

Hearing Officer Transmittal Checklist

Hearing Date

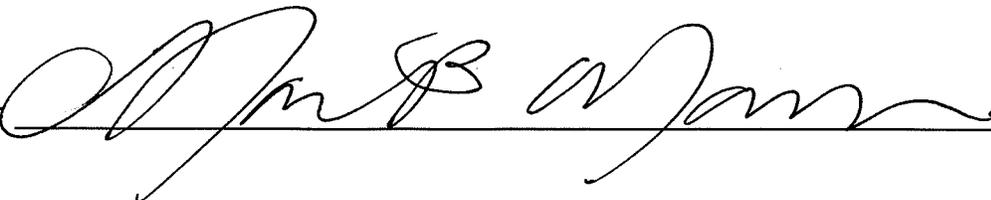
4/20/2010

Agenda Item Number

6

Project Number: 04-137-(5)
Case(s): Conditional Use Permit No. 200900133
 Environmental Assessment No. 200900115
Contact Person: Tyler Montgomery, Zoning Permits II

Included	NA/None	Document
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Factual
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property Location Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Conditions
<input type="checkbox"/>	<input checked="" type="checkbox"/>	DPW Letter
<input type="checkbox"/>	<input checked="" type="checkbox"/>	FD Letter
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other Department's Letter(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Burden Of Proof Statement(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Environmental Documentation (IS, MMP, EIR)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Opponent And Proponent Letters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Resolution (ZC Or PA)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ordinance with 8.5 X 11 Map (ZC Or PA)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aerial (Ortho/Oblique) Image(s)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use Radius Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other

Reviewed By 



Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6443

PROJECT NO. 04-137-(5)
CONDITIONAL USE PERMIT NO. 200900133
ENVIRONMENTAL ASSESSMENT NO. 200900115

HO MEETING DATE April 20, 2010	CONTINUED TO
AGENDA ITEM 6	
PUBLIC HEARING DATE April 20, 2010	

APPLICANT Joseph Perry	OWNERS Joseph Perry and John & Jerrilynn Honeycutt	REPRESENTATIVES Edward Bolden, Jr. and Donna Bussard
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REQUEST
Conditional Use Permit: To authorize the operation of a towing impound yard on a portion of a site currently used as a construction equipment storage yard in the M-1-DP (Light Manufacturing; Development Program) zone and within the Trucking District of the Castaic Area Community Standards District (CSD).

LOCATION/ADDRESS 32170 Castaic Road, within the Castaic Area Community Standards District (CSD)	ZONED DISTRICT Castaic Canyon
ACCESS Two (2) driveways to Castaic Road, to the west	COMMUNITY Santa Clarita Valley
	EXISTING ZONING M-1-DP (Light Manufacturing; Development Program)

SIZE 1.6 acres	EXISTING LAND USE Construction equipment storage yard; Boat storage & minor repair	SHAPE Triangular	TOPOGRAPHY Level
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SURROUNDING LAND USES & ZONING	
North: Self-storage facility—M-1 (Light Manufacturing)	East: Golden State (5) Freeway
South: Golden State (5) Freeway	West: Truck storage facility—M-1 (Light Manufacturing)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Santa Clarita Valley Area Plan	M (Industrial)	N/A	See Staff Analysis

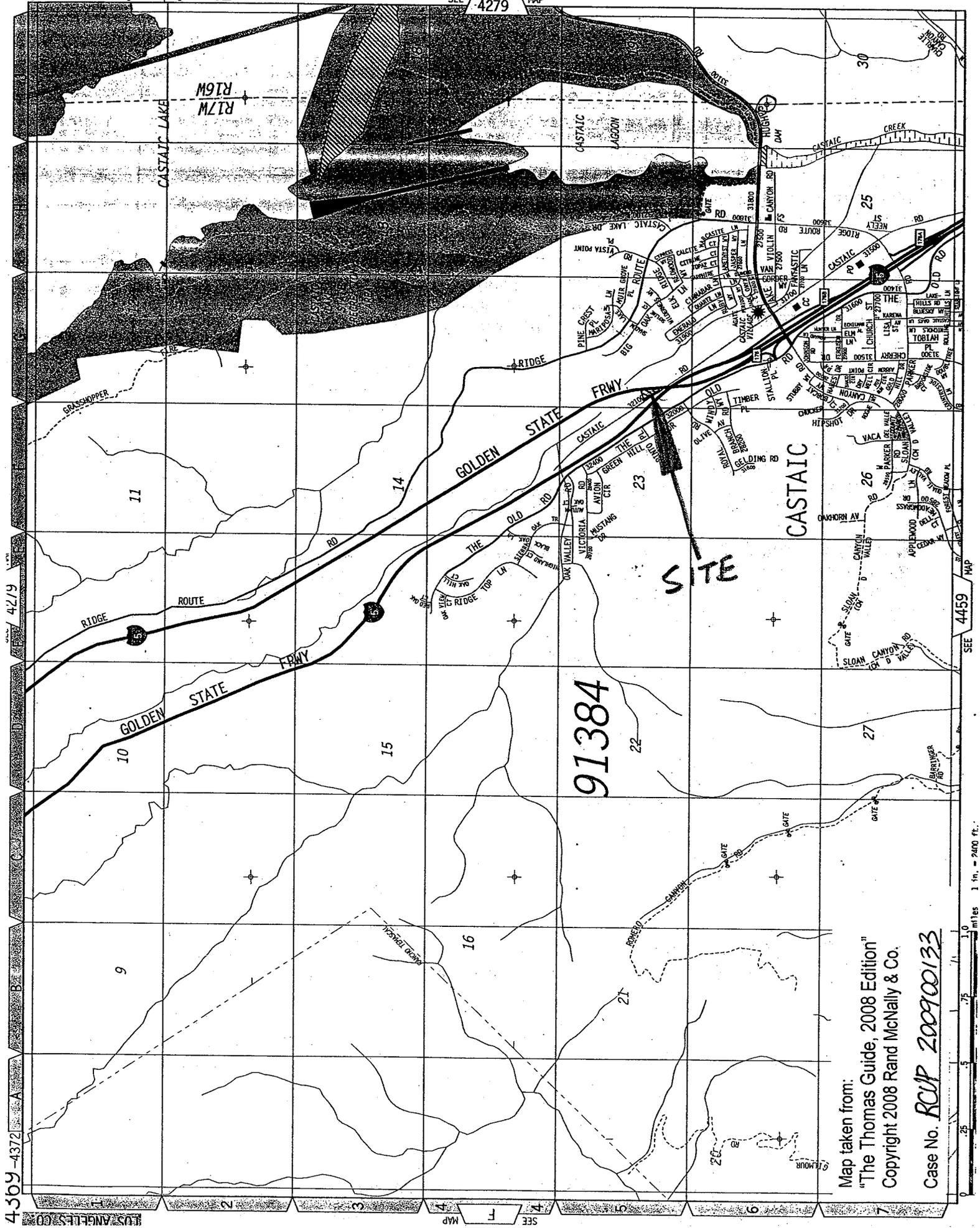
ENVIRONMENTAL STATUS
 CEQA Negative Declaration

SITE PLAN DESCRIPTION
 The applicants propose converting a portion of an existing construction equipment storage yard for use as a towing impound yard. The project site is a 1.6-acre parcel, 62,390 square feet of which is currently utilized for construction equipment storage, and 6,067 square feet of which is utilized for boat storage and minor repairs. The project would convert 28,162 square feet of the construction equipment storage area to a towing impound yard. This area would be used for the storage of tow trucks and temporary storage of towed vehicles and would be in use 24 hours a day. Three (3) office trailers, with a total of 1,500 square feet of floor area, would be located on the project site, as well as nine (9) parking spaces (three [3] handicapped).

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

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

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



4279

4372

SEE 4459 MAP

91384

Map taken from:
 "The Thomas Guide, 2008 Edition"
 Copyright 2008 Rand McNally & Co.
 Case No. *RCUP 200900133*

1 in. = 2400 ft.
 0 25 50 100 250 500 1000 feet

STAFF ANALYSIS

PROJECT NUMBER:

04-137-(5)

CONDITIONAL USE PERMIT NO.

200900133

ENVIRONMENTAL ASSESSMENT NO.

200900115

OVERVIEW OF THE PROPOSED PROJECT

The applicant, Joseph Perry, proposes converting a portion of an existing construction equipment storage yard for use as a towing impound yard. The project site is a 1.6-acre parcel, 62,390 square feet of which is currently utilized for construction equipment storage, and 6,067 square feet of which is utilized for boat storage and minor repairs. The project would convert 28,162 square feet of the construction equipment storage area to a towing impound yard. This area would be used for the storage of tow trucks and temporary storage of towed vehicles and would be in use 24 hours a day. The site is located in an M-1-DP (Light Manufacturing; Development Program) zone, within the Castaic Area Community Standards District (CSD).

DESCRIPTION OF SUBJECT PROPERTY

Location

The subject property is located at 32170 Castaic Road, Castaic. The site is within the community of Castaic in the Castaic Canyon Zoned District of unincorporated Los Angeles County. The site is also within the Trucking District Area of the Castaic Area Community Standards District (CSD).

Physical Features

The subject property consists of a 1.6-acre parcel that is relatively level and developed with a construction equipment storage yard and boat repair facility. The facility is completely paved and surrounded by an 8-foot-high brown masonry fence. The Castaic Road right-of-way, which includes street trees and landscaping, is located immediately to the west. Developed industrial facilities are located to the north and west, and the Golden State (5) Freeway is located immediately to the south and east.

ENTITLEMENT

The applicant is requesting a Conditional Use Permit (CUP) to authorize the operation of an auto impound yard within the M-1-DP (Light Manufacturing; Development Program) zone. An impound yard is a use that is subject to a conditional use permit within this zone.

EXISTING ZONING

Subject Property

The project site is zoned M-1-DP (Light Manufacturing; Development Program) and is located in the Castaic Area CSD.

Surrounding Zones

Surrounding properties are zoned:

North: M-1 (Light Manufacturing)

East: Golden State (5) Freeway right-of-way

South: M-1 (Light Manufacturing)

West: Golden State (5) Freeway right-of-way

EXISTING LAND USES

Subject Property

The subject property is utilized for construction equipment storage, boat storage, and minor boat repairs.

Surrounding Land Use

Surrounding land uses consist of:

North: Self-storage, Truck-related businesses

East: Golden State (5) Freeway

South: Golden State (5) Freeway

West: Self-storage, truck and equipment storage

PREVIOUS PERMITS ON SUBJECT PROPERTY

CUP No. 04-137 and

Zone Change No. 04-137

Approved by Board of Supervisors September 19, 2006

Approved zone change from A-2-2 to M-1-DP and CUP for operation of a construction equipment storage yard. Boat storage and minor repairs approved through a Revised Exhibit "A" in 2008.

GENERAL PLAN

Land Use Policy Map

The subject property is located within the "M" (Industrial) classification of the Santa Clarita Valley Area Plan. This designation allows for all types of industrial and manufacturing uses, as well as appropriate accessory uses. The requested use is consistent with the adopted land use plan, as is the current use of the site as an equipment storage yard.

SITE PLAN

The project site is a 1.6-acre paved parcel, 62,390 square feet of which is currently utilized for construction equipment storage, and 6,067 square feet of which is utilized for boat storage and minor repairs. The project would convert 28,162 square feet of the construction equipment storage area to a towing impound yard. This area would be used for the storage of tow trucks and temporary storage of towed vehicles and would be in use 24 hours a day. Three (3) office trailers, with a total of 1,500 square feet of floor area (720; 480; and 300 square feet, respectively), would be located on the project site, as well as nine (9) parking spaces (three [3] handicapped). The triangular parcel is

fenced on its northern and eastern sides by an eight-foot-high chain link fence with screening, and on its western side by an eight-foot-high decorative masonry fence. The property is accessed from Castaic Road to the west by two (2) 30-foot-wide paved driveways with electrically opening gates, and security lighting and surveillance cameras are provided at several locations on the property. The applicant also maintains a 17-foot-wide landscaping buffer along Castaic Road, which includes drought-tolerant grasses and trees. Two (2) 30-square-foot wall signs (4' x 7'6" each) are indicated on the site plan. There is also a 50-foot-wide utility easement running across the eastern portion of the property, including an existing power line lattice tower.

COMPLIANCE WITH APPLICABLE ZONING STANDARDS

The property on which the proposed facility is to be located is zoned M-1-DP (Light Manufacturing; Development Program). An auto impound yard is a permitted use in this zone, subject to the issuance of a conditional use permit. A CUP is also required due to the -DP zoning overlay, which requires a conditional use permit to be filed for any change in use at the site.

Section 22.52.1140 determines parking requirements for industrial uses. One parking space is required for every two (2) employees present during the maximum shift, or one space for every 500 square feet of building area—whichever is greater. In this case, the maximum number of employees stated to be on site at any given time is six (6), and the total structural floor area is 1,500 square feet. Under either standard, the project site would require three (3) parking spaces, none of which need be reserved for the handicapped. The site plan depicts nine (9) parking spaces, three (3) of which are reserved for the handicapped. Therefore, on-site parking is adequate.

Section 22.52.560 of the County Code requires that outside storage be screened from view by a solid fence or wall, which is provided by the solid masonry fence. All other applicable zone-specific development standards would be met by the project proposal.

CASTAIC AREA COMMUNITY STANDARDS DISTRICT

The subject property is located within the Trucking District of the Castaic Area CSD. According to the CSD, the purpose of this designation is "to encourage and protect truck-related activities and services, while at the same time insuring that such activities and services do not interfere with the circulation and traffic patterns in the Castaic area communities." The nature of the proposed business would seem to be compatible with this definition. Tractor-trailer parking standards would not apply to this project, as it does not intend to cater primarily to tractor-trailer trucks or their drivers. CSD Standards for street improvements, landscaping, and architecture were all met when the project site was approved for construction equipment storage in 2006, and no new construction, façade alteration, or removal of landscaping would occur as a result of this project. Therefore, all applicable CSD standards would be met by the proposed project.

BURDEN OF PROOF

As required by Section 22.56.040 of the Los Angeles County Code, in addition to the information required in the permit application, the applicant shall substantiate to the satisfaction of the Commission, the following facts:

- A. That the requested use at the location proposed will not:
 - 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or
 - 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 - 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fence, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- C. That the proposed site is adequately served:
 - 1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 - 2. By other public or private service facilities as are required.

The applicant's Burden of Proof responses are attached to this document.

ENVIRONMENTAL DOCUMENTATION

The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The Initial Study concludes that the project design and/or suggested conditions will adequately mitigate any environmental impacts to a level of no significance. A draft version of the Initial Study was circulated to all stakeholder agencies for comments for a period of at least 30 days. No comments have been received regarding the study at this time.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

A total of 133 public hearing notices were mailed out to property owners located within the 1,000-foot radius of the subject property and other interested parties on March 11, 2010, regarding the project proposal. The notice was published in *The Signal* and in *La Opinion* on March 16, 2010. Case-related materials were sent to the Castaic Library and posted on the Regional Planning web site. The public hearing notice was posted at the project site on March 20, 2010.

Staff received one letter of opposition (enclosed), which was sent anonymously. The writer raises concerns about the environmental impact of an auto impound yard, especially in regards to the potential leakage of hazardous fluids from wrecked vehicles.

In addition to the legally required notices, staff sent more detailed information regarding the project proposal to the Castaic Area Town Council, asking whether it would like the

applicant to present the project at one of its regular meetings and/or whether it would like to submit any comments. Staff received a phone call from Renee Sabol, the council's Land Use Chair, who stated that the council saw no need to review the project at one of its meetings and that it had no objections to the project proposal.

PUBLIC AGENCY COMMENTS AND RECOMMENDATIONS

Staff consulted with several stakeholder agencies through project consultation and the Initial Study process. Staff has not received any comments from Fire, Public Works, Public Health, or any other stakeholder agency. However, the project involves no new construction, and the existing structures and infrastructure were approved by these agencies in 2006 for operation of the equipment storage yard.

STAFF EVALUATION

The development standards listed in the County Code for M-1 zoning indicate that impound yards require a conditional use permit in order to operate. The project proposal would meet all development standards of the M-1 zone, as well as those of the Castaic Area CSD, and the project would be consistent with the intentions CSD Trucking District and the M (Industrial) Area Plan classifications.

The current businesses on the site—a construction equipment storage yard and boat storage and repair—have operated since 2006 and 2008, respectively, without complaint, and no violations have been issued by Zoning Enforcement. In addition, the architectural features of the project site and its landscaping are attractive and aesthetically pleasing.

There are three (3) potential problems stemming from the operation of an auto impound yard at the project site. The first is the noise and light issue resulting from 24-hour operation. The second is the potential leakage of fluids from wrecked cars that would be temporarily stored there. The third is the potential presence of angry individuals whose cars may be involuntarily impounded.

Noise and light during the night are not likely to negatively affect the surrounding area, as the facility would be located next to the Interstate 5 Freeway, which produces a large amount of noise from the engine brakes ("Jake brakes") of tractor-trailer trucks descending from Tejon Pass. In addition, there are no residences located in the vicinity.

Fluids leaking from wrecked cars have the potential, if unchecked, to cause environmental harm. However—as stated in the CEQA Initial Study—before a certificate of occupancy is issued for the project site, the applicant must obtain approval from the Los Angeles County departments of Public Works and Public Health, which have the ability to require NPDES permits and/or Industrial Waste permits if determined to be necessary.

The presence of angry individuals at the project site would be unlikely, as involuntarily impounded vehicles would only be kept at the site temporarily before being moved to a

more secure location. Regardless, should this occur, the site is well secured by an eight-foot-high masonry wall and locking gates, and on-site surveillance cameras are located throughout the property. In addition, a condition of approval will be added requiring the permittee to coordinate with the Los Angeles County Sheriff's Department in order to minimize confrontations and to ensure prompt and appropriate response from this agency should the need arise.

There are currently three (3) small banner signs displayed on perimeter wall facing Castaic Road, which are not permitted under the Los Angeles County Code. The permittee shall be required to remove these signs promptly or face possible citation from Zoning Enforcement.

In order to ensure continuing good use of the property, staff recommends conditions that are substantially similar to those imposed upon the prior conditional use permit (CUP 04-137), which was maintained without problems for the County or applicant. Such conditions include maintenance of the existing drought-tolerant landscaping and the surveillance system, prompt removal of graffiti, and the original expiration date of August 31, 2025. A condition of approval shall also be added that requires elevations of existing walls and signs to be submitted within 30 days.

Due to the aforementioned factors, it is staff's opinion that the burden of proof for a conditional use permit has been met by the proposed project. This is reinforced by the fact that the Castaic Area Town Council has reviewed the project and not opposed it.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project No. 04-137-(5) / Conditional Use Permit No. 200900133, subject to the attached findings and conditions.

Prepared by Tyler Montgomery, Regional Planning Assistant II
Reviewed by Maria Masis, Section Head
Zoning Permits Section II

Attachments:

Draft Findings
Draft Conditions
Applicant's Burden of Proof statement
04/02/10 Letter of opposition
Initial Study
Site photos

MM:TM
04/08/10

HEARING OFFICER'S FINDINGS AND ORDER:

REQUEST: Pursuant to the provisions of Section 22.56, Part 1 of the Los Angeles County Code, a conditional use permit to authorize the operation and maintenance of An auto impound yard, a construction equipment storage yard, and a boat repair business in the M-1-DP (Light Manufacturing; Development Program) zone, located in the Castaic Canyon Zoned District and within the Castaic Area Community Standards District of Los Angeles County.

PROCEEDINGS BEFORE THE HEARING OFFICER:

Findings

1. The applicant, Joseph Perry, proposes converting a portion of an existing construction equipment storage yard for use as a towing impound yard. The site is located in an M-1-DP (Light Manufacturing; Development Program) zone, within the Castaic Area Community Standards District (CSD).
2. The subject property is located at 32170 Castaic Road, Castaic. The site is within the community of Santa Clarita Valley in the Castaic Canyon Zoned District of unincorporated Los Angeles County.
3. The subject property consists of a 1.6-acre parcel that is relatively level and developed with a construction equipment storage yard and boat repair facility. The facility is completely paved and surrounded by an 8-foot-high brown masonry fence. The Castaic Road right-of-way, which includes street trees and landscaping, is located immediately to the west. Developed industrial facilities are located to the north and west, and the Golden State (5) Freeway is located immediately to the south and east, at the top of a steep embankment.
4. Surrounding properties are zoned as follows:
North: M-1 (Light Manufacturing)
East: Golden State (5) Freeway right-of-way
South: M-1 (Light Manufacturing)
West: Golden State (5) Freeway right-of-way
5. The surrounding land uses consists of the following:
North: Self-storage, Truck-related businesses
East: Golden State (5) Freeway
South: Golden State (5) Freeway
West: Self-storage, truck and equipment storage
6. The operation and maintenance of the existing equipment storage yard was previously authorized by CUP 04-137 and Zone Change 04-137, which were approved by the Board of Supervisors on September 19, 2006.

7. The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The Initial Study concludes that the project design and/or suggested conditions will adequately mitigate any environmental impacts to a level of no significance.
8. Pursuant to County Code requirements, the project has been adequately noticed through mailings, newspaper advertising, and on-site posting.
9. Staff has not received any public agency comments regarding this project proposal. The existing structures and infrastructure for the project site were approved by the Los Angeles County departments of Fire, Public Works, and Public Health in 2006.
10. Staff received one letter of opposition from the public. The writer raised concerns about the environmental impact of an auto impound yard, especially in regards to the potential leakage of hazardous fluids from wrecked vehicles.
11. The Castaic Area Town Council has reviewed the project proposal and has no objections to it.
12. The development standards listed in the County Code for M-1 zoning indicate that impound yards require a conditional use permit (CUP) in order to operate.
13. The project proposal would meet all development standards of the M-1 zone, as well as those of the Castaic Area CSD, and the project would be consistent with the intentions CSD Trucking District and the M (Industrial) Santa Clarita Valley Area Plan classifications.
14. Section 22.52.1140 of the County Code determines parking requirements for industrial uses. One parking space is required for every two (2) employees present during the maximum shift, or one space for every 500 square feet of building area—whichever is greater. In this case, the maximum number of employees stated to be on site at any given time is six (6), and the total structural floor area is 1,500 square feet. Under either standard, the project site would require three (3) parking spaces, none of which need be reserved for the handicapped. The site plan depicts nine (9) parking spaces, three (3) of which are reserved for the handicapped. Therefore, on-site parking is adequate.
15. Section 22.52.560 of the County Code requires that outside storage be screened from view by a solid fence or wall, which is provided by the solid masonry fence. All other applicable zone-specific development standards would be met by the project proposal.
16. The proposed project would conform to all applicable zoning and CSD standards.

17. The project site is a 1.6-acre paved parcel, 62,390 square feet of which is currently utilized for construction equipment storage, and 6,067 square feet of which is utilized for boat storage and minor repairs. The project would convert 28,162 square feet of the construction equipment storage area to a towing impound yard. This area would be used for the storage of tow trucks and temporary storage of towed vehicles and would be in use 24 hours a day. Three (3) office trailers, with a total of 1,500 square feet of floor area (720; 480; and 300 square feet, respectively), would be located on the project site, as well as nine (9) parking spaces (three [3] handicapped).
18. The triangular parcel is fenced on its northern and eastern sides by an eight-foot-high chain link fence with screening, and on its western side by an eight-foot-high decorative masonry fence. The property is accessed from Castaic Road to the west by two (2) 30-foot-wide paved driveways with electrically opening gates, and security lighting and surveillance cameras are provided at several locations on the property. The permittee also maintains a 17-foot-wide landscaping buffer along Castaic Road, which includes drought-tolerant grasses and trees. Two (2) 30-square-foot wall signs (4' x 7'6" each) are indicated on the site plan. There is also a 50-foot-wide utility easement running across the eastern portion of the property, including an existing power line lattice tower.
19. The current businesses on the site—a construction equipment storage yard and boat storage and repair—have operated since 2006 and 2008, respectively, without complaint, and no violations have been issued by Zoning Enforcement. In addition, the architectural features of the project site and its landscaping are attractive and aesthetically pleasing.
20. Noise and light during the night are not likely to negatively affect the surrounding area, as the facility would be located next to the Interstate 5 Freeway, which produces a large amount of noise from the engine brakes ("Jake brakes") of tractor-trailer trucks descending from Tejon Pass. In addition, there are no residences located in the vicinity.
21. Fluids leaking from wrecked cars have the potential, if unchecked, to cause environmental harm. However—as stated in the CEQA Initial Study—before a certificate of occupancy is issued for the project site, the applicant must obtain approval from the Los Angeles County departments of Public Works and Public Health, which have the ability to require NPDES permits and/or Industrial Waste permits if determined to be necessary.
22. The presence of angry individuals at the project site would be unlikely, as involuntarily impounded vehicles would only be kept at the site temporarily before being moved to a more secure location. Regardless, should this occur, the site is

well secured by an eight-foot-high masonry wall and locking gates, and on-site surveillance cameras are located throughout the property. In addition, a condition of approval will be added requiring the permittee to coordinate with the Los Angeles County Sheriff's Department in order to minimize confrontations and to ensure prompt and appropriate response from this agency should the need arise.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. The proposed use is consistent with the adopted general plan for the area;
- B. The requested use at the proposed locations will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding areas, not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;
- D. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such use would generate and by other public or private facilities as are required.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for conditional use permits as set forth in Sections 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

- 1. The Negative Declaration associated with Environmental Assessment No. 200900115 is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The Initial Study concludes that the project design and/or suggested conditions will adequately mitigate any environmental impacts to a level of no significance.
- 2. In view of the findings of facts presented above, Conditional Use Permit Case No. 200900133 is **APPROVED**, subject to the attached conditions.

Attachments: Conditions
Affidavit of Acceptance

c: Commission Services, Zoning Enforcement, Building and Safety

1. This grant authorizes the use of the subject property for a construction equipment storage facility, boat repair business, and auto impound yard with appurtenant parking and landscaping, as depicted on the approved Exhibit "A", subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition 10. Notwithstanding the foregoing, this condition (No. 3), and Condition Nos. 4 [indemnification], 5 [litigation deposit], and 6 [expiration date] shall be effective immediately upon final approval of this grant by the County.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of 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 the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, 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 the permittee in accordance with Section 2.170.010 of the Los Angeles County Code.

6. This grant shall expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing with the applicable fee before the expiration date.
7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property.
9. This grant shall terminate on **April 20, 2035**. This grant is for a term of up to 25 years, which consists of an initial 15-year term that will expire on **April 20, 2025**. If the permittee intends to continue operations after this date, an extension request may be filed with the Department of Regional Planning at least six months prior to the termination date of this grant, whether or not any modification of the use is requested at that time. The Director of the Department of Regional Planning shall evaluate the applicant's compliance with the conditions of and the permit shall be extended for an additional ten (10) years, if the permittee is found to be in substantial compliance with the conditions of approval and has exercised utmost diligence to resolve any Notice of Violation. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
10. Within five (5) days of the approval date of this grant, the permittee shall remit processing fees (**currently \$2,085.25**) 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 to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code.
11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance. A revocation/modification public hearing shall be held before the Regional Planning Commission in accordance with Section 22.60.174

of the County Code. The permittee shall pay or reimburse the County of all necessary fees associated with such hearing.

12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
13. The subject property shall be developed and maintained in compliance with the requirements of the Los Angeles County Department of Public Health. Adequate water and sewage facilities shall be provided to the satisfaction of said department.
14. All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works.
15. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. In the event such extraneous marking occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such marking shall be of a color that matched, as closely as possible, the color of the adjacent surfaces.
16. Within ninety (90) days of the approval date of this grant, the permittee shall submit to the Director for review and approval three (3) copies of revised plans, similar to Exhibit "A" as presented at the public hearing, that depict all project changes required by these conditions of approval, including sign and wall elevations which depicts the dimensions and location of the masonry wall and all signs. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit "A." In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner.
17. Prior to issuance of building permits or a certificate of occupancy, the applicant shall submit a drainage concept plan to the Department of Public Works for review and approval or obtain an approved NPDES permit or Industrial Waste Permit, if required by said department.
18. The construction, operation and maintenance of the construction equipment storage facility shall be further subject to all of the following restrictions:

- a. A minimum of nine (9) on-site parking spaces shall be provided and continuously maintained;
- b. Required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile or truck repair, or any other unauthorized uses;
- c. Except for required landscaping, the subject property shall be paved with concrete or an asphalt surfacing or an oil and aggregate mixture to prevent emission of dust or tracking of mud onto public right-of-way or adjacent properties. The permittee must demonstrate that the entire lot is paved to the satisfaction of the Department of Public Works and the Director of Regional Planning;
- d. All exterior lighting shall be hooded and directed away from neighboring properties to prevent direct illumination and glare, and shall be turned off within thirty (30) minutes after conclusion of activities, with the exception of sensor-activated security lights and/or low level lighting;
- e. The height of the all structures shall not exceed 35'0" above finished grade;
- f. Except for the street trees, the permittee shall main all landscaping along the property frontage on Castaic Road;
- g. The permittee shall maintain an eight-foot concrete block wall with a pilaster element along the property's western frontage (along Castaic Road). Said wall shall be finished with a uniform, neutral color, excluding black, which blends with the surrounding terrain. Alternate design may be considered by the Director if practical difficulties or unnecessary hardships exist due to physical conditions or restrictions and such a design is in conformity with the intent and purpose of the Castaic Community Standards District;
- h. Operating hours for the storage facility are restricted to the hours between 4:00 a.m. to 10:00 p.m., Monday through Saturday, although the auto impound yard may be operated 24 hours per day;
- i. Except for minor equipment repairs and installations, the facility shall not provide repair services such as body and fender work, painting, major engine overhaul, or transmission repair;
- j. Pursuant to Section 22.52.610.E.2, two (2) identification signs, not more than 30 square feet each, may be placed on the wall along Castaic Road;

- k. The permittee shall maintain a current contact name, address, and phone number with the Department of Regional Planning at all times;
- l. Three (3) office trailers not less than 500 square feet may be located on the subject property;
- m. The use of an outdoor public address system, or similar acoustical device is prohibited;
- n. Equipments store within ten feet of the wall along the western property line shall not exceed the height of said wall;
- o. All construction supplies shall be store in storage containers or trailers;
- p. The permittee shall not store or use hazardous materials;
- q. Uses on the subject property, other than those specifically allowed by this permit, shall be limited to those permitted in the M-1 zone;
- r. All on-site parking shall be visibly delineated and striped;
- s. The applicant shall install and maintain a video surveillance system on the project site, which shall available for monitoring 24 hours a day. Any illegal activities observed shall be immediately reported to the proper legal authorities;

MM:TM
04/08/10



CONDITIONAL USE PERMIT BURDEN OF PROOF

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

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

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The site between the north and southbound lanes of the Golden State Freeway has an existing approved CUP 04-137 with a Revised Exhibit A. The purpose of this CUP is to include an additional use of "Impound Yard." The existing approval already allows storage for buses, RV's, autos and boats. The proposed use will allow for the same type of industrial use that neighboring properties already have. The immediate neighbors both east and west are Freeways and Highways with one Industrial property just across Castaic Road. To the north is a mini storage business. In this industrial corridor with four other Impound Yards, this Impound Yard will not change the dynamics of the people in the area.

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

The proposed use will comply with all prescribed development features. The site is 1.57 acres in size and accommodates walls, fences, parking, loading and other development features as required by code. See plans for details.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

The property fronts on Castaic Road. The street can accommodate the proposed use. The proposed use will provide adequate access, and all necessary improvements are existing.

From: tinapayne123@gmail.com
Sent: Friday, April 02, 2010 3:52 PM
To: Montgomery, Tyler
Subject: Opposition (Conditional Use Permit NO. 200900133)

Follow Up Flag: Follow up
Flag Status: Flagged

Department of Regional Planning
County of Los Angeles
Attn: Tyler Montgomery

RE: Project Number 04-137-(5)
Conditional Use Permit NO. 200900133
Environmental Assessment NO. 200900115

I would like to express my opposition and concerns regarding the negative impact upon adjacent businesses or properties concerning the above Conditional Use Permit (CUP) for the location: 32170 Castaic Road.

Environmental Impact Concerns:

I feel granting CUP for the above location is a potential source of environmental concern, especially related to surface soil, subsurface soil, surface water, sediment and groundwater contamination.

Potential contamination can arise from the wide range of hazardous materials that comprise damaged automobiles; specifically, petroleum products such as gasoline, diesel fuel, motor oil, transmission fluid, power steering fluid, and brake fluid; engine coolants and additives; chlorofluorocarbons (CFCs) from air conditioning systems; metals such as iron, chromium, lead, copper, and aluminum; battery acid; brake and clutch linings; rubber; inflation cartridges from air bags; mercury switches; plastics, fabrics and other materials.

Often a variety of waste products such as scrap metal, fluids from heavy electrical equipment (motors, transformers, and capacitors) that could contain polychlorinated biphenyls (PCBs), appliances, heating and air conditioning systems, hot water tanks, and other heavy waste materials can be found in towing yards.

Commonly, towing facilities have visible discharges of used oil and/or petroleum products on the ground from wrecked vehicles. It is very likely that significant discharges of used oil, waste antifreeze, gasoline, and petroleum products from a towing facility can impact groundwater. The effect of storm water runoff from these units leading to infiltration into site surface soil, subsurface soils and ultimately to groundwater which is the primary environmental concern. Ingestion or dermal contact with this contaminated water and soil may result in exposure to carcinogenic and mutagenic compounds.

Noise/Nuisance Concerns:

According to the application for the above, this location would be in use 24 hours a day.

24 hour use with large trucks traveling to and from the location will have a negative impact upon adjacent businesses or properties due to noise above the ambient noise level.

The noise generated during the evening and late night would occur at a time when ambient noise levels are their lowest, resulting in a greater negative impact upon adjacent businesses or properties. The above project location is only approximately 700 feet from an existing Senior Living Facility. The only access to the above facility would require travel directly across the front of this Senior Living Facility.

Size/Weight Concerns:

Access to the above location is via a small two-lane road. The typical length of a semi tractor-trailer is 80 feet, in addition to the approximate length of a semi tow truck of 30-40 feet. The access road is far too narrow for such use.

The typical weight of a semi tractor-trailer is 80,000 pounds, this in addition to the weight of a semi tow truck of at least 50,000 pounds. Semi tow trucks and other large tow trucks hauling wrecked vehicles and semi tractor-trailers will certainly cause degradation to the roadway.

ReadNotify  The sender of this email requested a notification upon opening.
This notification has already been generated and sent to them.



*** * * * INITIAL STUDY * * * ***

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

GENERAL INFORMATION

I.A. Map Date: 10/12/2009 Staff Member: Tyler Montgomery, Zoning Permits II
Thomas Guide: 4369; G-5 USGS Quad: Castaic
Location: 32170 Castaic Road, Castaic, Los Angeles County

Description of Project: The applicants propose converting a portion of an existing construction equipment storage yard for use as a towing impound yard. The project site is a 1.6-acre parcel, 62,390 square feet of which is currently utilized for construction equipment storage, and 6,067 square feet of which is utilized for boat storage and minor repairs. The project would convert 28,162 square feet of the construction equipment storage area to a towing impound yard. This area would be used for the storage of tow trucks and temporary storage of towed vehicles and would be in use 24 hours a day. Three (3) office trailers, with a total of 1,500 square feet of floor area, would be located on the project site, as well as nine (9) parking spaces (three [3] handicapped).

Gross Acres: 1.6 acres

Environmental Setting: The project site has already been developed with a construction equipment storage yard and boat repair facility. The facility is completely paved and surrounded by an 8-foot-high brown masonry fence. The Castaic Road right-of-way, which includes street trees and landscaping, is located immediately to the west. Developed industrial facilities are located to the north, and the Golden State (5) Freeway is located immediately to the south and east, at the top of a steep embankment. The facility is located on a property between the northbound and southbound lanes of the freeway, within the Trucking District of the Castaic Area Community Standards District (CSD).

Zoning: M-1-DP (Light Manufacturing; Development Program)

General Plan: N/A

Community/Area wide Plan: "M" (Industry)—Santa Clarita Valley Area Plan

Major projects in area:

PROJECT NUMBER

DESCRIPTION & STATUS

CUP 04-137
(Approved 9/11/06)

Authorized construction, operation, and maintenance of a construction equipment storage facility with appurtenant parking and landscaping. Boat storage and minor repair was approved by a Revised Exhibit "A" in 2008.

N/A

N/A

N/A

N/A

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 Santa Monica Mtns. Area
- Castaic Area Town Council

Regional Significance

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

Trustee Agencies

- None
- State Fish and Game
- State Parks

County Reviewing Agencies

- Subdivision Committee
- DPW
- Fire Department
- Public Health

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Liquefaction zone</i>
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Very High Fire Severity Zone</i>
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Proximity to freeway</i>
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Fluids from impounded vehicles</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"/>	
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Santa Clarita Valley Sanitation District</i>
	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"/>	<i>Involuntarily impounded vehicles</i>
	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"/>	
	5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Environmental Finding:

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

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

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

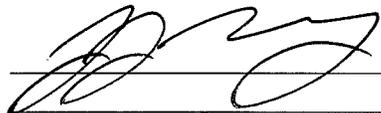
MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

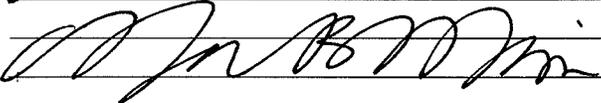
An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification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

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

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

This proposed project is exempt from Fish and Game CEQA filing 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).

Reviewed by:  Date: 04-08-10

Approved by:  Date: 4-8-10

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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <i>The project is not located within an Alquist-Priolo Earthquake Fault Zone or Seismic Hazards Zone (Source: California Geological Survey).</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)? <i>The project site is not located in an area with a history of major landslides (Source: California Geological Survey).</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability? <i>The project site is not in an area identified as having high slope instability (Source: California Geological Survey).</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? <i>The project site is in an area subject to liquefaction, as is most of the northern Santa Clarita Valley (Source: State Mining & Geology Board).</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? <i>The proposed project is not considered a sensitive use.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? <i>No grading or topography alteration is proposed.</i>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Building Ordinance No. 2225 – 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

The project does not propose any new construction, and no existing structures are permitted for human habitation. In addition, all existing and future construction is required to meet County building code standards for zones of soil liquefaction.

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. | <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 are no blue dashed lines located on the project site (source: USGS Topographic Map, Castaic, California Quadrangle Sheet).</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 is not located within a flood hazard zone (Source: FEMA)</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in or subject to high mudflow conditions? |
| 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>No new construction, grading, or impervious surfaces are proposed for the project site.</i> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Would the project substantially alter the existing drainage pattern of the site or area?
<i>No new construction, grading, or impervious surfaces are proposed for the project site.</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

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)? <i>Source: Wildland and Urban Fire Hazards Map of the Los Angeles County General Plan Safety Element</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? <i>All on-site construction received clearance from the Los Angeles County Fire Department in 2006 regarding adequate access and fire flow standards.</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? <i>The project site does not contain dwelling units.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards? <i>All on-site construction received clearance from the Los Angeles County Fire Department in 2006 regarding adequate access and fire flow standards.</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)? <i>No potentially hazardous uses are located within the vicinity.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard? <i>The project itself does not constitute a fire hazard.</i>
g.	<input type="checkbox"/>	<input checked="" 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

All on-site construction received clearance from the Los Angeles County Fire Department in 2006 regarding adequate access and fire flow standards.

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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)? <i>The project site is located between the northbound and southbound lanes of the Golden State (5) Freeway at a grade where engine brakes ("jake brakes") are often applied by trucks.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? <i>There are no sensitive uses in close proximity to the project site.</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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? <i>The project will authorize an impound yard, which will allow access to the project site by tow trucks on a 24-hour basis. The current storage yard allows access between the hours of 7:00 a.m. and 6:00 p.m.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? <i>No construction or grading is proposed for the project site.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

Lot Size Project Design Compatible Use

OTHER CONSIDERATIONS

The site is located within close proximity to a freeway with substantial existing ambient noise. In addition, the site is located within a designated "Trucking District" of the Castaic Community Standards District, and there are no residential areas in the immediate vicinity.

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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells? <i>The project site is not proposing the use of individual water wells.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system? <i>The project site is connected to the Santa Clarita Valley Sanitation District sewer.</i>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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? <i>No new construction is proposed for the project site.</i>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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? <i>The project site received clearance from the Department of Public Works in 2006 for storage of vehicles and construction equipment on the project site. However, DPW shall review the project regarding the potential need for an Industrial Waste Permit or NPDES Permit due to possibility of fluid leakage from wrecked vehicles.</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

<input type="checkbox"/> Industrial Waste Permit	<input checked="" type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5
<input checked="" type="checkbox"/> Plumbing Code – Ordinance No.2269	<input type="checkbox"/> NPDES Permit CAS614001 Compliance (DPW)

MITIGATION MEASURES

Lot Size Project Design Compatible Use

OTHER CONSIDERATIONS

The project shall be reviewed by the Department of Public Works regarding the necessity of an Industrial Waste Permit and/or an NPDES Permit due to possibility of fluid leakage from impounded vehicles. Before final approval, the permittee shall obtain all required wastewater permits.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely 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 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>No additional dwelling units, acreage, employees, or square feet of floor area are proposed.</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 project proposal is not considered a sensitive 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 per Screening Tables of the CEQA Air Quality Handbook? <i>The project would generate minimal traffic, as only tow trucks and impounded vehicles would enter and exit the site.</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?
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?
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?
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)?
h.	<input type="checkbox"/>	<input checked="" 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?
<i>The subject property is not located within any SEA or ESHA (Sources: Los Angeles County General Plan and Santa Clarita Valley Area Plan).</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?
<i>No additional grading is proposed for the project site.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site?
<i>No blue dashed lines are located on the property.</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.)?
<i>The project site is not located within a sensitive habitat area.</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)?
<i>No oak trees or other unique native trees are located on the project site.</i> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
<i>No known sensitive species are located in the immediate vicinity of the project site.</i> |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., wildlife corridor, adjacent open space linkage)?
<hr/> <hr/> |

MITIGATION MEASURES

Lot Size Project Design

OTHER CONSIDERATIONS

ERB/SEATAC Review Oak Tree Permit

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. Yes No Maybe
 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?
The site contains no known archaeological resources and does not contain features indicating potential archaeological sensitivity.

- b. Yes No Maybe
 Does the project site contain rock formations indicating potential paleontological resources?
No rock formations are located on the project site.

- c. Yes No Maybe
 Does the project site contain known historic structures or sites?
No known historic structures or sites are located on the project site (Source: California Historical Resources Inventory)

- d. Yes No Maybe
 Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?

- e. Yes No Maybe
 Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
No known paleontological resources or unique geologic features are located in the vicinity of the project site.

- f. Yes No Maybe
 Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Phase 1 Archaeology Report

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>The project is not located within a designated mineral resource area.</i> <u>(Source: Los Angeles County General Plan, Special Management Areas map).</u>
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?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors? <hr/> <hr/> <hr/>

MITIGATION MEASURES

Lot Size Project Design

OTHER CONSIDERATIONS

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
				<i>The project would not convert farmland to non-agricultural use.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
				<i>The project site not zoned for agricultural use.</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?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.	<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>The project site is not substantially visible from a designated scenic highway or located within a designed scenic corridor (Source: Los Angeles County General Plan, Scenic Highway Element).</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>No regional riding or hiking trails are located within the vicinity.</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 project site and areas to the north and west are developed with similar industrial uses, while Interstate 5 is located to the east and south.</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 project is similar in height and bulk of other light industrial uses in the vicinity.</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 shadow and glare of the facility are minimal.</i>
f.	<input type="checkbox"/>	<input checked="" 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

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 (mid-block or intersections)?
<i>The project does not contain dwelling units.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in any hazardous traffic conditions?
<i>Traffic to and from the site would be minimal, as only tow trucks, impounded vehicles, and a few employee vehicles would enter and exit the site. In addition, the subject portion of Castaic Road is lightly traveled.</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>The proposed use would meet all on-site parking requirements.</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>All on-site construction received clearance from the Los Angeles County Fire Department in 2006 regarding adequate access and fire flow standards.</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 project would generate minimal traffic.</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)? |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design Traffic Report

Consultation with Traffic & Lighting Division

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | If served by a community sewage system, could the project create capacity problems at the treatment plant?
<i>The project site is currently connected to the Santa Clarita Valley Sanitation District sewer. The change in on-site use would be minimal and unlikely to affect sewage generation.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems in the sewer lines serving the project site?
<i>The project site is currently connected to the Santa Clarita Valley Sanitation District sewer. The change in on-site use would be minimal and unlikely to affect sewage generation.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?
<hr/> <hr/> |

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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level? <i>The subject project would not create dwelling units.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site? <i>The subject project would not create dwelling units.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems? <i>The subject project would not create dwelling units. No school bus routes are located in the vicinity.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand? <i>The subject project would not create dwelling units.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Site Dedication Government Code Section 65995 Library Facilities Mitigation Fee

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

Yes No Maybe

- | | | | | |
|----|--------------------------|-------------------------------------|-------------------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?</p> <p><i>The nearest Los Angeles County Fire station is approximately 1 mile to the south in Castaic, while the nearest Sheriff's station is approximately 8.5 miles to the southeast in Santa Clarita. The nearest Highway Patrol station is approximately 5 miles to the south.</i></p> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Are there any special fire or law enforcement problems associated with the project or the general area?</p> <p><i>The project would not create any special fire or law enforcement service problems.</i></p> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>Other factors?</p> <p><i>The proposed impound yard will contain towed vehicles, many from Interstate 5, and some of which are likely to have been ordered towed by law enforcement.</i></p> |

MITIGATION MEASURES

OTHER CONSIDERATIONS

Fire Mitigation Fee

The project site will be required to maintain its existing security and surveillance systems. The project will be conditioned to coordinate with law enforcement agencies in order to minimize confrontations regarding vehicles impounded against the will of owners and to ensure prompt and appropriate response from such agencies should the need arise.

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>The project does not propose water wells and is currently served by the Newhall County Water District.</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>All on-site construction received clearance from the Los Angeles County Fire Department in 2006 regarding adequate access and fire flow standards.</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 has existing utility service that is adequate for the proposed use.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
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 project will not result in the need for expanded governmental facilities.</i>
f.	<input type="checkbox"/>	<input checked="" 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 site is located in a relatively urbanized area with adequate utilities and infrastructure.</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 is surrounded by light industrial uses of comparable height and design, and is in close proximity to the Interstate 5 Freeway.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land?
<i>The project will not reduce the amount of agricultural land in the area.</i> |
| d. | <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | Are any hazardous materials used, transported, produced, handled, or stored on-site?
<i>No hazardous materials exist or are proposed for the project 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 or hazardous wastes exist or are proposed for the project 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>No residences would be adversely affected by environmental safety issues at the project site.</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?
<i>No known previous uses would indicate residual soil toxicity on the site. The current use of the site was approved with appropriate drainage and waste disposal mitigations in 2006.</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 project would not have the potential to release hazardous materials into the environment.</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 project would not emit hazardous emissions and is more than one-quarter mile from the nearest school.</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 is not listed in the Department of Toxic Substances Control EnviroStor Database.</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 is not within an airport land use plan and would not result in a safety hazard to air traffic.</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? |
| j. | <input type="checkbox"/> | <input checked="" 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"/>	<p>Can the project be found to be inconsistent with the plan designation(s) of the subject property? <i>Similar industrial uses are permitted uses within the "M" (Industry) land use classification of the Santa Clarita Valley Area Plan (Source: Los Angeles County General Plan, Santa Clarita Valley Plan).</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Can the project be found to be inconsistent with the zoning designation of the subject property? <i>An impound yard is allowed within the M-1-DP (Light Manufacturing; Development Program) zone upon the issuance of a conditional use permit (Source: Los Angeles County Code, Title 22).</i></p>
c.				<p>Can the project be found to be inconsistent with the following applicable land use criteria:</p>
	<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"/>	<p>Would the project physically divide an established community?</p>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p>

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 would not create dwelling units.</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 project is not likely to induce substantial 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 will not eliminate any dwelling units.</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)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
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?
g.	<input type="checkbox"/>	<input checked="" 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 **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 will not substantially degrade the environment, affect fish or wildlife habitats or populations, or eliminate archaeological or historical resources.</i></p> <hr/>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 project is not likely to have a cumulatively considerable impact. There are few other projects in the vicinity that involve uses not allowed by right, and the cumulative impact of this limited number of projects has not reached a level that could be deemed significant.</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>Any effects upon human beings would be minimal, as the project will not create unhealthful conditions, cause traffic or safety hazards, or eliminate resources. Any geotechnical, fire, water quality, or noise impacts would be less than significant, as other similar uses exist in the immediate vicinity, and all project construction was previously approved for the project site in 2006.</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

