



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



November 10, 2008

Bruce W. McClendon FAICP
Director of Planning

TO: Marta Wiggins
Community Library Manager
Canyon Country JoAnne Darcy Library
18601 Soledad Canyon Rd.
Santa Clarita, CA 91351-3721

FROM: Donald Kress *DKress*
Regional Planning Assistant II
Department of Regional Planning
Land Divisions Section
320 West Temple Street, Room 1382
Los Angeles, California 90012

SUBJECT: TENTATIVE PARCEL MAP NO. 068295

PROJECT LOCATION: 6989 Elizabeth Lake Road, Leona Valley.

The subject project is scheduled for a Public Hearing before the Hearing Officer of Los Angeles County on December 16, 2008.

Please have the materials listed below available to the public through December 29, 2008.

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

Thank you.

- Attachments:
1. Copy of Tentative Parcel Map No. 068295 dated March 6, 2007
 2. Land Use Map
 3. Notice of Public Hearing
 4. Draft factual
 5. Draft staff report
 6. Draft reports/recommendation
 7. Environmental documentation and related letters



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

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

Bruce W. McClendon FAICP
Director of Planning

TENTATIVE PARCEL MAP NO. 068295

Notice is hereby given that a Hearing Officer of Los Angeles County will conduct a public hearing concerning this proposed land development on December 16, 2008, at 9:00 a.m., in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Room 150 will open to the public at 8:50 a.m. Interested persons will be given an opportunity to testify.

This project received a Mitigated Negative Declaration pursuant to State and County Environmental Reporting Guidelines. With project mitigation measures, impacts will be reduced to a less-than-significant level.

General description of proposal: The parcel map proposes to create four single family parcels on 26.3 gross acres.

General location of property: 6989 Elizabeth Lake Road, Leona Valley, in the Leona Valley Zoned District.

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

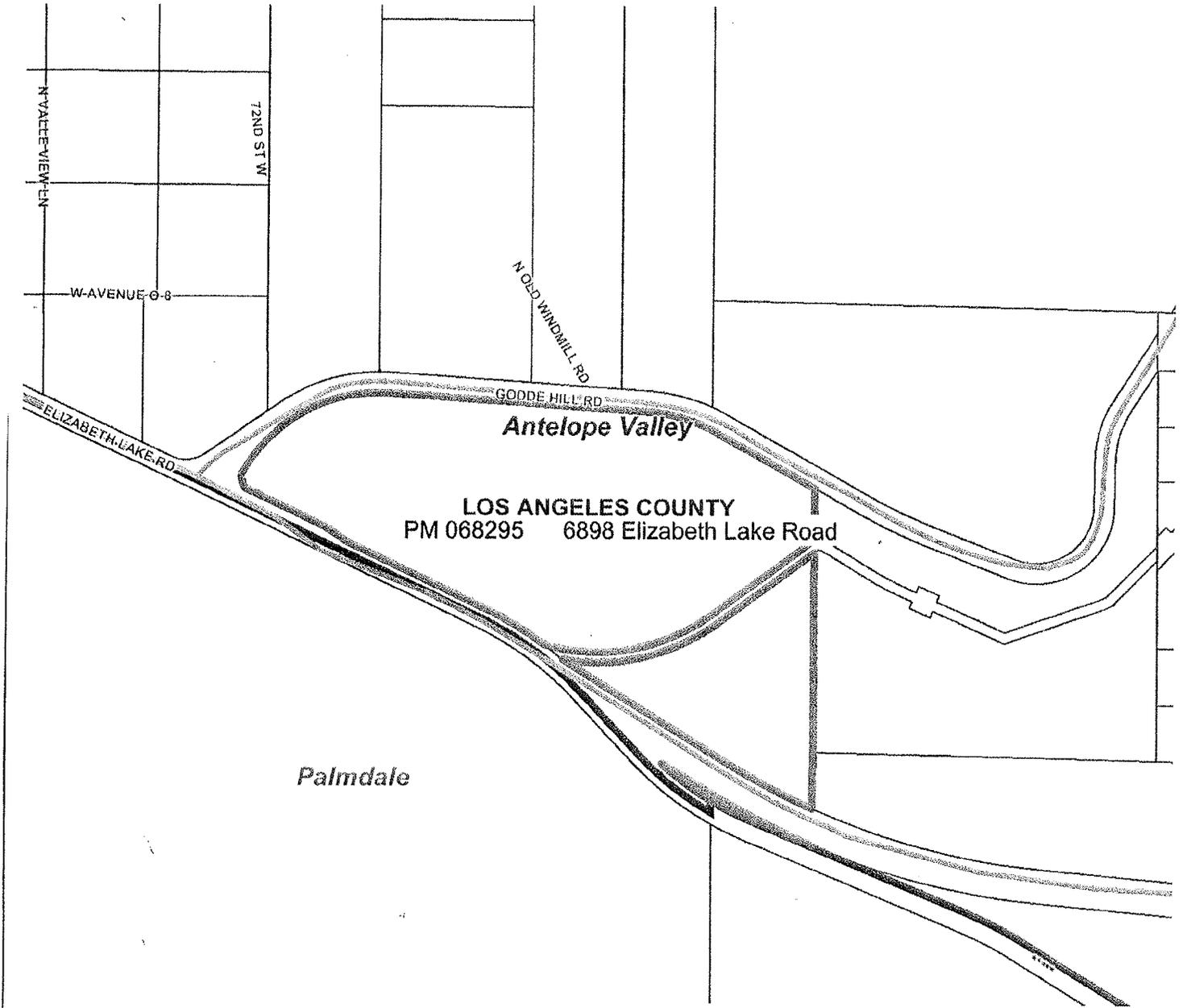
If you challenge a County action in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Hearing Officer at, or prior to, the public hearing.

Case materials are available for inspection during regular working hours at the Department of Regional Planning, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. These materials will also be available for review beginning November 16, 2008, at the Canyon Country JoAnne Darcy Library, 18601 Soledad Canyon Road., Santa Clarita, CA 91351-3721. Selected materials are also available on the Department of Regional Planning website at "<http://planning.lacounty.gov/case.htm>."

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

"Este es un aviso de una audiencia publica de acuerdo al Decreto de la Proteccion del Medio Ambiente de California. El proyecto que se considera por el Condado de Los Angeles es una propuesta para crear 4 lotes en 26.3 acres. La audiencia publica para considerar el proyecto se llevara acabo el 16 de diciembre de 2008. Si necesita mas informacion, o si quiere este aviso en Espanol, favor de llamar al Departamento de Planificacion al (213) 974-6466."

VICINITY MAP



Copyright 2005 - Los Angeles County Department of Regional Planning, created by the GIS Section

Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET.
The map should be interpreted in accordance with the disclaimer statement of GIS-NET.



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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.	
PUBLIC HEARING DATE 12-16-2008	

APPLICANT Gary Shafer, Mari-Elena Case	OWNER Villa del Sol Sweet Cherry Farms, LLC	REPRESENTATIVE WRA Engineering/Jon Reno
--	---	---

REQUEST
To create four (4) single family parcels on 26.3 gross acres.

LOCATION/ADDRESS 6989 Elizabeth Lake Road	ZONED DISTRICT Leona Valley
ACCESS Godde Hill Road; Elizabeth Lake Road	COMMUNITY Leona Valley
	EXISTING ZONING 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.

SIZE 26.3 gross acres	EXISTING LAND USE Commercial cherry orchard	SHAPE Irregular	TOPOGRAPHY Generally flat
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SURROUNDING LAND USES & ZONING

North: Single family residential/A-2-2	East: Single family residential /A-2-2
South: City of Palmdale	West: 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	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. 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)

PROJECT No. PM 068295

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
DRAFT 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. 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 at this time.

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, or 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,
- avoid 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 at this time.

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.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On DATE, 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 and La Opinion on DATE, 2008. Project materials, including the tentative parcel map, land use map and recommended conditions were received at the Canyon Country JoAnne Darcy Library on DATE, 2008. Public hearing notices were posted on the subject property fronting Elizabeth Lake Road and Godde Hill Road on DATE, 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 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 Conditions
- Tentative Parcel Map No. 068295, dated March 6, 2007
- Land Use Map
- GIS-NET Map
- Thomas Guide Page
- Environmental Documentation and Related Letters

SMT:DCK:dck
11/10/08

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 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.

=====

GRADING CONDITIONS:

- Approval of this map pertaining to grading is recommended.

EPR Name Diego G. Rivera Date 04/02/07 Phone (626) 458-4921
DIEGO G. RIVERA

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  Reviewed by _____ Date 1/24/08
Geir Mathisen

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 #	68295	DRP Map Date:	03/06/2007	SCM Date:	04/23/2007	Report Date:	04/19/2007
Park Planning Area #	43A		LAKE ELIZABETH			Map Type:	REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.03
IN-LIEU FEES:	\$1,805

Conditions of the map approval:

The park obligation for this development will be met by:

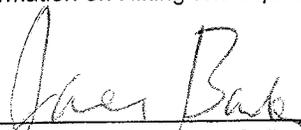
The payment of \$1,805 in-lieu fees.

Trails:

No trails.

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

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

By: 
James Barber, Developer Obligations/Land Acquisitions



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



PARK OBLIGATION WORKSHEET

Tentative Map #	68295	DRP Map Date:	03/06/2007	SMC Date:	04/23/2007	Report Date:	04/19/2007
Park Planning Area #	43A		LAKE ELIZABETH			Map Type:	REV. (REV RECD)

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

(P)people x (0.003) 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

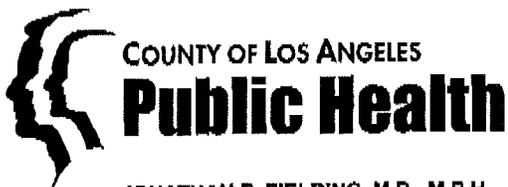
	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.68	0.0030	4	0.03
M.F. < 5 Units	1.33	0.0030	0	0.00
M.F. >= 5 Units	3.54	0.0030	0	0.00
Mobile Units	2.05	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.03

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

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.03	\$60,155	\$1,805

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

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.03	0.00	0.00	0.03	\$60,155	\$1,805



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) 430-5380 • FAX (626) 813-3016

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

Gloria Molina
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Michael D. Antonovich
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 (1st Revision)

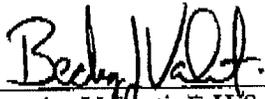
The County of Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Parcel Map 068295** is cleared for public hearing. The following conditions still apply and are in force:

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: RENVT 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
	Geotechnical				
	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 Contractor	DPW

Applicant Initials 

Mitigation

Action Required

When Monitoring to Occur

Responsible Agency or Party

Monitoring Agency or Party

Five

Submit a Fuel Modification and Landscape Plan to the County of Los Angeles Fire Department and Department of Regional Planning for review and approval.	Submit Fuel Modification and Landscape plan for review and approval	Prior to issuance of grading permit	Applicant	Fire Department DRP
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Noise

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.	Submit a copy of approved Building Plans with note referencing Chapter 12.08 Field Verification	During all phases of construction	Applicant	DPW DRP
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Water Quality

Any impact on the environment by the use of Onsite Wastewater Treatment Systems (OWTS) will be mitigated by pretreatment of the effluent, if necessary.	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	Prior to installation of any Onsite Wastewater Treatment Systems	Applicant	DHS
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Applicant Initials 

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

	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	DRP
		Field Verification		Contractor	

Cultural Resources

	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	DRP
				Contractor	County Coroner
					NAHC

Visual Qualities

	Homes shall use earth tone colors.	Use earth tone finishes	Prior to issuance of certificate of occupancy	Applicant	DRP
		Field Verification		Contractor	

Education

	Library impact fee shall be paid.	Fee payment	Prior to issuance of building permit	Applicant	DRP
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Hazardous Materials

	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

Applicant Initials: 

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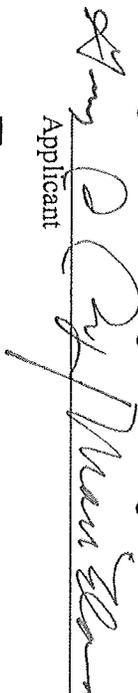
Recreation

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


 Applicant _____ Date 10-21-08

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

Staff _____ Date _____



******* 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 – NI (Non-Urban 1 (0.5 du/ac))

Major projects in area:

<u>PROJECT NUMBER</u>	<u>DESCRIPTION & 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)
-
-

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mtns. Area
- Fernandefio 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
- Fernandefio Tataviam-Band of Mission Indians
Rudy J. Ortega, Jr.
-
-
-

Regional Significance

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

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

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
			Less than Significant Impact/No Impact			
			Less than Significant Impact with Project Mitigation			
			Potentially Significant Impact			
CATEGORY	FACTOR	Pg			Potential Concern	
HAZARDS	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"/>	
RESOURCES	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"/>	
SERVICES	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"/>	
OTHER	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 McCarthy Date: _____

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

HAZARDS - 3. Fire

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
<hr/> <i>The project is located in a Very High Fire Hazard Severity Zone.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
<hr/> <i>The project site is not inaccessible.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
<hr/> <i>The project site does not consist of any dwelling units and does not propose more than 75 dwelling units on a single access.</i> |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
<hr/> <i>Water system requirements will be required when this land is further divided and/or during the building permit process. Water requirements will be determined prior to building permit issuance.</i> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
<hr/> <i>There are no potential dangerous fire hazard conditions/uses within a 1,000 foot radius of the project site.</i> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the proposed use constitute a potentially dangerous fire hazard?
<hr/> <i>The proposed use does not constitute a potentially dangerous fire hazard.</i> |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

- Water Ordinance No. 7834 Fire Ordinance No. 2947 Fire Regulation No. 8
 Fuel Modification / Landscape Plan

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Project Design Compatible Use

Applicant shall comply with all requirements of Subdivision Committee.

Fire Department approval of fuel modification plan required.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** 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"/> | Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
<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> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are there any special fire or law enforcement problems associated with the project or the general area?
<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> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors?
<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)? <i>The project would not result in a cumulatively considerable net increase of any criteria pollutant.</i>
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?
<hr/> <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?
<hr/> <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?
<hr/> <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.)?
<hr/> <i>Based on review of GIS-NET data, the project site does not appear to contain any major riparian or other sensitive habitat. 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)?
<hr/> <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.)?
<hr/> <i>Based on review of GIS-NET data, there is <i>Chorizanthe xanti</i> var. <i>leucotheca</i> (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"/> MITIGATION MEASURES | <input type="checkbox"/> OTHER CONSIDERATIONS |
| <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?
<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?
<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?
<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?
<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?
<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? <hr/> <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? <hr/> <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? <hr/> <i>No other changes are proposed by the project.</i>
d.	<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 **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)?
<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?
<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?
<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?
<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?
<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)?
<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 - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project create capacity problems at the district level?</p> <p><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></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project create capacity problems at individual schools that will serve the project site?</p> <p><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></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project create student transportation problems?</p> <p><i>The proposed project is relatively small (four lot subdivision) and will not create student transportation problems.</i></p>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Could the project create substantial library impacts due to increased population and demand?</p> <p><i>Library impact fee shall be paid prior to issuance of building permits.</i></p>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p> <hr/> <hr/>

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> <hr/>
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> <hr/>
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?
<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?
<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?
<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)?
<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)?
<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?
<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?
<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?
<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?
<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?
<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?
<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?
<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?
<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?
<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?
<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?
<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?
<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
 Toxic Clean-up Plan

OTHER CONSIDERATIONS

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"/> | 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> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
<i>The proposed project is relatively small and will not induce substantial direct or indirect growth in the area.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
<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> |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

MITIGATION MEASURES

OTHER CONSIDERATIONS

Payment of in-lieu fees for park obligation

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> <hr/>
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> <hr/>
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> <hr/>

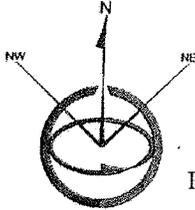
CONCLUSION

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
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

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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,

A handwritten signature in black ink, appearing to read "Mat Havens".

Mat Havens
Director of Facility Acquisition and Development

MH/ct





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:

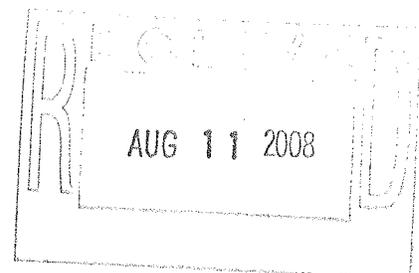
This letter is in response to your request to provide comments/suggestions as to the impact on our station operations related to Project No. PM 068295. We have reviewed the proposal provided to us by your office. Based upon the uses described, we believe Sheriff's Department services will not be adversely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





Linda S. Adams
Secretary for
Environmental Protection



Department of Toxic Substances Control

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



Arnold Schwarzenegger
Governor

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.

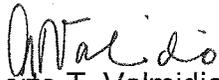
Based on the review of the document, DTSC comments are as follows:

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. If you would like to meet and discuss this matter further, please contact me at (818) 717-6550

Sincerely,

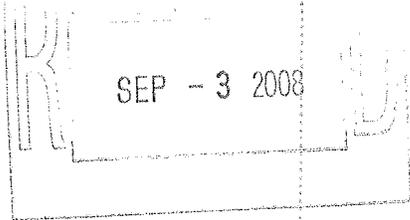


Alberto T. Valmidiano
Project Manager

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, 22nd Floor, M.S. 22-2
Sacramento, California 95814



PALMDALE

a place to call home

JAMES C. LEDFORD, JR.
Mayor

STEPHEN KNIGHT
Mayor Pro Tem

MIKE DISPENZA
Councilmember

STEVEN D. HOFBAUER
Councilmember

TOM LACKEY
Councilmember

September 2, 2008

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

Palmdale, CA 93550-4798

Tel: 661/267-5100

Fax: 661/267-5122

TDD: 661/267-5167

Dear Mr. McCarthy:

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.

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,



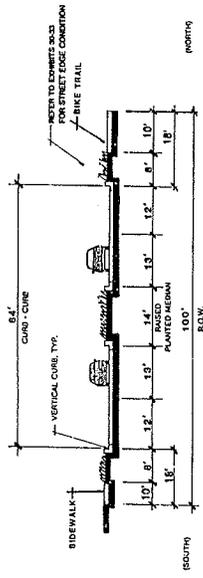
Donna Fairchild
Associate Planner

Attachments

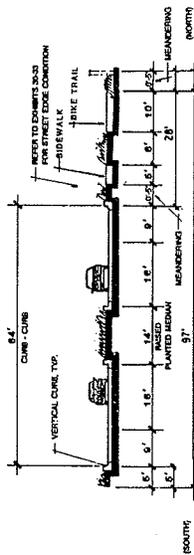
Exhibit 22 Circulation Plan, Ritter Ranch Specific Plan
Exhibit 23 Circulation Plan – Street Sections, Ritter Ranch Specific Plan

Circulation Plan - Street Sections

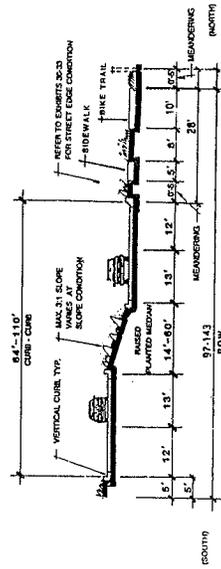
Exhibit 23



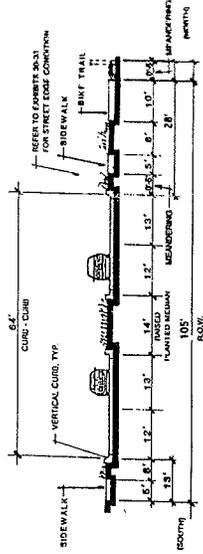
SECTION A1 ELIZABETH LAKE ROAD (4 LANE DIVIDED)
GODDE HILLS TO EASTERN BOUNDARY



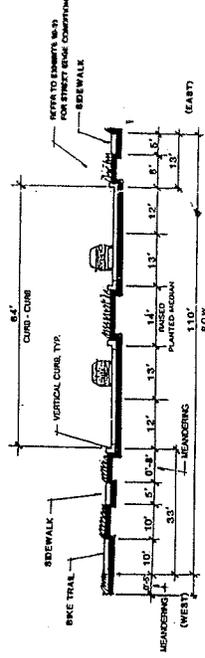
SECTION B1 RITTER RANCH ROAD (2 LANE DIVIDED)
GODDE HILL TO CITY RANCH ROAD



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. SPECIFICS OF WIDENING AT INTERSECTIONS WILL BE DETERMINED DURING DESIGN AND BASED ON FUTURE TRAFFIC ANALYSIS.



AZEA
AZUSA
PLANNING

Ritter Ranch Specific Plan



Circulation Plan

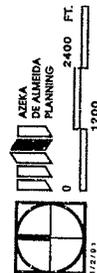
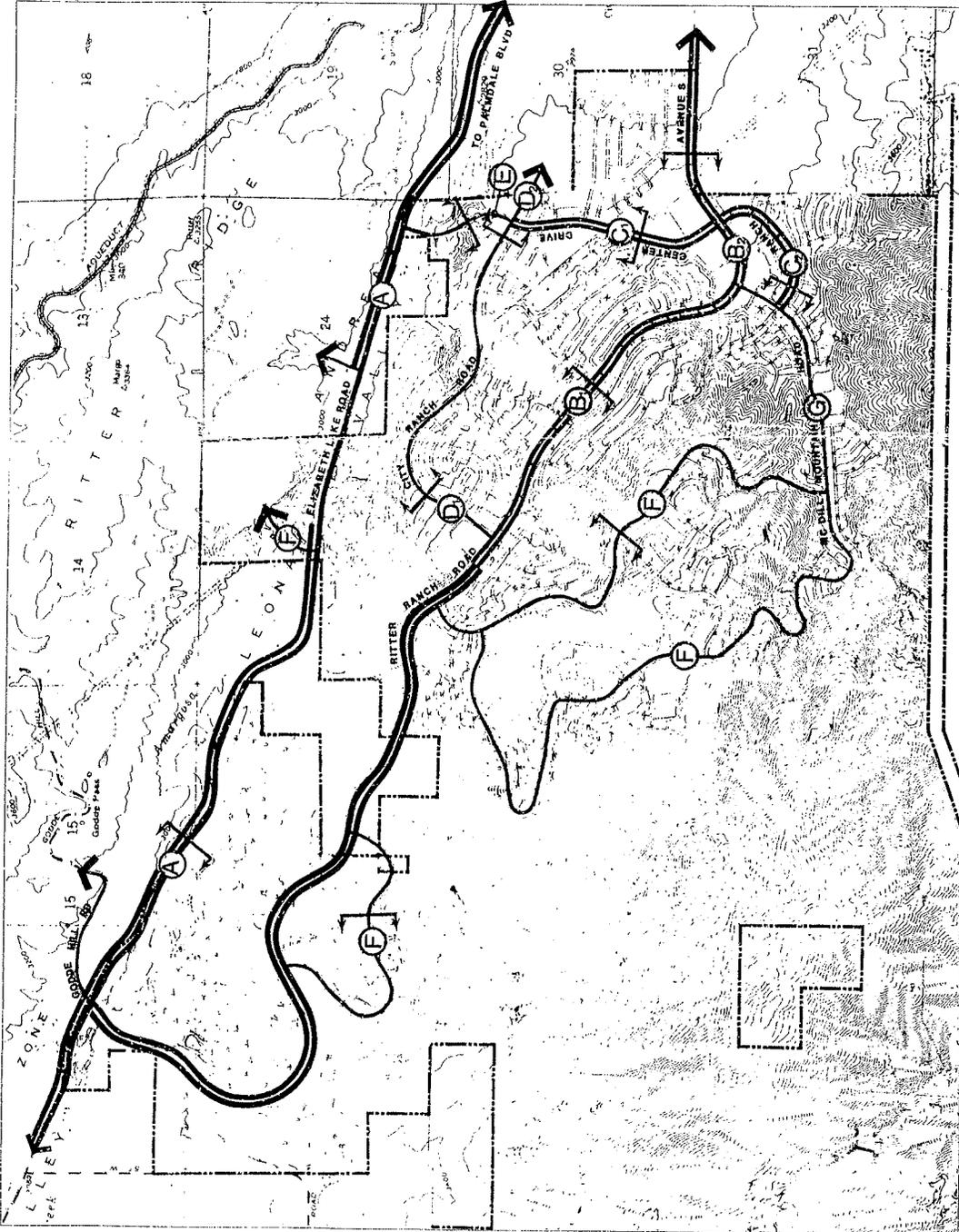


A-39

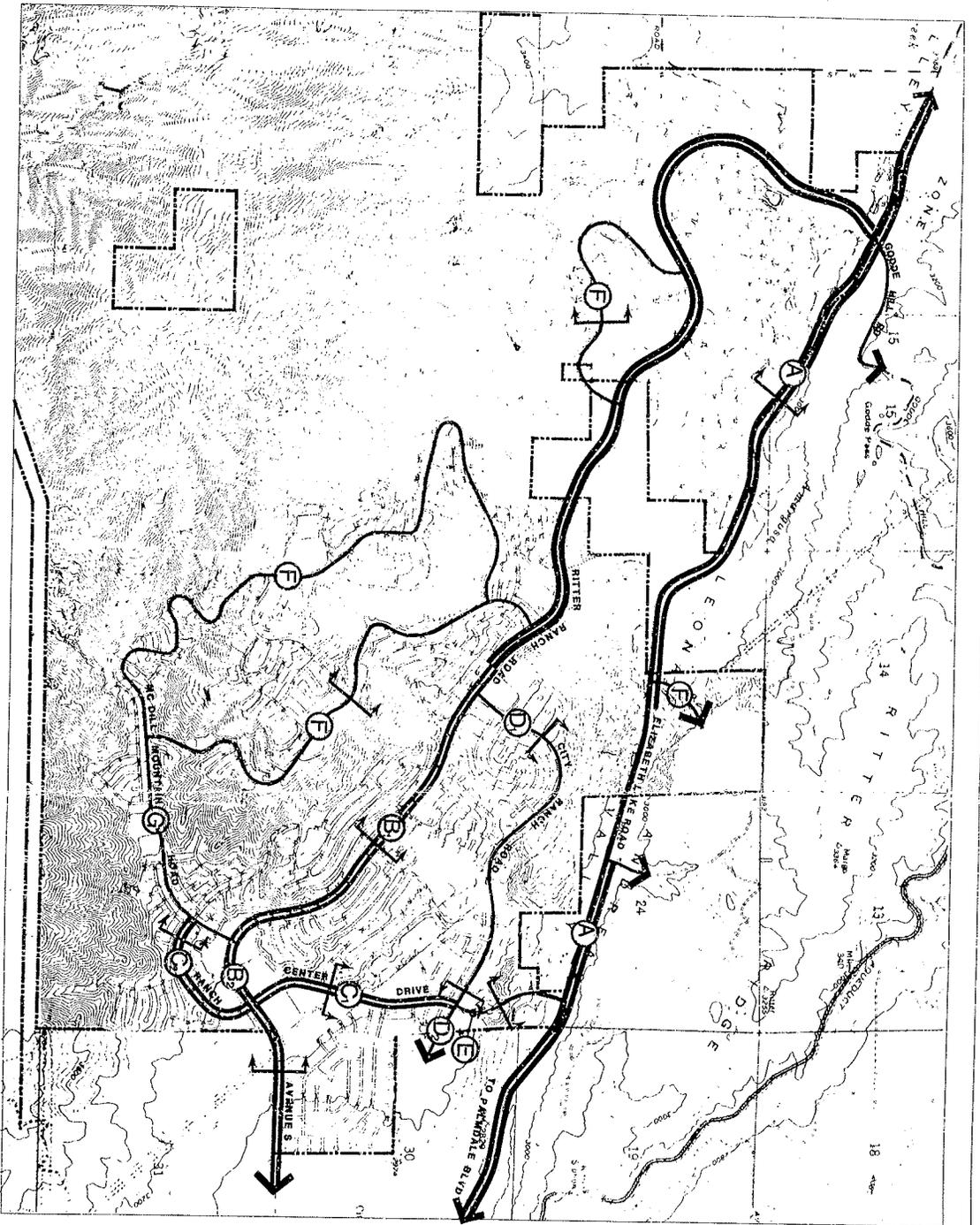
Exhibit 22

Symbol	Description
	Four Lane Divided Arterial
	Two Lane Individual Collector

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



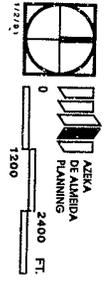
Ritter Ranch Specific Plan



Symbol	Description
	Four Lane Divided Arterial
	Two Lane Individual Collector

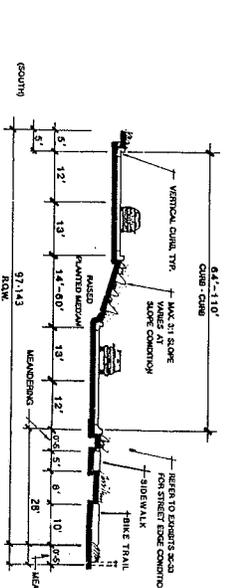
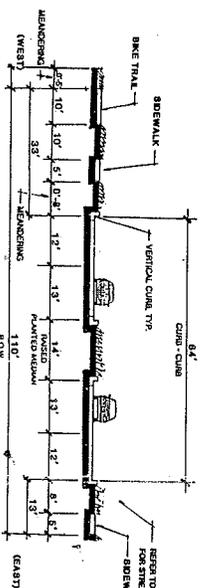
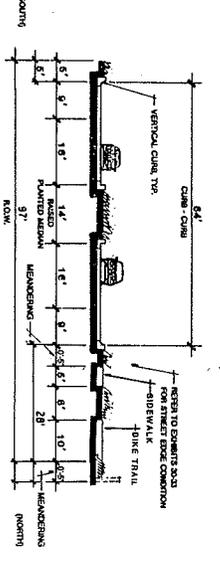
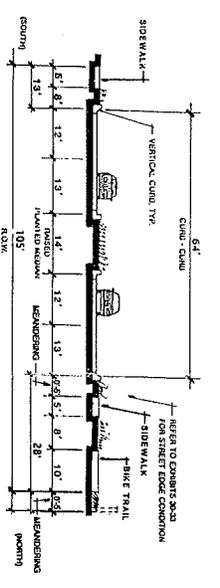
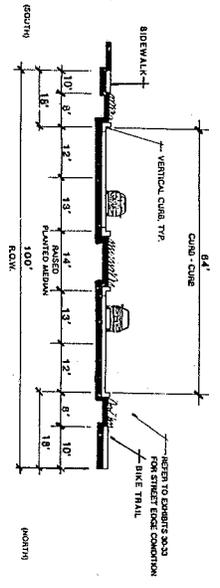
Circulation Plan

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



Ritter Ranch Specific Plan

Circulation Plan 1 Street Sections



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