentioned project.

The District has no objection to the request as long as the development is required to pay all applicable developer impact fees to the district.

Sincerely,

Mat Havens  
Director of Facility Acquisition and Development

MH/ct

AUG 11 2008



Leroy D. Baca, Sheriff

*County of Los Angeles*  
**Sheriff's Department Headquarters**  
4700 Ramona Boulevard  
Monterey Park, California 91754-2169



August 1, 2008

Paul McCarthy, Impact Analysis Section  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**REVIEW OF INITIAL STUDY  
6989 ELIZABETH LAKE ROAD, LEONA VALLEY PROJECT  
PROJECT NO. PM 068295**

Dear Mr. McCarthy:

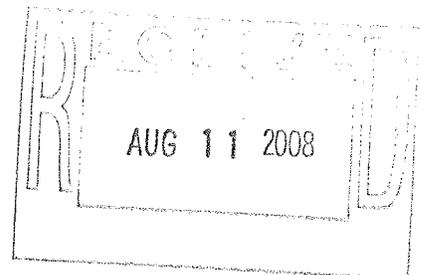
This letter is in response to your request to provide comments/suggestions as to the impact on our station operations related to Project No. PM 068295. We have reviewed the proposal provided to us by your office. Based upon the uses described, we believe Sheriff's Department services will not be adversely affected and that the current contract level will adequately serve this area.

Should your office require further information regarding this proposal, please feel free to contact me or Sergeant Dan Ross of my staff at 661-272-2442.

Sincerely,

LEROY D. BACA, SHERIFF

Bobby D. Denham, Captain  
Palmdale Sheriff's Station





## Department of Toxic Substances Control

Maureen F. Gorsen, Director  
9211 Oakdale Avenue  
Chatsworth, CA 91311



Arnold Schwarzenegger  
Governor



Linda S. Adams  
Secretary for  
Environmental Protection

September 3, 2008

Ms. Michele Bush  
Los Angeles County Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

### NOTICE OF CONSULTATION FOR THE MITIGATED NEGATIVE DECLARATION FOR PROJECT NO. PM068295, PERMIT NO. RENVT200600213

Dear Ms. Bush:

The Department of Toxic Substances Control (DTSC) has received your Notice of Consultation for the Mitigated Negative Declaration (MND) for the project mentioned above.

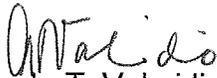
Based on the review of the document, DTSC comments are as follows:

1. The Initial Study of the MND states that the Project site (Site) is currently used as an orchard, and possible soil contamination at the Site. Due to the historical agricultural uses at the Site, DTSC recommends an environmental investigation be performed to evaluate whether conditions at the Site pose a threat to human health or the environment.
2. All environmental investigation and/or remediation should be conducted under a Work Plan which is approved by a regulatory agency who has jurisdiction to oversee hazardous waste cleanups. Proper investigation and remedial actions should be conducted at the Site prior to its development.
3. If during construction of the project, soil contamination is suspected, construction in the area should stop, and appropriate health and safety procedures should be implemented. If it is determined that contaminated soils exist, the MND should identify how any required investigation and/or remediation will be conducted, and which government agency will provide regulatory oversight.

Ms. Michele Bush  
September 3, 2008  
Page 2

DTSC provides guidance for Preliminary Endangerment Assessment preparation and cleanup oversight through the Voluntary Cleanup Program (VCP). For additional information on the VCP please visit DTSC's web site at [www.dtsc.ca.gov](http://www.dtsc.ca.gov). If you would like to meet and discuss this matter further, please contact me at (818) 717-6550

Sincerely,



Alberto T. Valmidiano  
Project Manager  
Brownfields and Environmental Restoration Program – Chatsworth Office

cc: Governor's Office of Planning and Research  
State Clearinghouse  
P.O. Box 3044  
Sacramento, California 95812-3044

Mr. Guenther W. Moskat, Chief  
Office of Environmental Planning and Analysis  
CEQA Tracking Center  
Department of Toxic Substances Control  
1001 "1" Street, 22<sup>nd</sup> Floor, M.S. 22-2  
Sacramento, California 95814

SEP - 3 2008



# PALMDALE

*a place to call home*

JAMES C. LEDFORD, JR.  
*Mayor*

September 2, 2008

STEPHEN KNIGHT  
*Mayor Pro Tem*

MIKE DISPENZA  
*Councilmember*

STEVEN D. HOFBAUER  
*Councilmember*

TOM LACKEY  
*Councilmember*

Mr. Paul McCarthy, Supervision Regional Planner  
Los Angeles County Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012

**RE: Notice of Consultation of the Initial Study Prepared for Tentative Parcel Map (TPM) 068295 located within Leona Valley**

38300 Sierra Highway

Dear Mr. McCarthy:

Palmdale, CA 93550-4798

Tel: 661/267-5100

Thank you for your letter of July 25, 2008, and the opportunity to review the Initial Study prepared for the above-referenced project located at the northeast corner of Elizabeth Lake Road and Godde Hill Road within un-incorporated Los Angeles County (APN 3205-002-096). Staff has no comments on the Initial Study prepared for this project. The proposed Tentative Parcel Map is within the Sphere of Influence of the City of Palmdale and circulation to the proposed Tentative Parcel Map will have an impact on the adjacent roadways; therefore, we offer the following comments.

Fax: 661/267-5122

TDD: 661/267-5167

A review of the Circulation Plan for Ritter Ranch Specific Plan indicates that Elizabeth Lake Road from Godde Hill Road to the Ritter Ranch eastern boundary is to be designed with a 100-foot right-of-way that includes a bike trail on the north side of the street within an 18 foot landscaped area (8 feet of landscaping and a 10 foot wide bike trail). The required bike lane along Elizabeth Lake Road is contiguous to the proposed subdivision. A review of Section A1 of Exhibit 23, Circulation Plan – Street Sections of the Ritter Ranch Specific Plan indicates the correct street design at this location. Please incorporate a street cross section for Elizabeth Lake Road on the Tentative Parcel Map. A copy of Exhibit 23 is attached for your review. Additionally, we suggest that you review the adopted Trails Element for Los Angeles County to ensure continuity of the bike trail design and connectivity of the bike trail to Los Angeles County facilities.

*Auxiliary aids provided for*

*communication accessibility*

*upon 72 hours' notice and request.*

Letter to Mr. McCarthy  
Review of Initial Study for Tentative Parcel Map 068295  
September 2, 2008  
Page 2

The Tentative Parcel Map indicates that four residential access points are possible from the north side of Elizabeth Lake Road. The Ritter Ranch Specific Plan Land Use Policy 5.2.1.37 prohibits ingress and egress of individual dwelling units onto a Major Arterial Street to protect the efficient flow of traffic. A review of Table 22, Forecast Year 2010 Daily Traffic Volumes of the Ritter Ranch Specific Plan indicates that daily traffic volumes along Elizabeth Lake Road are projected to be from 10,000 to 11,000 daily vehicle trips at build out. Access from the individual homes to either Elizabeth Lake Road or Godde Hill Road should be discouraged and/or minimized because Elizabeth Lake Road and Godde Hill Road are planned arterial roadways.

The Circulation Plan (Exhibit 22) of the Ritter Ranch Specific Plan indicates that a four-way intersection will occur at Godde Hill Road and Elizabeth Lake Road. Approved plans for the City of Palmdale Community Facilities District No. 93-1 (Street Plans 94-6) indicate an intersection widening at Godde Hill Road and Elizabeth Lake Road to accommodate a 97-foot wide right-of-way for the extension of Godde Hill Road to the south, identified as Ritter Ranch Road. The Ritter Ranch Road (Godde Hill Road to City Ranch Road) street cross section is identified as Section B1 on Exhibit 23 of the Ritter Ranch Specific Plan and attached with this letter.

The Tentative Parcel Map and/or street improvement plans for this proposed development should be submitted to the City of Palmdale Engineering Department for review and comment prior to approval.

Mr. Brian Kuhn, Senior Civil Engineer, from the Traffic Division reviewed the submitted Tentative Parcel Map and offers the following comments:

- Access from individual homes to arterial roadways should be discouraged and/or minimized. Elizabeth Lake Road and Godde Hill Road are planned arterial roadways.
- Roadway improvements should be provided for all roadway frontages. Full improvements for Elizabeth Lake Road and Godde Hill Road should be provided throughout across the project frontages.

Letter to Mr. McCarthy  
Review of Initial Study for Tentative Parcel Map 068295  
September 2, 2008  
Page 3

- Right turn lanes and improvements for left turn lanes should be provided to any access point from arterial roadways.
- Vehicle sight distance should be provided at driveway locations. The applicant should demonstrate adequate line of sight based on the roadway design speed and accounting for horizontal and vertical roadway curvature.
- The map should provide details on the anticipated improvements to the driveways/drive accesses to the lots and the connection of these access points to the arterial roadways. These access aisles should be a minimum of 26 feet and be paved.

If you have any questions or concerns regarding the above comments, please contact Brian Kuhn, Senior Civil Engineer at (661) 267-5300 or me at (661) 267-5200.

Sincerely,



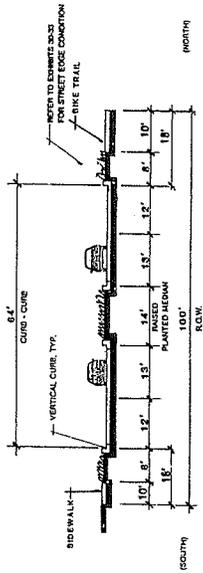
Donna Fairchild  
Associate Planner

#### Attachments

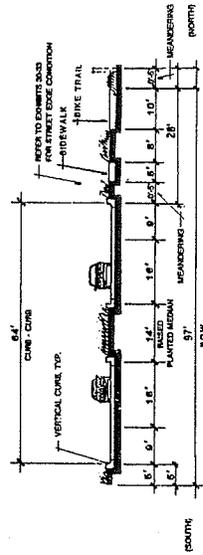
Exhibit 22 Circulation Plan, Ritter Ranch Specific Plan  
Exhibit 23 Circulation Plan – Street Sections, Ritter Ranch Specific Plan

# Circulation Plan - Street Sections

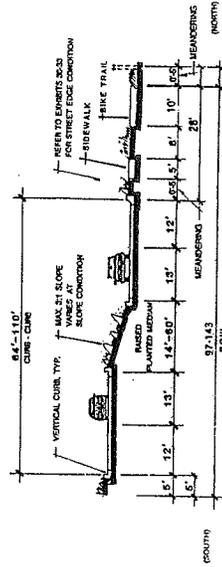
Exhibit 23



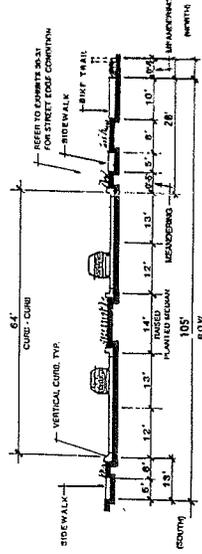
**SECTION A<sub>1</sub>** ELIZABETH LAKE ROAD (4 LANE DIVIDED)  
GODDE HILLS TO EASTERN BOUNDARY



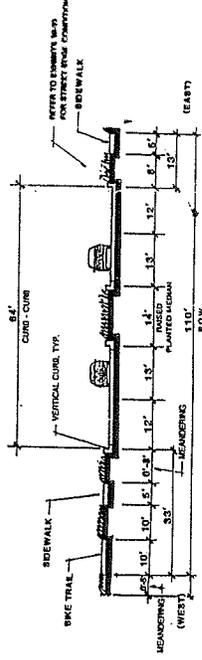
**SECTION B<sub>1</sub>** RITTER RANCH ROAD (2 LANE DIVIDED)  
GODDE HILL TO CITY RANCH ROAD



**SECTION B<sub>2</sub>** RITTER RANCH ROAD (4 LANE DIVIDED)  
CITY RANCH ROAD TO McDILL MTN. ROAD



**SECTION B<sub>3</sub>** RITTER RANCH ROAD (4 LANE DIVIDED)  
McDILL MTN. ROAD TO AVE. "S"



**SECTION C<sub>1</sub>** RANCH CENTER DRIVE  
RITTER RANCH ROAD TO S.C.E. EASEMENT

- 1) SPECIFIC LANE MARKINGS (LANE WIDTHS) WILL BE DETERMINED AT THE TIME OF DESIGN.
- 2) THE SECTIONS ARE FOR TYPICAL ROADWAYS. SPECIFICS OF WIDENING AT INTERSECTIONS WILL BE DETERMINED DURING DESIGN AND BASED ON FUTURE TRAFFIC ANALYSIS.



Ritter Ranch Specific Plan



# Circulation Plan

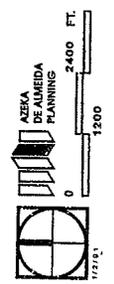
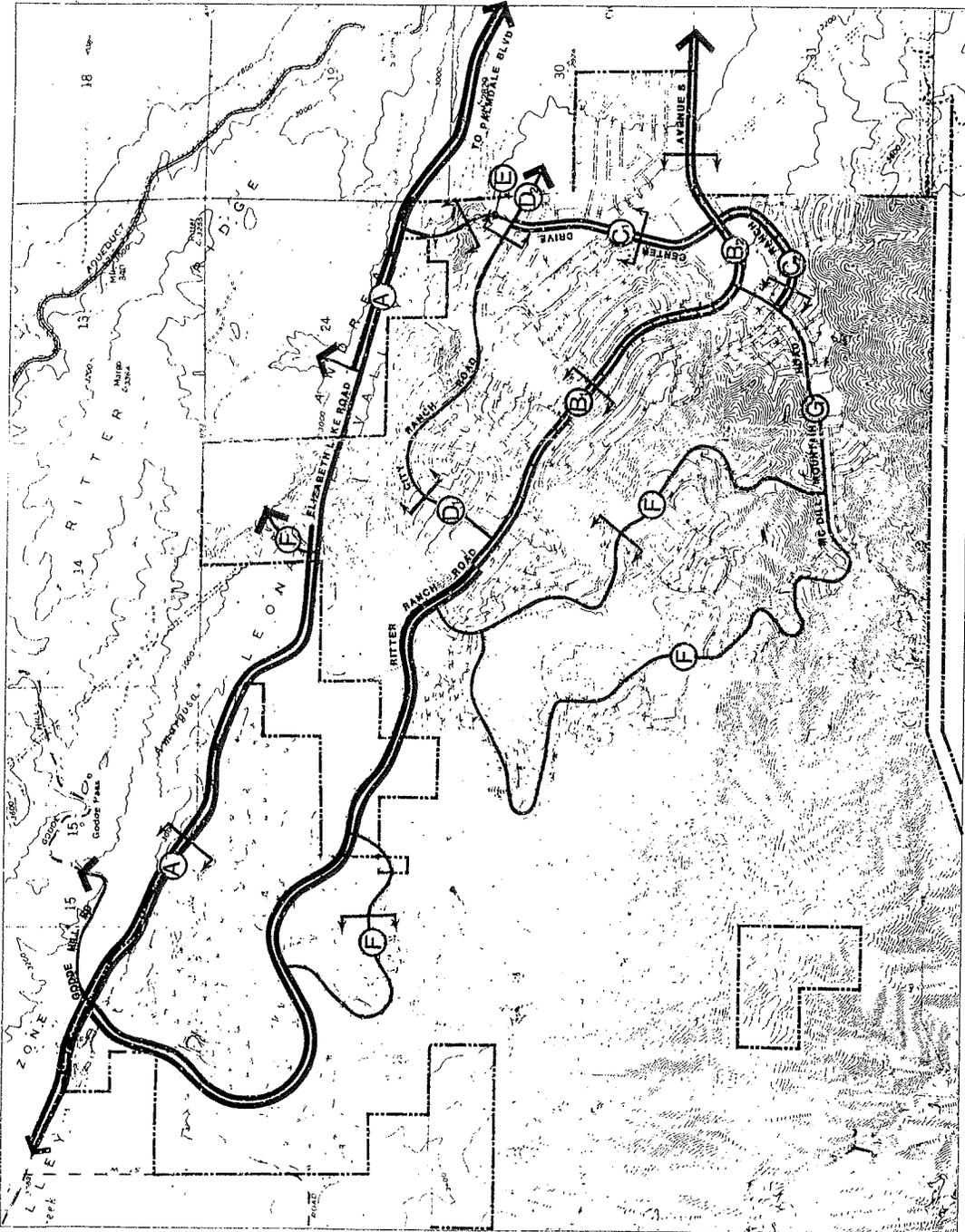


A-39

Exhibit 22

Symbol	Description
	Four Lane Divided Arterial
	Two Lane Individual Collector

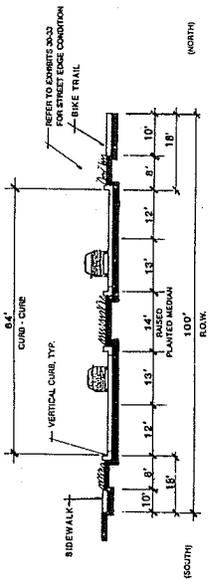
1) SPECIFIC LANE MARKINGS, LANE WIDTHS WILL BE DETERMINED AT THE TIME OF DESIGN  
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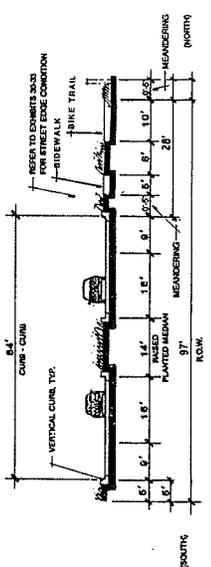
Ritter Ranch Specific Plan



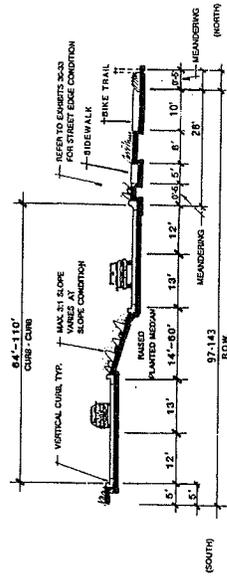
# Circulation Plan - Street Sections



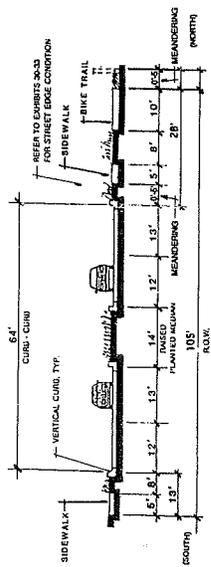
**SECTION A1** ELIZABETH LAKE ROAD (4 LANE DIVIDED)  
GODDE HILLS TO EASTERN BOUNDARY



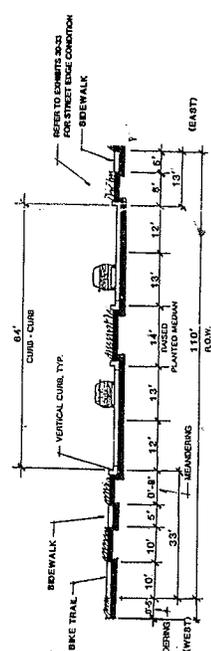
**SECTION B1** RITTER RANCH ROAD (2 LANE DIVIDED)  
GODDE HILL TO CITY RANCH ROAD



**SECTION B2** RITTER RANCH ROAD (4 LANE DIVIDED)  
CITY RANCH ROAD TO McDILL MTN. ROAD



**SECTION B3** RITTER RANCH ROAD (4 LANE DIVIDED)  
McDILL MTN. ROAD TO AVE. "S"



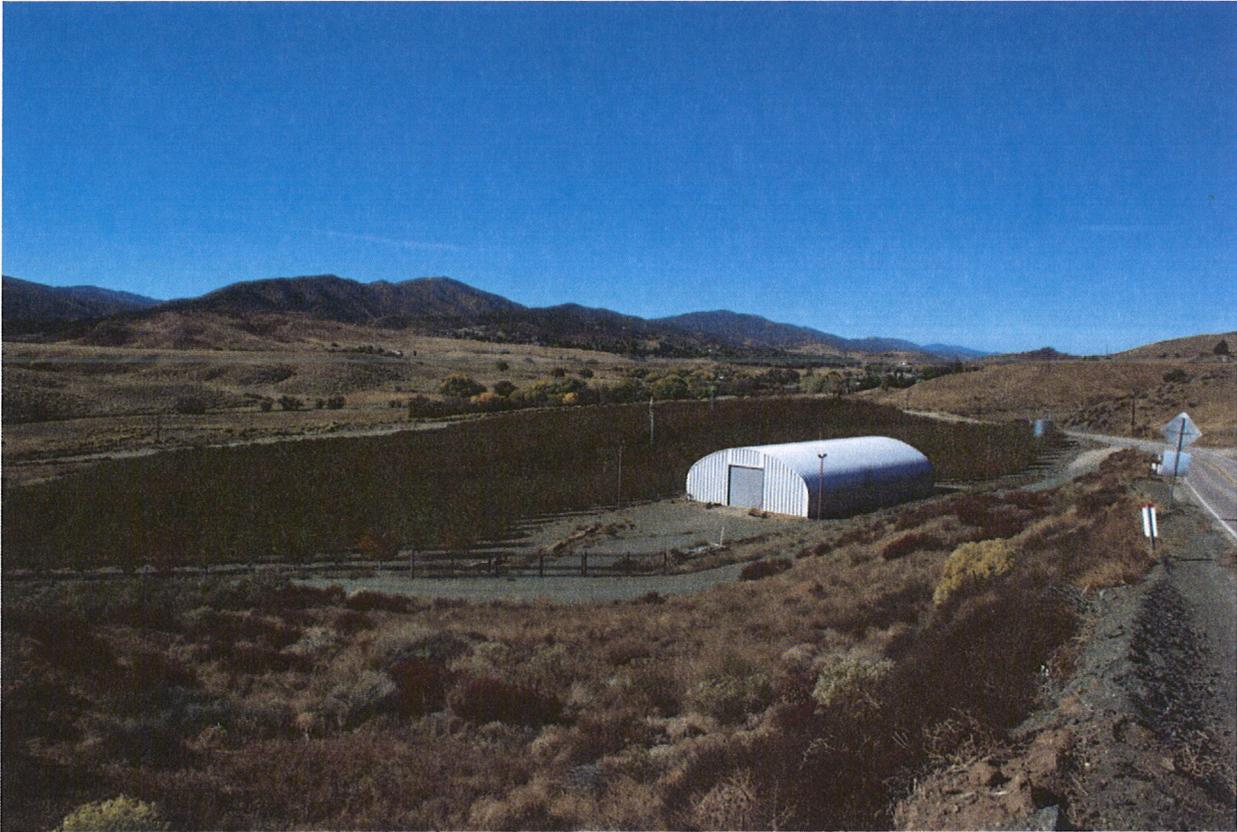
**SECTION C1** RANCH CENTER DRIVE  
RITTER RANCH ROAD TO S.C.E. EASEMENT

- 1) SPECIFIC LANE MARKINGS (LANE WIDTHS) WILL BE DETERMINED AT THE TIME OF DESIGN.
- 2) THE SECTIONS ARE FOR TYPICAL ROADWAYS. LANE WIDTHS AT INTERSECTIONS WILL BE DETERMINED DURING DESIGN AND BASED ON FUTURE TRAFFIC ANALYSIS.



Ritter Ranch Specific Plan





ABOVE and BELOW: Overlapping view s of the subject property, facing generally southwest. The three existing structures to remain are visible—the steel building on the right (above), the the red roof of the fruit stand toward the center (above) , and utility shed toward the center (below).





ABOVE : Existing fruit stand and pedestrian gateway to orchard, both to remain.  
BELOW: Business sign at the corner of Godde Hill Road and Elizabeth Lake Road.

