



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



October 28, 2008

Bruce W. McClendon FAICP
Director of Planning

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

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

SUBJECT: TENTATIVE PARCEL MAP NO. 070602

Tentative Parcel Map No. 070602 is scheduled for a Public Hearing before the Hearing Officer of Los Angeles County on **December 2, 2008**.

Please have the materials listed below available to the public.

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

Thank you.

- Attachments:
1. Copy of Tentative Parcel Map No. 070602, dated August 26, 2008
 2. 1000-Foot Radius Land Use Map
 3. Notice of Public Hearing
 4. Draft Factual
 5. Draft Reports/Recommendation
 6. Environmental Document



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

**NOTICE OF PUBLIC HEARING
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

Bruce W. McClendon FAICP
Director of Planning

**TENTATIVE PARCEL MAP NO. 70602
ENVIRONMENTAL ASSESSMENT CASE NO. 200400097-(5)**

Notice is hereby given that the Hearing Officer of Los Angeles County will conduct a public hearing concerning this proposed land development on December 2, 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 am.** Interested persons will be given an opportunity to testify.

A Negative Declaration has been prepared for the proposed project pursuant to State and County Environmental Reporting Guidelines.

General description of proposal: The parcel map proposes to create three single-family parcels and one remainder parcel on 19.0 gross acres.

General location of property: 4124 Oki Street, Acton in the Soledad Zoned District of Los Angeles County.

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: Mr. Ramon Cordova. You may also obtain additional information concerning this case by phoning Mr. Ramon Cordova at (213) 974-6433. Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) and then ask to be connected to (213) 974-6433. Public service hours: 7:30 a.m. to 6:00 p.m., Monday through Thursday. Our office is closed on Fridays.

If the final decision on this proposal is challenged in court, testimony may be limited to issues raised at the public hearing or by written correspondence delivered to the Regional Planning Commission 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 2, 2008 at the Palmdale City Library, 700 East Palmdale Boulevard, Palmdale California 93550. Selected materials are also available on the Department of Regional Planning website at "<http://planning.lacounty.gov/case.htm>."

"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 tres parcelas de familia solos y un parcela de resto en 19.0 acres. La audiencia publica para considerar el proyecto se llevara acabo el 2 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."



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

TENTATIVE PARCEL MAP NO 070602

RPC MEETING DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE December 2, 2008	

APPLICANT Richard Marshall		OWNER Richard and Craig Marshall		REPRESENTATIVE L. Liston & Associates	
REQUEST Tentative Parcel Map: To create three Single-Family parcels and one remainder parcel on 19.0 gross acres.					
LOCATION/ADDRESS 4124 Oki Street, Acton			ZONED DISTRICT Soledad		
ACCESS Oki Street and Escondido Canyon Road			COMMUNITY Acton		
			EXISTING ZONING A-1-1(Light Agricultural-One Acre Minimum Required Lot Area)		
SIZE Gross: 19.0 Acres Net: 18.2 Acres		EXISTING LAND USE Unimproved		SHAPE Rectangular	TOPOGRAPHY Slightly sloping to steep terrain
SURROUNDING LAND USES & ZONING					
North: Single-family residences and unimproved properties/A-1-1			East: Unimproved property/ A-1-10,000 (Light Agricultural-10,000 Square Feet Minimum Lot Area)		
South: Single-family residences/ and unimproved properties /A-1-1			West: Single-family residences and unimproved properties/ A-1-1 (Heavy Agricultural-One Acre Minimum Required Lot Area)		
GENERAL PLAN		DESIGNATION		MAXIMUM DENSITY	
Antelope Valley Area Plan		N1 (Non-Urban 1 -0.5 DU/AC) and N2 (Non-Urban 2-One DU/AC)		11 DU	
ENVIRONMENTAL STATUS: RENV 2004-00097 A Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. Based on the initial study, it has been determined that the project will not have a significant effect on the environment.					
DESCRIPTION OF SITE PLAN The tentative parcel map, dated August 26, 2008, depicts a proposed subdivision of three single-family parcels and one remainder parcel on 19.0 gross acres. The size of the proposed single-family parcels range from 5.05 to 5.41 gross acres. Parcel Nos. 2 and 3 are proposed as flag lots each with a 20-foot wide access strip fronting on Oki Street. The proposed remainder parcel is 2.3 gross acres in size and has frontage on Escondido Canyon Road. A 12-foot wide trail easement is requested by the Los Angeles County Department of Parks & Recreation over the remainder parcel and adjoining Escondido Canyon Road for the Acton Community Trail. Sewage disposal will be provided by individual septic systems. No grading is proposed for the proposed development.					
KEY ISSUES <ul style="list-style-type: none"> The proposed subdivision is within the boundaries of the Acton CSD and will be required to comply with minimum lot area width and length and setback standards. <p style="text-align: right;"><i>(If more space is required, use opposite side)</i></p>					

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*	PETITIONS	LETTERS

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

- APPROVAL DENIAL
- No improvements ___ 20 Acre Lots ___ 10 Acre Lots ___ 2½ Acre Lots ___ Sect 191.2
- Street improvements X Paving X Curbs and Gutters X Street Lights
- X Street Trees ___ Inverted Shoulder X Sidewalks ___ Off Site Paving ___ ft.
- Water Mains and Hydrants
- Drainage Facilities
- Sewer Septic Tanks Other _____
- Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning

ADDITIONAL ISSUES AND ANALYSIS

Prepared by: Ramon Cordova

DRAFT CONDITIONS:

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance), the area requirements of the A-1-1 zone, Acton Community Standards District ("CSD").
2. The subject property shall be developed and maintained in substantial compliance with the approved tentative map, dated August 26, 2008.
3. The subdivider shall submit a copy of the project's maintenance agreements and/or Covenants, Conditions and Restrictions ("CC&R's") to the Los Angeles County Department of Regional Planning ("Regional Planning") for review and approval.
4. Provide at least 40 feet of street frontage at the property line for each lot fronting on a cul-de-sac and knuckle and at least 50 feet of street frontage at the property line for all other lots, except for flag lots. Provide approximately radial lot lines for each lot.
5. Provide for the ownership and continued maintenance of the private and future streets by a homeowners' association or by a road maintenance agreement, and provide Regional Planning with a copy of the covenants, conditions and restrictions for review prior to final map approval.
6. Parcel Nos. 2 and 3 are approved as flag lots. Each flag lot shall have a fee access strip of at least 20 feet in width on multiple access.
7. Reserve reciprocal easements for ingress and egress over the common driveway to benefit Parcel Nos. 2 and 3 served. Submit a copy of the draft document to be reviewed prior to recordation by Regional Planning prior to final map approval.
8. Provide a maintenance agreement for the continued maintenance of the private driveway. Provide a copy of the document to be recorded to Regional Planning for review prior to final map approval.
9. Construct or bond with the Los Angeles County Department of Public Works ("Public Works") for driveway paving in widths as shown on the approved tentative map, dated August 26, 2008, to the satisfaction of Regional Planning and the Los Angeles County Fire Department ("Fire Department").
10. Label any driveway required to be a fire lane by the Fire Department as a "Private Driveway and Fire Lane" on the final map or on a plat to be recorded by separate instrument concurrently with the recordation of the final parcel map.

11. Post any driveway required to be a fire lane by the Fire Department "No Parking-Fire Lane" and provide for continued enforcement through a Maintenance Agreement to be recorded on the property. Submit a copy of the draft document to be reviewed prior to recordation to Regional Planning prior to final map approval.
12. A final parcel map is required for this land division. A parcel map waiver is not allowed.
13. Provide reciprocal easements over the multiple access strips for the benefit of the lots served. Submit to the Department of Regional Planning for approval a notarized letter agreeing to record the easement documents when the lots are sold and a copy of the easement document.
14. Record a covenant reserving reciprocal easements for ingress and egress over the common driveways for the benefit of the lots served. Provide a copy of the document to be recorded to the Department of Regional Planning for review prior to final map approval.
15. Provide a maintenance agreement for the continued maintenance of the private driveway. Provide a copy of the document to be recorded to the Department of Regional Planning for review prior to final map approval.
16. No grading permit shall be issued prior to the recordation of a final map, unless as authorized by the Director of Regional Planning ("Director of Planning") determines that the proposed grading conforms to the conditions of this grant and the Acton CSD.
17. Three copies of a landscape plan which may be incorporated into a revised site plan, shall be submitted and approved by the Director of Planning prior to issuance of any grading permit and/or building permit.
18. Per Section 21.32.195 of the County Code, plant or cause to be planted at least one tree of a non-invasive species within the front yard of each residential lot. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Director of Planning and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
19. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest shall pay a fee to the Los Angeles County Librarian prior to issuance of any building permit, as this project's contribution to mitigating impacts on the library system in the Santa Clarita Planning Area, in the amount required by

Chapter 22.72 at the time of payment and provide proof of payment to the Department of Regional Planning. The current fee amount is \$767.00 per dwelling unit (\$767.00 X 3 dwelling units = \$2,301.00). The Fee is subject to adjustment as provided for in applicable local and State law. The subdivider may contact the County Librarian at (562) 940-8450 regarding payment of fees.

20. Upon completion of the appeal period, 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.
21. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, and employees to attack, set aside, void or annul this tract map approval, or related discretionary approvals, whether legislative or quasi-judicial, 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.
22. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to subdivider, or subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional fund 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 for collection and duplication of records and other related documents will be paid by subdivider according to Section 2.170.010 of the County Code.

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 also consists of members of the Public Works, Fire Department, Department of Parks and Recreation, and Public Health.

DRAFT

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 70602 (Rev.)

TENTATIVE MAP DATED 08-26-2008

The following reports consisting of 10 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.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 70602 (Rev.)

TENTATIVE MAP DATED 08-26-2008

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. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
9. Reserve reciprocal easements for drainage, grading, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
10. 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.
11. 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.
12. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
13. Show the remainder of the last legally created parcel as "Not a Part" on any final map to the satisfaction of the Director of Public Works.
14. Extend lot lines to the center of private and future streets.
15. Grant ingress/egress and utility easements to the public over the private and future or future streets.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 70602 (Rev.)

TENTATIVE MAP DATED 08-26-2008

16. If applicable, vacate any excess right of way along the northerly and westerly property line to the satisfaction of Public Works.
17. The following note shall be placed on all parcel maps with parcel sizes of five acres or more: "Further division of this property to 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 Los Angeles County development standards."
18. 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.

Prepared by  Conrad M. Green
pm70602L-rev3.doc

Phone (626) 458-4917

Date 09-16-2008



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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

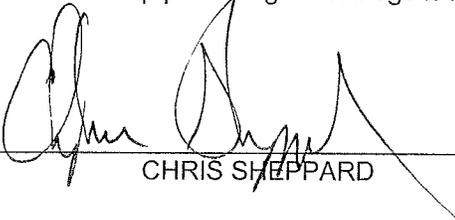
PARCEL MAP NO. 070602

TENTATIVE MAP DATED 08/26/2008

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

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

- Approval of this map pertaining to drainage is recommended (No grading is proposed).

Name  Date 09/04/2008 Phone (626) 458-4921
CHRIS SHEPPARD

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 70602*
SUBDIVIDER Richard Marshall
ENGINEER L. Liston & Associates
GEOLOGIST & SOILS ENGINEER Southwest Geotechnical, Inc.

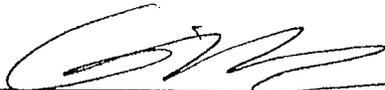
TENTATIVE MAP DATED 8/26/08 (Revision)
LOCATION Acton
GRADING BY SUBDIVIDER [Y] (Y or N)
REPORT DATE 2/10/06, 12/5/05

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://www.dpw.lacounty.gov/gmed/manual.pdf>).
2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at <http://www.dpw.lacounty.gov/gmed/manual.pdf>).
4. 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).
5. 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 No. 1 refer to report by Southwest Geotechnical, Inc., dated 2/10/06."
6. The Soils Engineering review dated 9/11/08 is attached.

*Formerly Parcel Map 61748

Prepared by _____ Reviewed by  Date 9/11/08
Geir Mathisen

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

SOILS ENGINEERING REVIEW SHEET

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

District Office 8.0
PCA LX001129
Sheet 1 of 1

Tentative Parcel Map 70602
Location Oki Street, Acton
Developer/Owner Richard Marshall
Engineer/Architect L. Liston & Associates
Soils Engineer Southwest Geotechnical, Inc. (0410345)
Geologist Southwest Geotechnical, Inc.

DISTRIBUTION:

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

Review of:

Tentative Parcel Map Dated by Regional Planning 8/26/08 (rev.)
Soils Engineering Report Dated 12/5/05
Soils Engineering Addendum Dated 2/10/06
Previous Review Sheet Dated 2/4/08 (Parcel Map No. 61748)

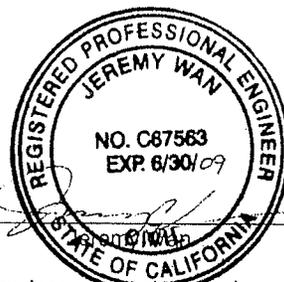
ACTION:

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

REMARKS:

1. Prior to approval of the Final Map for recordation, the following must be shown on the Final Map:
"According to the Geotechnical Consultants of Record parts or all of Lot (1) are subject to liquefaction. For location of areas subject to liquefaction and corrective work requirements refer to geotechnical reports by Southwest Geotechnical, Inc. dated 2/10/06".
2. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.



Prepared by _____ Date 9/11/08

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

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\gmepub\Soils Review\Jeremy\PR 70602, Acton, TPM-A_1.doc

1. Approval of this map pertaining to grading is recommended.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

1. For the purposes of determining appropriate slope and roadway easements, provide an engineers study that analyzes the existing grading relative to the access road shown on the tentative map and relative to the Fire Department conditions for access.
2. Provide a non-exclusive easement (per engineer's study) for ingress, egress, slopes, drainage purposes, and utilities, with the right to construct and maintain improvements along the northerly property line fronting parcels 1, 2, and 3 by separate documents concurrently with or immediately after the Final Map recordation to the satisfaction of Public Works, Regional Planning, and the Fire Department. The easement shall be for the benefit of parcels 1, 2, and 3, and the adjacent northerly properties (APN no. 3208-017-053, 057, and 059). The easement shall be located and dimensioned per engineer's study.

MMB *MDF*

Name David Esfandi Date 09/25/2008 Phone (626) 458-4921

C:\Documents and Settings\MESfandi\My Documents\PM 70602 III.doc

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

1. Make and offer of private and future right of way 58 feet on Oki Street including a standard offset cul-de-sac bulb within the property to the satisfaction Public Works.
2. Whenever there is an offer of a private and future street, provide a drainage statement/letter.
3. Dedicate drainage and slope easements along Oki Street to the satisfaction of Public Works. For the purposes of determining appropriate drainage and slope easements, provide an engineers study including cross sections that shows the existing grades, proposed grades on Oki Street, and Fire Department approved proposed grades on private driveways.
4. Provide a non-exclusive easement (per engineer's study) for ingress, egress, slopes, drainage purposes, and utilities, with the right to construct and maintain improvements along the northerly property line fronting parcels 1, 2, and 3 by separate documents concurrently with or immediately after the Final Map recordation to the satisfaction of Public Works, Regional Planning, and the Fire Department. The easement shall be for the benefit of parcels 1, 2, and 3, and the adjacent northerly properties (APN no. 3208-017-053, 057, and 059). The easement shall be located and dimensioned per the engineer's study.



Prepared by Joseph Nguyen
Tr70602r.doc

Phone (626) 458-4915

Date 09-15-2008

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 70602 (Rev.)

Page 1/1

TENTATIVE MAP DATED 08-26-2008

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.


Prepared by Imelda Ng

pm70602s-rev3.doc

Phone (626) 458-4921

Date 09-16-2008

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
PARCEL MAP NO. 70602 (Rev.)

Page 1/1

TENTATIVE MAP DATED 08-26-2008

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.

Prepared by  Lana Radle
pm70602w-rev3.doc

Phone (626) 458-4921

Date 09-25-2008



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

RP - R 9/20/08

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: PM 70602 Map Date: August 26, 2008

C.U.P. Vicinity:

- FIRE DEPARTMENT HOLD on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "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: Access as shown on the Tentative Map is adequate.
A 20ft. driveway and an approved Fire Department turnaround is required on each lot. The required turnarounds shall maintain a grade not to exceed 5%. All grade transitions within the driveways shall not exceed 10% in 10ft and/or shall comply with the Department of Public Works standards at Oki Street. Compliance is required to be indicated on the architectural plans to be reviewed and approved during the building permit process prior to building permit issuance.

By Inspector: Juan C. Padilla Date September 22, 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 70602 Map Date: August 26, 2008

Revised Report _____

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

Comments: **Each lot is over 5 acres in gross size. Water system requirements will be determined during the building permit process 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 September 22, 2008

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



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map #	70602	DRP Map Date: 08/26/2008	SCM Date: 10/06/2008	Report Date: 09/30/2008
Park Planning Area #	43E	AGUA DULCE / ACTON		Map Type: TENTATIVE

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:	\$1,276

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$1,276 in-lieu fees.

Trails:

See also attached Trail Report. If you have any questions regarding the trail, please contact Myrna Rodriguez at 213.3515135.

Comments:

Formerly tract map #61748.

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
James Barber, Developer Obligations/Land Acquisitions



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



PARK OBLIGATION WORKSHEET

Tentative Map #	70602	DRP Map Date: 08/26/2008	SMC Date: 10/06/2008	Report Date: 09/30/2008
Park Planning Area #	43E	AGUA DULCE / ACTON		Map Type: TENTATIVE

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	3.11	0.0030	3	0.03
M.F. < 5 Units	2.02	0.0030	0	0.00
M.F. >= 5 Units	2.51	0.0030	0	0.00
Mobile Units	2.40	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.03

Park Planning Area = 43E AGUA DULCE / ACTON

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.03	\$42,520	\$1,276

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	\$42,520	\$1,276



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

Russ Guiney, Director

October 6, 2008

**NOTICE OF TRAIL REQUIREMENT
FOR TRACT MAPS AND PARCEL MAPS**

Map #: 70602

Date on Map: 8-26-08

Provide a 12 foot wide easement for the Acton Community Trail to the satisfaction of the Department of Parks and Recreation Standards. Because of the necessity to show the trail alignment as it pertains to topographical lines, all information pertaining to trail requirements must be shown on the Tentative Parcel Map.

 X MAP ON HOLD

 X MAKE CHANGES TO MAP TO IDENTIFY LOCATION OF DEDICATION OF 12 FOOT TRAIL EASEMENT TO THE COUNTY OF LOS ANGELES.

 X MAKE CHANGES TO MAP TO IDENTIFY LOCATION OF DEDICATION OF 12 FOOT TRAIL EASEMENT TO BE CONSTRUCTED BY DEVELOPER.

 X MAKE CHANGES TO MAP TO IDENTIFY TRAIL CROSSING AT THE INTERSECTION OF OKI STREET AND ESCONDIDO CANYON ROAD BE CONSTRUCTED TO THE DEPARTMENT OF PARKS AND RECREATION STANDARDS.

.....
The exact following language must be shown for trail dedication on the final map.

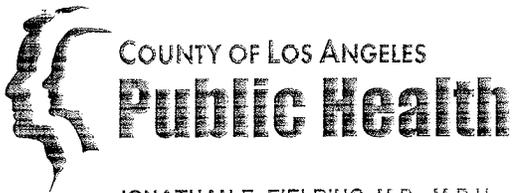
Title Page: We hereby dedicate to the County of Los Angeles a 12 foot wide easement for Riding and Hiking purposes for the Acton Community Trail.

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

 X TRAIL DEDICATION MUST BE SHOWN ON MAP.

For any questions concerning trail alignment or other trail requirements, please contact Myrna Rodriguez, at (213) 351-5135.

Myrna Rodriguez, Trails Coordinator



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

Swati Bhatt, REHS
LAND USE PROGRAM, Chief EHS
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5380 • FAX (626) 813-3016



BOARD OF SUPERVISORS

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October 15, 2008

RFS No. 08-0026141

Parcel Map No. 070602

Vicinity: Acton

Addendum Letter to Tentative Tract Map Date: August 26, 2008 (3rd Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Tract Map 070602** is cleared for public hearing. The following conditions still apply and are in force:

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

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

A handwritten signature in cursive script that reads "Becky Valenti". The signature is written in dark ink and is positioned above a horizontal line.

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

STAFF USE ONLY

PROJECT NUMBER: TR061748

CASES: RENT200400097

RCUPT200400092



**** INITIAL STUDY ****

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

GENERAL INFORMATION

I.A. Map Date: March 21, 2006

Staff Member: Rick Kuo

Thomas Guide: 4464-J2 & 4465-A1

USGS Quad: Acton

Location: West side of Escondido Canyon Road between Oki Street and Hubbard Road, Acton

Description of Project: The proposed project is an application for a Tentative Tract Map to subdivide the subject parcel into seven single-family lots. Development of single-family residences will require the installation of septic systems, an 8" water main along Oki Street that will be connected to the Los Angeles County Waterworks District No. 37, and grading in the amount of 19,000 cubic yards to be balanced on-site. Future site access for each lot will be taken from private driveways onto Oki Street. A 32' x 2609' strip of the property's frontage along Oki Street will be dedicated for right of way to the County of Los Angeles. The project site is currently vacant, relatively undisturbed, and requires a Conditional Use Permit (CUP) for development within a hillside management area.

Gross Area: 19.03 acres

Environmental Setting: The project site is located in the unincorporated Los Angeles County community of Acton and its Community Standards District, and is bordered by Escondido Canyon Road to the east and Oki Street to the north. Land uses within 500 feet consist of single-family residences and vacant lots. The project site is vacant and contains slopes of over 25%. There is a natural drainage course running through the eastern portion of the property.

Zoning: A-1-1 (Light Agriculture)

General Plan: Category R : Non-urban

Community/Area Wide Plan: Antelope Valley Area Plan - Non-urban 1 (0.5 DU per acre) and Non-urban 2 (1.0 DU per acre)

Major projects in area:

Project Number

Description & Status

PM27044/03-110

3 sf lots on 9.8 acres (Approved 10/19/04).

TR060464/03-329

56 sf lots on 83.96 acres (Pending).

CP03-109

Storage, bottling and export of well water (Approved 3/16/05).

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
- _____

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of the Santa Monica Mtns.

Regional Significance

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

Trustee Agencies

- None
- State Fish and Game
- State Parks
- _____
- _____

- CSU Fullerton
- CHP
- _____
- _____
- _____
- _____
- _____

County Reviewing Agencies

- Subdivision Committee
- DPW: Flood Maintenance, Waterworks, Geotechnical and Materials Engineering
- Health Services: Environmental Health
- Fire 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			
		Potential Concern			
CATEGORY	FACTOR	Pg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <i>Liquefaction</i>
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <i>100-year flood area, natural drainage course</i>
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <i>Fire Zone 4, water pressure</i>
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <i>Septic systems, NPDES</i>
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <i>Coast-horned lizard, grading, fuel modification</i>
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <i>Stop work condition to be imposed if resources are found.</i>
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Pop./Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DEVELOPMENT MONITORING SYSTEM (DMS) *

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: Category 8 : Other non-urban and agricultural
- Yes No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- Yes No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

Check if DMS printout generated (attached)

Date of printout: _____

Check if DMS overview worksheet completed (attached)

*EIRs and/or staff reports shall utilize the most current DMS information available.

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, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

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

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

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

Reviewed by: Rick Kuo *Rick Kuo* Date: 15 May 2006

Approved by: Daryl Koutnik *Daryl Koutnik* Date: 15 MAY 2006

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

Determination appealed--see attached sheet.

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

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

- Yes No Maybe
- a. Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
Liquefaction (State of CA Seismic Hazard Zones Map - Acton Quad).
- b. Is the project site located in an area containing a major landslide(s)?
(State of CA Seismic Hazard Zones Map - Acton Quad).
- c. Is the project site located in an area having high slope instability?
- d. Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
Liquefaction (State of CA Seismic Hazard Zones Map - Acton Quad).
- e. Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
- f. Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?
Approximately 19,000 cubic yards of grading proposed. Slopes of over 25%.
- g. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- h. Other factors? _____

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot Size

Project Design

Approval of Geotechnical Report by DPW

Comment letter dated 5/10/05 from DPW is on file. Potential geotechnical concerns are addressed in the conditions of the project CUP which include conducting a detailed liquefaction and seismic stability analyses that conforms to the requirements of the State of California Division of Mines and Geology Special Publication 117.

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

- Yes No Maybe
- a. Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
Natural drainage course runs through proposed eastern quarter of project site.
- b. Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
Project site is located in a 100-yr flood area (LA County Safety Element - Flood Inundation Hazards Map).
- c. Is the project site located in or subject to high mudflow conditions?

- d. Could the project contribute or be subject to high erosion and debris deposition from run off?

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

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

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size Project Design

Comment letter dated 5/10/05 from DPW is on file. Conditions include complying with all requirements of the approved drainage concept to the satisfaction of the Department of Public Works.

CONCLUSION

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

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

HAZARDS - 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)?
<u>Fire Zone 4 (LA County Safety Element - Wildland and Urban Fire Hazards Map).</u> |
| 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, widths, surface materials, turnarounds or grade?
<u>Project access to be taken from Oki Street.</u> |
| 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? _____ |
| 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? <u>Water main connection through LA County Waterworks District No. 37.</u> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
<u>(LA County Safety Element - Wildland and Urban Fire Hazards Map).</u> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the proposed use constitute a potentially dangerous fire hazard?
_____ |
| 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

Comment letter dated 6/5/05 from the Fire Department and a Water Availability letter dated 5/19/05 from the Waterworks District No. 37 are on file. Applicant shall comply with conditions of the project CUP including the preparation of a water plan for approval by the Waterworks District No. 37, installation of an 8" water main along Oki Street, and participation in an appropriate financing mechanism, such as a developer fee payable at the time a building permit is issued to provide funds for fire protection in an amount proportionate to the demand created by this project.

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

HAZARDS - 4. Noise

SETTING/IMPACTS

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

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

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

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

- e. Other factors? _____

STANDARD CODE REQUIREMENTS

- Noise Control – Chapter 12.8 Building Ordinance No. 2225–Chapter 35

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size Project Design Compatible Use
- _____

CONCLUSION

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

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

RESOURCES - 1. Water Quality

SETTING/IMPACTS

- Yes No Maybe
- a. Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
Project site to connect to a water main off Escondido Road and be served by the LA County Waterworks District No. 37.
- b. Will the proposed project require the use of a private sewage disposal system?
Septic systems are proposed for development of seven single-family residences.
- If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?
Unnamed natural drainage course runs through proposed lots 1 and 2 (Tentative Parcel Map).
- c. Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
Compliance with NPDES required.
- d. Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
Compliance with NPDES required.
- e. Other factors? _____

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

- Lot Size Project Design

CONCLUSION

Comment letter dated 2/28/06 from the Department of Health Services (DHS) and a septic feasibility study by Southwest Geotechnical, Inc. are on file. Applicant has adequately addressed water quality concerns of the proposed project.

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

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

RESOURCES - 2. Air Quality

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <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?
_____ |
| 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?
_____ |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?
_____ |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with or obstruct implementation of the applicable air quality plan?
_____ |
| e. | <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?
_____ |
| f. | <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 an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
_____ |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors: _____ |

STANDARD CODE REQUIREMENTS

- Health and Safety Code Section 40506
- MITIGATION MEASURES / OTHER CONSIDERATIONS
- Project Design Air Quality Report
-

CONCLUSION

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

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

RESOURCES - 3. Biota

SETTING/IMPACTS

Yes No Maybe

- a. Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
Project site was relatively undisturbed at time of project application.
- b. Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
Fuel modification will remove most of the vegetation on-site.
- c. Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?
Unnamed natural drainage course runs through eastern quarter of property.
- d. Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?
Rabbitbrush scrub with scattered junipers.
- e. Does the project site contain oak or other unique native trees (specify kinds of trees)?
Juniper.
- f. Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
Coast-horned lizard.
- g. Other factors (e.g., wildlife corridor, adjacent open space linkage)? _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

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

Comment letter dated 5/3/05 from the CA Dept of Fish & Game and Biological Resource Assessment dated 6/3/05 by Mark Hagan are on file. Applicant shall comply with all conditions of the project CUP to address all biota concerns.

CONCLUSION

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

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

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

Yes No Maybe

- a. Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?
Unnamed natural drainage course runs through eastern quarter of project site.
- b. Does the project site contain rock formations indicating potential paleontological resources?

- c. Does the project site contain known historic structures or sites?

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

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

- f. Other factors? Project site was relatively undisturbed at time of project application.

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size Project Design Phase I Archaeology Report

Comment letter dated 6/9/05 from CSU Fullerton - Dept. of Anthropology is on file. Applicant shall comply with all conditions of the project CUP including suspending construction in the vicinity of an encounter of a cultural resource until a qualified archaeologist can determine appropriate mitigation measures.

CONCLUSION

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

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

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

Yes No Maybe

a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

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

c. Other factors? _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot Size Project Design

CONCLUSION

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

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

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

Yes No Maybe

- a. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

(Los Angeles County Important Farmland 2002 Map).

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

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

- d. Other factors? _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot Size Project Design

CONCLUSION

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

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

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

Yes No Maybe

- a. Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?

- b. Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
(Los Angeles County Trail System Map). _____
- c. Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features? _____
- d. Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?

- e. Is the project likely to create substantial sun shadow, light or glare problems?

- f. Other factors (e.g., grading or land form alteration): _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

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

CONCLUSION

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

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

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

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

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

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

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

- e. Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?

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

- g. Other factors? _____

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

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

CONCLUSION

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

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

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|--------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | If served by a community sewage system, could the project create capacity problems at the treatment plant?

<u>N/A</u> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems in the sewer lines serving the project site?

<u>N/A</u> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____

_____ |

STANDARD CODE REQUIREMENTS

Sanitary Sewers and Industrial Waste Ordinance No. 6130

Plumbing Code Ordinance No. 2269

MITIGATION MEASURES / OTHER CONSIDERATIONS

CONCLUSION

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

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

SERVICES - 3. Education

SETTING/IMPACTS

Yes No Maybe

- a. Could the project create capacity problems at the district level?

- b. Could the project create capacity problems at individual schools which will serve the project site?

- c. Could the project create student transportation problems?

- d. Could the project create substantial library impacts due to increased population and demand?

- e. Other factors? _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Site Dedication Government Code Section 65995 Library Facilities Mitigation Fee

Project is served by Acton Elementary, Acton High Desert Jr. High, and Acton Vasquez High School.

CONCLUSION

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

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

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

Yes No Maybe

a. Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?

b. Are there any special fire or law enforcement problems associated with the project or the general area?

c. Other factors? _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

Fire Mitigation Fees

Nearest fire station is 6 miles away at 1533 W. Sierra Hwy, Acton, CA 93510.

Nearest Sheriff's station is 15 miles away at 1020 Palmdale Blvd., Palmdale, CA 93550.

CONCLUSION

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

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

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

- Yes No Maybe
- a. Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
Water service to be provided by the LA County Waterworks District No. 37.
- b. Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
Water service to be supplied by the LA County Waterworks District No. 37.
- c. Could the project create problems with providing utility services, such as electricity, gas, or propane?
Utilities to be provided by Southern California Gas Co., Dept. of Water and Power, SBC, and Adelpia.
- d. Are there any other known service problem areas (e.g., solid waste)?

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

- f. Other factors? _____

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot Size Project Design

A "Water Availability" letter dated 5/19/05 from the LA County Waterworks District No. 37 is on file.

CONCLUSION

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

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

OTHER FACTORS - 1. General

SETTING/IMPACTS

Yes No Maybe

- a. Will the project result in an inefficient use of energy resources?

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

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

- d. Other factors? _____

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

Lot size Project Design Compatible Use

CONCLUSION

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

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

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

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

MITIGATION MEASURES / OTHER CONSIDERATIONS

Toxic Clean up Plan

CONCLUSION

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

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

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

Yes No Maybe

a. Can the project be found to be inconsistent with the plan designation(s) of the subject property?

b. Can the project be found to be inconsistent with the zoning designation of the subject property?

c. Can the project be found to be inconsistent with the following applicable land use criteria:

Hillside Management Criteria?

SEA Conformance Criteria?

Other? _____

d. Would the project physically divide an established community?

e. 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. Could the project cumulatively exceed official regional or local population projections?

- b. 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)?

- c. Could the project displace existing housing, especially affordable housing?

- d. Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?

- e. Could the project require new or expanded recreational facilities for future residents?

- f. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- g. 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 **population, housing, employment, or recreational** factors?

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

MANDATORY FINDINGS OF SIGNIFICANCE

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

- Yes No Maybe
- a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
-
- b. Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
-
- c. Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?
-

CONCLUSION

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

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