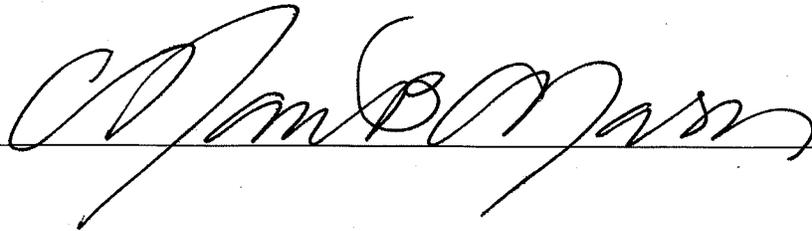


Regiona Planning Commission Transmittal Checklist

Hearing Date June 17, 2009
Agenda Item Number 6

Project Number: R2008-00798-(5)
Case(s): 200800084
Contact Person: Diane Aranda, Regional Planning Assistant, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	DPW Letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	FD Letter
<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	Opponent And Proponent Letters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input type="checkbox"/>	Resolution (ZC Or PA)
<input type="checkbox"/>	<input type="checkbox"/>	Ordinance with 8.5 X 11 Map (ZC Or PA)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aerial (Ortho/Oblique) Image(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use Radius Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan And Elevations
<input type="checkbox"/>	<input type="checkbox"/>	

Reviewed By: 



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

PROJECT NO. R2008-00798-(5)

CONDITIONAL USE PERMIT CASE NO. 200800084

RPC/HO MEETING DATE	CONTINUE TO DATE
AGENDA ITEM	
PUBLIC HEARING DATE June 17, 2009	

APPLICANT Valencia Hills Community Church		OWNER Valencia Hills Community Church		REPRESENTATIVE Alliance Engineering	
REQUEST <i>Conditional Use Permit.</i> To authorize a conditional use permit for a new church, assembly area, offices, Sunday school classrooms and grading in excess of 100,000 cubic yards (400,000 cubic yards) in the Hillside Management area.					
LOCATION/ADDRESS North side of Stoney Creek Road, 1,200-ft. East of Avenida Rancho Tesoro- APN 3244-029-024			ZONED DISTRICT Castaic Canyon		
ACCESS Between Avenida Rancho Tesoro and Stoney Creek Road			COMMUNITY Santa Clarita Valley		
SIZE 35 acres			EXISTING LAND USE Vacant		SHAPE Regular
					TOPOGRAPHY Slopes vary from hillsides 1280-ft. to 1540-ft.
SURROUNDING LAND USES & ZONING North: A-2-2 (Heavy Agriculture- Two Acre Lot Minimum)			East: R-1-7,000-(Single-Family Residential-7,000 sq. ft. minimum)		
South: RPD 12,000-3.7 U (Residential Planned Development- 12,000 sq. ft. lot Minimum), R-3-24U-DP (Limited Multiple Family Residences-Development Program)			West: A-2-2 (Heavy Agriculture- Two Acre Lot Minimum), RPD 12,000-3.7 U (Residential Planned Development- 12,000 sq. ft. lot Minimum)		
GENERAL PLAN		DESIGNATION		MAXIMUM DENSITY	
Countywide		Hillside Management		N/A	
Santa Clarita Valley Area Plan		Hillside Management		N/A	
ENVIRONMENTAL STATUS Conducting initial study with Draft Mitigated Negative Declaration.					
DESCRIPTION OF SITE PLAN The applicant is requesting to construct a two-story church (approximately 50,000 gross square feet) with an assembly area, offices, youth ministry, Sunday school classrooms and daycare proposed for a future phase of the project. The occupant load is calculated as 1981 and there are 540 parking spaces provided for the project site. Access to the subject property is from the west via Stoney Creek Road.					
KEY ISSUES					
<ul style="list-style-type: none"> Satisfaction of Section 22.56.040 of Title 22 of the Los Angeles County Code Conditional Use Permit Burden of Proof requirements. 					

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

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

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

Subject Property ↑

91384

91354

91355

SANTA CLARITA

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STAFF ANALYSIS
PROJECT NUMBER R2008-00798-(5)
CONDITIONAL USE PERMIT NUMBER 200800084-(5)

PROJECT DESCRIPTION

The applicant, Valencia Hills Church, is requesting authorization for the construction and operation of a new two-story church (approximately 50,000 gross square feet) on a 35 acre parcel with an assembly area, offices, Sunday school classrooms, and grading of 400,000 cubic yards located within the Santa Clarita Valley. The subject church proposes to have an assembly area with 1,000 seats along with Sunday school classes held in conjunction with church services and a youth ministry. Operating hours will be from 7 a.m. to 9 p.m. seven days a week with ten to twenty employees and volunteers. The occupant load is calculated as 1,981 with 540 parking spaces provided for the project site with access to the subject property from a two lane private road to the west via Stoney Creek Road.

REQUIRED ENTITLEMENTS

Pursuant to Section 22.24150 of the Los Angeles County Planning and Zoning Code (Title 22), Valencia Hills Community Church is requesting a conditional use permit to authorize the construction of a two-story, approximately 50,000 square feet church with an assembly area, worship/multi-purpose room, offices, Sunday school and youth ministry classrooms and grading of 400,000 cubic yards located in a hillside management area within the Santa Clarita Valley.

LOCATION

The subject property is located on the north side of Stoney Creek Road 1,200 feet east of Avenida Rancho Tesoro, APN-3244-029-024, Valencia, in the Castaic Canyon zoned district of the unincorporated area of Los Angeles County.

EXISTING ZONING

Subject Property

The subject property is located in an A-2-2 (Heavy Agricultural-Two Acre Lot Minimum) zone.

Surrounding Properties

Surrounding properties are zoned A-2-2 (Heavy Agricultural-Two Acre Lot Minimum) zone to the north and west. There is R-1-7,000-(Single-Family Residential-7,000 sq. ft. minimum) to the east and RPD 12,000-3.7 U (Residential Planned Development- 12,000 sq. ft. lot Minimum), R-3-24U-DP (Limited Multiple Family Residences-Development Program) to the south.

Existing Land Uses

Subject Property

The 35 acre subject site is vacant, undeveloped land with hills varying from approx. 1,280 ft. above msl. to 1,540 ft. above msl.

Surrounding Properties

Surrounding land uses consist of single/multiple-family residences in all directions. The Tesoro Recreation Center (Tesoro Homeowners Association) and park is to the south.

SITE PLAN DESCRIPTION

The site plan depicts a two-story church (approximately 50,000 gross square feet) with an assembly area with (1000) seats, offices, youth ministry, Sunday school classrooms to be

constructed in three phases. The first floor has an assembly area (840) seats, a 3-foot high 1,098 square feet stage platform area with a rehearsal area, bathrooms and an exit at the rear. There is lounge seating, a media room and a cry room to the east of the assembly area with stairs to the north and south. An atrium is to the east which will lead to the elevators and men's and women's restrooms. There are offices to the northeast, Sunday school classrooms, and a serving kitchen to the southeast. There is access to a play area and patio from the first floor. The first floor has a 25,000 square feet floor area.

The second floor illustrates a 3,995 square feet worship center with (160) pull-out bleacher balcony seats with a bridge to the north and south to access the elevator, men's and women's restrooms, offices and youth ministry classrooms to the east. Meeting rooms to the rear will be part of a future expansion. The second floor has a 25,000 square feet floor area.

The subject church will be built in three phases. The occupant load is calculated as 1981 and there are 540 parking spaces provided for the project site. Access to the subject property is from the west via Stoney Creek Road.

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning has determined that a Mitigated Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. There is a mitigation monitoring program associated with the project dated May 11, 2009 (attached). The initial study identified geotechnical, flood, water quality, air quality and biota as potential impacts that will be less than significant with the project mitigation measures.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PREVIOUS CASES/ZONING HISTORY

The subject property is currently vacant and undeveloped with no previous case history.

STAFF EVALUATION

General Plan Consistency/ Santa Clarita Valley Area Plan

The project site is located within an area classified as HM-Hillside Management and areas classified as "Non-Urban 1" on the Land Use Policy Map and Santa Clarita Valley Area Plan where the slope typically exceeds 25% (4 horizontal to 1 vertical). Within these areas, future development is intended to occur in the most suitable and least environmentally sensitive areas, and should be designed in the terms of scale and intensity in a manner compatible with the natural resource values and character of the area.

The subject church is located on a 35 acre parcel that is situated approximately 150-feet above the surrounding residential properties and setback within the area to reduce visual impacts and not block the viewshed of the residential surroundings. There will be a long paved private driveway to the proposed church in order to buffer the surrounding residential community from

the traffic generated in the parking lot. Public services will be provided from existing public utilities within the area and improvements will be made to infrastructure such as street lighting.

The proposed project is located in an area deemed suitable from an ecological, geologic and topographic standpoint and shall minimize environmental and geologic impacts by not constructing on the San Gabriel fault that is approximately two miles southwest of the subject site. The subject property is 800-feet from the San Francisquito Canyon Significant Ecological Area (SEA).

Additionally, the project can be found consistent with the general goals and policies of the Santa Clarita Area Plan, including:

- The proposed use will not adversely affect local environmental quality or degrade significant natural resources such as sensitive habitat areas, riparian woodlands and scenic vistas.

There is a mitigation monitoring program that will help to lessen any disturbance created on the natural habitat. The subject church is 800-feet from the San Francisquito Canyon Significant Ecological Area (SEA) and is two miles west of the San Gabriel Fault.

- The proposed use will not be detrimental to public health and safety because of hazardous or special conditions.

The proposed use is a church and will not include handling or the transport of toxic, explosive or otherwise hazardous substance.

- The proposed use will not substantially contribute to the deterioration of air or water quality.

The applicant will develop and implement a dust control plan as approved by the County of Los Angeles Department of Public Health and obtain Water Quality Certificate. In accordance with section 401 of the Federal Clean Water Act, a Water Quality Certificate shall be obtained from the Regional Water Quality Control Board (RWQCB) prior to any direct or indirect impact to the drainage basin located within the southwest portion of the project site.

The County Fire Department has stated that they will provide fire protection and paramedic services.

- The proposed site should be appropriately landscaped, fenced and screened.

The project will be required to provide drought tolerant landscaping and meet the Green Building Ordinance Part 20 of Chapter 22.52.

- The proposed use, individually or in combination with other existing and proposed use patterns, will not require extension or expansion of urban services and facilities.

Necessary public services and infrastructure is readily available, including appropriate sewage disposal facilities. The applicant has provided a Will Serve letter for potable water.

- The proposed use is conveniently accessible by paved road, and will not, individually or in combination with other existing or proposed use patterns over burden existing non-urban roadways.

The applicant will comply with the Department of Public Works requirements, dated March 31, 2009, with preliminary right of way and road improvements (document attached).

- The proposed use is compatible with the character of surrounding development patterns.

The church is designed to preserve scenic value by being situated in the hillside above the residential community and conserves open space by allowing 15 acres to remain undisturbed.

Zoning Ordinance and Development Standards Compliance

The request for the construction and operation of a new two-story church (approximately 50,000 gross square feet) on a 35 acre parcel with an assembly area, offices, Sunday school classrooms, and grading of 400,000 cubic yards located within a Hillside Management area is a use subject to a conditional use permit pursuant to Section 22.24.150 of the Los Angeles County Planning and Zoning Code (Title 22). The A-2-2 (Heavy Agricultural-Two Acre Lot Minimum) does not have specific development standards and refers to Zone R-1 development standards.

Unless specifically modified by a conditional use permit during the discretionary review process, premises in Zone R-1 shall be subject to the following development standards:

- A. Height limits. Every residence and every other building or structure in Zone R-1 shall have a height of not to exceed 35 feet above grade, except for chimneys and rooftop antennas.

The proposed addition will have a maximum height of 35' above grade. The project meets this requirement.

- B. Yard Requirements. Premises in Zone R-1 shall be subject to the yard requirements provided herein:

1. Front Yards. Each lot or parcel of land shall have a front yard of not less than 20 feet in depth.
2. Corner Side Yards. Each lot or parcel of land shall have corner side yards of not less than:
 - a. 10 feet on a reversed corner lot; or
 - b. Five feet on other corner lots.
3. Interior Side Yards. Each lot or parcel of land shall have interior side yards of not less than five feet.

4. Rear Yards. Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.

The subject property meets these requirements.

- C. Parking. Every church, temple or other similar place used in whole or in part for the gathering together of persons for worship, deliberation or meditation shall provide, within 500 feet thereof, one parking space for each five persons based on the occupant load of the largest assembly area as determined by the county engineer.

The subject church provides 540 on-site parking spaces with a required 396. Eleven parking spaces will be handicap accessible. The proposed project meets this requirement.

- D. Green Building Standards section 22.522130-1. The purpose is to establish green building standards to all new development.

The subject church will meet these requirements.

Neighborhood Impact/Land Use Compatibility

The subject church is situated on a nine acre pad within the hillside of the Santa Clarita Valley to avoid blocking the viewshed of the surrounding residential community and to minimize visual impacts. The church is centralized on a 35 acre parcel to which 15 acres will remain undisturbed and in its natural state. The project proposes landscaping to beautify the area and will remain compatible with the community park which is in close proximity.

The subject church will provide a services and public access to the surrounding residential community. The proposed project provides adequate on-site parking to avoid on-street parking and traffic congestion.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.090 and Section 22.56.215 of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Department of Public Health has given clearance dated May 5, 2009.

Fire

The Los Angeles County Fire Department granted Fire clearance with attached conditions (dated April 22, 2009 and March 24, 2009).

The Los Angeles County Department of Public Works granted fire clearance with attached conditions (March 31, 2009).

PUBLIC COMMENTS

Staff has not received comments in favor or opposition of the proposed project.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION

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

Staff recommends **APPROVAL** of project number R2008-00798-(5), Conditional Use Permit 200800084, subject to the attached conditions.

SUGGESTED APPROVAL MOTIONS

I move that R2008-00798-(5) be approved with the attached findings & conditions.

Prepared by Diane Aranda, Regional Planning Assistant, Zoning Permit II Section
Reviewed by Maria Masis, Supervising Regional Planner,

Attachments:

Draft Conditions of Approval
Applicant's Burden of Proof statement
Environmental Document
Site Photographs
Site Plan
Land Use Map

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

PROJECT NUMBER R2008-00798-(5)

CONDITIONAL USE PERMIT NUMBER 200800084-(5)

REQUEST:

To authorize the construction and operation of a new two-story church (approximately 50,000 gross square feet) on a 35 acre parcel with an assembly area, offices, Sunday school classrooms, and grading of 400,000 cubic yards located within the Santa Clarita Valley.

REGIONAL PLANNING COMMISSION HEARING DATE: June 17, 2009

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

June 17, 2009 Public Hearing

A duly noticed public hearing was held on June 17, 2009.

Findings

1. The applicant, Valencia Hills Church, is requesting to construct and operate a new two-story church (approximately 50,000 gross square feet) on a 35 acre parcel with an assembly area, offices, Sunday school classrooms, and grading of 400,000 cubic yards located within the Santa Clarita Valley. The subject church proposes to have an assembly area with a 1,000 seats with a Sunday school classes held in conjunction with church services and a youth ministry. Operation hours will be from 7 a.m. to 9 p.m. seven days a week with ten to twenty employees and volunteers.

The subject property is located on the north side of Stoney Creek Road 1,200 feet east of Avenida Rancho Tesoro, APN-3244-029-024, Valencia, in the Castaic Canyon zoned district of the unincorporated area of Los Angeles County.

2. The subject property is located in an A-2-2 (Heavy Agricultural-Two Acre Lot Minimum) zone.
3. Surrounding properties are zoned A-2-2 (Heavy Agricultural-Two Acre Lot Minimum) zone to the north and west. There is R-1-7,000-(Single-Family Residential-7,000 sq. ft. minimum) to the east and RPD 12,000-3.7 U (Residential Planned Development- 12,000 sq. ft. lot Minimum), R-3-24U-DP (Limited Multiple Family Residences-Development Program) to the south.
4. The 35 acre subject site is vacant, undeveloped land with hills varying from approx. 1,280 ft. above msl. to 1,540 ft. msl. Surrounding land uses to the north consists of vacant land and there single-family residential to the east, west and south.
5. The site plan depicts a two-story church (approximately 50,000 gross square feet) with an assembly area with (1000) seats, offices, youth ministry, and Sunday school classrooms to be constructed in three phases. The first floor has an assembly area (840) seats, a 3-foot high 1,098 square feet stage platform area with a rehearsal area, bathrooms and an exit at

the rear. There is lounge seating, a media room and a cry room to the east of the assembly area with stairs to the north and south. An atrium is to the east which will lead to the atrium, elevators and men's and women's restrooms. There are offices to the northeast, Sunday school classrooms, and a serving kitchen to the southeast. There is access to a play area and patio from the first floor. The first floor has a 25,000 square feet floor area.

The second floor illustrates a 3,995 square feet worship center with (160) pull-out bleacher balcony seats with a bridge to the north and south to access the elevator, men's and women's restrooms, offices and youth ministry classrooms to the east. Meeting rooms to the rear will be part of a future expansion. The second floor has a 25,000 square feet floor area.

The subject church will be built in three phases. The occupant load is calculated as 1981 and there are 540 parking spaces provided for the project site. Access to the subject property is from the west via Stoney Creek Road.

6. The Department of Regional Planning has determined that a Mitigated Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. There is a mitigation monitoring program associated with the project dated May 11, 2009 (attached). An Initial Study was prepared for this project in compliance with the California Environmental Quality Act and the environmental guidelines and reporting procedures of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on biota, water quality and cultural resources, but prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project which would avoid or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study and project revisions showed there is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, the Department of Regional Planning has prepared a Mitigated Negative Declaration for the proposed project.

Mitigation monitoring will occur through routine inspections and clearance of site plans prior to project development and in accordance with the approved Mitigation Monitoring Program for this project.

7. The initial study identified geotechnical, flood, water quality, air quality and biota as potential impacts that will be less than significant with the project mitigation measures.
8. The project site is located within an area classified as HM-Hillside Management areas classified as "Non-Urban 1" on the Land Use Policy Map of the Santa Clarita Valley Area Plan where the slope typically exceeds 25% (4 horizontal to 1 vertical). Within these areas, future development is intended to occur in the most suitable and least environmentally sensitive areas, and should be designed in the terms of scale and intensity in a manner compatible with the natural resource values and character of the area.

9. The subject church is located on 35 acre parcel that is situated approximately 150-feet above the surrounding residential properties and setback within the area to reduce visual impacts and not block the viewshed of the residential surroundings. There will be a long paved private driveway to the proposed church in order to buffer the surrounding residential community from the traffic generated in the parking lot. Public services will be provided from existing public utilities within the area and improvements will be made to infrastructure such as street lighting.
10. The proposed project is located in an area deemed suitable from an ecological, geologic and topographic standpoint and shall minimize environmental and geologic impacts by not constructing on the San Gabriel fault that is approximately two miles southwest of the subject site. The subject property is 800-feet from the San Francisquito Canyon Significant Ecological Area (SEA).

Additionally, the project can be found consistent with the general goals and policies of the Santa Clarita Area Plan, including:

- The proposed use will not adversely affect local environmental quality or degrade significant natural resources such as sensitive habitat areas, riparian woodlands and scenic vistas.

There is a mitigation monitoring program that will help to lessen any disturbance created on the natural habitat. The subject church is 800-feet from the San Francisquito Canyon Significant Ecological Area (SEA) and is two miles west of the San Gabriel Fault.

- The proposed use will not be detrimental to public health and safety because of hazardous or special conditions.

The proposed use is a church and will not include handling or the transport of toxic, explosive or otherwise hazardous substance.

- The proposed use will not substantially contribute to the deterioration of air or water quality.

The applicant will develop and implement a dust control plan as approved by the County of Los Angeles Department of Public Health and obtain Water Quality Certificate. In accordance with section 401 of the Federal Clean Water Act, a Water Quality Certificate shall be obtained from the Regional Water Quality Control Board (RWQCB) prior to any direct or indirect impact to the drainage basin located within the southwest portion of the project site.

The County Fire Department has stated that they will provide fire protection and paramedic services.

- The proposed site should be appropriately landscaped, fenced and screened.

The project will be required to provide drought tolerant landscaping and meet the Green Building Ordinance Part 20 of Chapter 22.52.

- The proposed use, individually or in combination with other existing and proposed use patterns, will not require extension or expansion of urban services and facilities.

Necessary public services and infrastructure is readily available, including appropriate sewage disposal facilities. The applicant has provided a Will Serve letter for potable water.

- The proposed use is conveniently accessible by paved road, and will not, individually or in combination with other existing or proposed use patterns over burden existing non-urban roadways.

The applicant will comply with the Department of Public Works requirements, dated March 31, 2009, with preliminary right of way and road improvements (document attached).

- The proposed use is compatible with the character of surrounding development patterns.

The church is designed to preserve scenic value by being situated in the hillside above the residential community and conserves open space by allowing 15 acres to remain undisturbed.

11. The subject church is situated on a nine acre pad within the hillside of the Santa Clarita Valley to avoid blocking the viewshed of the surrounding residential community and to minimize visual impacts. The church is centralized on a 35 acre parcel of which 15 acres will remain undisturbed and in its natural state. The project proposes landscaping to beautify the area and will remain compatible with the community park which is in close proximity.
12. The subject church will provide a services and public access to the surrounding residential community. The proposed project provides adequate on-site parking to avoid on-street parking and traffic congestion.
13. Unless specifically modified by a conditional use permit during the discretionary review process, premises in Zone R-1 shall be subject to the following development standards:

Height limits. Every residence and every other building or structure in Zone R-1 shall have a height of not to exceed 35 feet above grade, except for chimneys and rooftop antennas.

The proposed addition will have a maximum height of 35' above grade. The project meets this requirement.

Yard Requirements. Premises in Zone R-1 shall be subject to the yard requirements provided herein:

1. Front Yards. Each lot or parcel of land shall have a front yard of not less than 20 feet in depth.
2. Corner Side Yards. Each lot or parcel of land shall have corner side yards of not less than:
 - a. 10 feet on a reversed corner lot; or
 - b. Five feet on other corner lots.

3. Interior Side Yards. Each lot or parcel of land shall have interior side yards of not less than five feet.
4. Rear Yards. Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.

The subject property meets these requirements.

Parking. Every church, temple or other similar place used in whole or in part for the gathering together of persons for worship, deliberation or meditation shall provide, within 500 feet thereof, one parking space for each five persons based on the occupant load of the largest assembly area as determined by the county engineer.

The subject church provides 540 on-site parking spaces with a required 396. Eleven parking spaces will be handicap accessible. The proposed project meets this requirement.

Green Building Standards section 22.522130-1. The purpose is to establish green building standards to all new development. The project is conditioned to meet the applicable standards.

14. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
15. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to 30 years.
16. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits II Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. The proposed use is consistent with the adopted general plan for the area;
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and 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 uses would generate and by other public or private facilities as are required.
- E. That the proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard, and
- F. That the proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area, and
- G. That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan, and
- H. That the proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents;

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

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission finds that the project qualifies for a Mitigated Negative Declaration under California Environmental Quality Act (CEQA) reporting requirements. After consideration of the Mitigated Negative Declaration together with all comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect on the environment, finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration and the Mitigation Monitoring Program for the project.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit 200800084 is **APPROVED** subject to the attached conditions.

c: Each Commissioner, Zoning Enforcement, Building and Safety

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

DA
6/4/2009

1. This authorizes the construction and operation of a new two-story church (approximately 50,000 gross square feet) on a 35 acre parcel with an assembly area, offices, Sunday school classrooms, and grading of 400,000 cubic yards located within the Santa Clarita Valley, subject to all of the following conditions:
 - a. The permittee shall comply with all requirements specified in the County Fire Department letters dated April 22, 2009 and March 24, 2009, to the satisfaction of said Department;
 - b. The permittee shall comply with all requirements specified in the County Public Works Department letter dated March 31, 2009 to the satisfaction of said Department;
 - c. A minimum of 396 on-site parking spaces including (6) required handicap accessible shall be provided on the subject property;
 - d. No outside storage shall be allowed;
 - e. Storage of trailers, old cars and/or household equipment, such as refrigerators, stoves, freezers, etc. in all required yard areas shall be prohibited;
 - f. The property shall remain free of trash, litter, and other debris.
 - g. No storage buildings, vehicle repairs, disabled vehicles, garbage cans, posters, junk or debris can be kept in the front yard;
 - h. No junk, debris disabled vehicles, or miscellaneous materials or storage can be kept in the rear yard at anytime. No vehicles will be repaired in the rear yard;
 - i. The property, buildings, yards and landscaping will be maintained to the highest level possible, this includes painting, gardening, watering, repairs and maintenance.
 - j. No outside speakers, public address systems, bells and recorded or live music is permitted outside. No public events will take place without approval from the Department of Regional Planning;
 - k. No posters or banners are allowed;
 - l. All structures, walls, and fences open to public view shall remain free of graffiti;
 - m. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint used in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces;
 - n. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A;"
 - o. Any modifications to the property must be accompanied by an approved revised plot plan

(Revised Exhibit "A");

- p. The hours of operation shall be from 7 a.m. to 9 p.m. seven days a week. Sunday school shall take place from 8 a.m. to 5p.m. only on Sundays and youth ministry shall take place during the hours of 6:30 p.m. to 8:30 p.m. once a week;
- q. All grading shall be in accordance with the County of Los Angeles Grading Code and recommendations of Engineering Geologist. A grading plan shall be submitted to Department of Public Works for review and approval prior to the issuance of the grading permit;
- r. The permittee shall submit a Geotechnical report to the Los Angeles County Department of Public Works for review and approval prior to the issuance of a grading permit;
- s. The permittee shall obtain an Individual Permit from Army Corps of Engineers prior to construction (See mitigation monitoring program dated May 11, 2009);
- t. All construction shall adhere to the appropriate provisions of the Uniform Building Code, including seismic design standards, as well as local codes and ordinances;
- u. The permittee shall suspend all construction activities should any potentially important cultural deposits be encountered in the course of construction until a qualified archaeologist is consulted to identify and evaluate the importance of the find, conduct any appropriate assessment, and implement mitigative measures, if necessary (See mitigation monitoring program dated May 11, 2009);
- v. The permittee shall submit a drainage concept plan indicating drainage features and policies to the Department of Public Works prior to issuance of grading permit;
- w. The permittee shall submit a Fuel Modification and Landscape Plan to the County Department of Fire and the Department Regional Planning for review and approval prior to issuance of a grading permit;
- x. Landscaping shall comply with the drought tolerant landscaping requirements of title 22, Zoning Ordinance;
- y. The permittee shall adhere to Construction Noise Limits as specified in Section 12.08.440 Subsections A to D of the Los Angeles Noise Control Code, Title 12;
- z. The permittee shall obtain a Water Quality Certificate from RWQCB prior to issuance of grading permit;
- aa. The permittee shall consult with the Department of Fish and Game to determine the requirement for a Streambed Alteration Agreement pursuant to section 1600 of the Fish and Game code prior to issuance of grading permit (See mitigation monitoring program dated May 11, 2009);

- bb. The permittee shall submit a lighting plan to the Department of Building and Safety and Department of Regional Planning to mitigate the potentially adverse effect of night lighting on surrounding open space (See mitigation monitoring program dated May 11, 2009);
 - cc. The permittee and/or project biologist shall create a designated buffer zone, prior to approval of final map, to assure the San Francisquito Significant Ecological Area is not disturbed. The designated buffer area shall be reviewed and approved by the Department of Regional Planning;
 - dd. The permittee shall submit a letter from the County of Sanitation Districts illustrating annexation into the Santa Clarita Valley Sanitation District prior to the issuance of building permits (See mitigation monitoring program dated May 11, 2009);
 - ee. The permittee shall comply with all mitigation measures stated in the Mitigation Monitoring Program dated May 11, 2009;
 - ff. The permittee shall deposit the sum of \$3,000 with the Department of Regional Planning (DRP) within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the annual reports or as required by this Mitigation Monitoring Program.
2. The permittee shall comply with the Green Building Ordinance Title 22, 22.52.2100;
 3. 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.
 4. 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. 9, and until all required monies have been paid pursuant to Condition No. 10.
 5. 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. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
 6. 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 according to Los Angeles County Code Section 2.170.010.

7. This grant will expire unless used within two years from the date of approval. A one-year time extension may be requested in writing with the appropriate fee before the expiration date.
8. 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.
9. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
10. **This grant will terminate on June 17, 2034.** Upon written application by the permittee made no less than six (6) months prior to June 17, 2034, the term of this grant shall be extended by the Director of Planning for a period not to exceed twenty-five (25) years, as provided herein below. The Director shall grant such extension unless it finds one of the following: (1) that the permittee has failed to adhere to the conditions of approval and such failure has not been timely corrected upon written notice thereof, and (2) that the use is not in compliance with all applicable laws and regulations. If either of the foregoing findings is made by the Director, the extension may be denied. Subsequent extensions may be granted by the Commission upon written application made no less than six (6) months prior to the expiration of the previous extension.

The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$2,250.00** within the 90 days of the date of approval. These monies shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. These funds provide for biennial (every other year) inspections for the term of the grant, for a total of fifteen (15) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of

this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater. If the term of the grant is extended, additional monies sufficient to provide for additional biennial inspections shall be deposited with the County for the life of the grant. The amount due for such inspections shall be the amount equal to the recovery cost at the time of payment.

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.
12. Within 3 days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. A fee of \$2,068.00 (\$1993.00 plus \$75.00 processing fee) is required. No land use project subject to this requirement is final, vested or operative until the fee is paid.
13. 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.

Attachment

Department of Public Works (dated March 31, 2009), County of Los Angeles Fire Department (dated April 22, 2009 and March 24, 2009), Mitigation Monitoring Program (dated May 11, 2009)

MM:DA
6/4/2009

MITIGATION MONITORING PROGRAM

PROJECT NO. RENV T200800056/ RCUP2008-00798-(5)

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

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

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
	Geotechnical				
	All grading shall be in accordance with the County of Los Angeles Grading Code and recommendations of Engineering Geologist.	Submit grading plans for review and approval	Prior to issuance of grading permit	Applicant	DPW
	Liquefaction potential shall be mitigated by removal and recompaction, grouting, vibrocompaction, dynamic compaction, vibriflotation, gravel drains and/or upgraded foundation designs and approved grading plan.	Submit grading plans, prepared by certified engineer for review and approval	Prior to issuance of grading permit	Applicant	DPW
	Submit a Geotechnical report to the Los Angeles County Department of Public Works for review and approval.	Submit report for review and approval	Prior to the issuance of grading permit	Applicant	DPW
	An Army Corps of Engineers permit is required for creating fills for residential or commercial development, placing bank protection, temporary or permanent stockpiling or excavated material, building road crossings, backfilling for utility, line crossings and constructing outfall structures, dams, levees, groins, weirs, or other structures.	Obtain an Individual Permit from ACOE	Prior to construction	Applicant	ACOE DRP

In accordance with section 404 of the Federal Clean

# Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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Water Act, an Individual Permit must be obtained by Army Corps of Engineers (ACOE) prior to any direct or indirect impact to the drainage basin located within the southwest portion of the project site.

All construction shall adhere to the appropriate provisions of the Uniform Building Code, including seismic design standards, as well as local codes and ordinances.

Plan check and field verification by County

Applicant
 Geotechnical Engineer
 Contractor

DPW

Archaeological/Cultural Resources

Applicant shall cease all work should any potentially important cultural deposits be encountered in the course of construction until a qualified archaeologist is consulted to identify and evaluate the importance of the find, conduct any appropriate assessment, and implement mitigative measures, if necessary. The applicant shall agree to comply with mitigation measures recommended by the archaeologist and approved by the Department of Regional Planning (DRP).

Suspension of construction activities and evaluation by an archaeologist

Applicant

DRP

Flood

Submit a drainage concept plan that indicates the drainage features of the project. The plan shall include improvements consistent with the design standards and policies of the Los Angeles County Department of Public Works including, but not limited to, storm drainage facilities and detention facilities for the project.

Submit drainage concept plan indicating drainage features and policies of DPW

Applicant

DPW

Fire

The project is located within an area described by the Fire Department as a Very High Fire Hazard Severity Zone (VHFHSZ). Submit a final Fuel Modification and Landscape Plan to the County of Los Angeles Fire Department and Department of Regional Planning for review and approval.

Submit Fuel Modification and Landscape plan for review and approval

Prior to issuance of grading permit

Applicant

Fire Department

DRP

Noise

All construction equipment, fixed and mobile, shall be in proper operating condition and fitted with standard silencing devices. Proper engineering noise controls should be implemented when necessary on fixed equipment. It is recommended that a monitoring program be implemented by the applicant to monitor mobile sources.

Implement a monitoring program to monitor mobile sources

Prior to beginning of construction activities

Applicant

DRP

The surrounding residences shall be notified of the anticipated duration of the project, noise impact and any other pertinent information, providing a format for occupants to register questions and/or complaints.

Notify surrounding residences of project specifics

Prior to beginning of construction activities

Applicant

DRP

The applicant shall post a notice at the construction site and along the proposed truck haul route. The notice shall contain information on the type of project, anticipated duration of construction activity, and provide a phone number where people can register questions and/or complaints.

Post a notice at the site and along truck haul route

During construction

Applicant

DRP

Grading work should be kept between the hours of 8:00AM and 5:00PM, Monday through Friday. Noise generated by the project shall remain within standards dictated by the Los Angeles County Code, Title 12, Environmental Protection, Section 12.08.440.

Submit grading plans with note referencing Title 12, Section 12.08.440

During grading/construction

Applicant

DRP

Field Verification

DPH

Water Quality

In accordance with section 401 of the Federal Clean Water Act, a Water Quality Certificate shall be obtained from the Regional Water Quality Control Board (RWQCB) prior to any direct or indirect impact to the drainage basin located within the southwest portion of the project site.

The applicant shall, in accordance with the Newhall County Water District, comply with all of the District's Rules and Regulation as those Rules and Regulations maybe amended from time to time.

Obtain Water Quality Certificate from RWQCB

Prior to issuance of building permit

Applicant

DRP

Illustrate compliance

Prior to issuance of grading permit/ building permits

Applicant

DRP

Building & Safety

Air Quality

Develop and implement a dust control plan as approved by the County:

a. Apply approved non-toxic chemical soil stabilizers according to manufacturers' specification to all inactive

construction areas (previously graded areas inactive for four (4) days or more;

b. Replace ground cover in disturbed areas as quickly as possible;

c. Enclose, cover, water twice daily or apply approved soil binders to exposed piles (e.g. gravel, sand, dirt) according to manufacturers' specifications;

d. Water active grading sites at least twice daily (SCAQMD rule 403);

e. Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph.

f. Provide temporary wind fencing consisting of 3-to-5

Submit dust control plan for review and approval

Prior to beginning of construction

Applicant

DRP

Field Verification

DPH

- foot barriers with 50 percent or less porosity along the perimeter of sites that have been cleared or are being graded;
- g. All trucks hauling dirt, sand, soil or other loose materials are to be covered or should maintain at least two (2) feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code;
- h. Sweep streets at the end of the day if visible soil material is carried over to adjacent roads (recommend water sweepers using reclaimed water if readily available);
- i. Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip;
- j. Apply water three (3) times daily or chemical soil stabilizers according to manufacturers' specifications to all unpaved parking or staging areas or unpaved road surfaces;
- k. Enforce traffic speed limits of 15 mph or less on all unpaved roads;
- l. Pave construction roads when the specific roadway path would be utilized for 120 days or more.

Biota

#	<i>Mitigation</i>	<i>Action Required</i>	<i>When Monitoring to Occur</i>	<i>Responsible Agency or Party</i>	<i>Monitoring Agency or Party</i>
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Prior to site grading, a relocation plan prepared by a qualified biologist should be implemented to address impacts to the on-site populations of short-joint beavertail. To the extent practicable and feasible, the on-site populations which have been salvaged should be replanted on-site within appropriate areas proposed for conservation.

Field Survey
 Prior to site grading, a relocation plan prepared by a qualified biologist to address impacts for on-site short-joint beavertail populations.

Prior to issuance of grading permit

Applicant

DRP

Fish and Game

If construction activities (i.e., ground clearing and grading, including removal of trees or shrubs) are scheduled to occur during the non-breeding season (September 1 through January 31), no mitigation is required.

If construction activities are scheduled to occur during the breeding season (February 1 through August 31), the project proponent will implement the following measures to avoid potential adverse effects on nesting raptors and other special-status birds:

Field Survey
 No more than two weeks prior to construction, a qualified wildlife biologist shall conduct preconstruction surveys of all potential nesting habitats within 500 feet of potential nesting

Prior to issuance of grading permit

Applicant

DRP

Fish and Game

No more than two weeks prior to construction, a qualified wildlife biologist to conduct preconstruction surveys of all potential nesting habitats within 500 feet of construction activities where access is available.

If active nests are found during preconstruction surveys, the project proponent will create a no-disturbance buffer (acceptable in size to the CDFG) around active raptor nests and nests of other special-status birds during the breeding season, or until it is determined that all young have fledged. Typical buffers include 500 feet for raptors and 250 feet for other nesting birds. The size of these buffer zones and types of construction activities restricted in these areas may be further modified during coordination and in consultation with the CDFG and will be based on existing noise and human disturbance levels at the project site. Nests initiated during construction are presumed to be unaffected, and no buffer would be necessary. However, the "take" (mortality, severe disturbance to, etc.) of any individual birds will be prohibited.

habitats within 500 feet of construction activities where access is available.

Prior to issuance of grading permit

Applicant

DRP

Fish and Game

If preconstruction surveys indicate that nests are inactive or potential habitat is unoccupied during the construction period, no further mitigation is required. Trees and shrubs within the construction footprint that have been determined to be unoccupied by special-status birds or that are located outside the no-disturbance buffer for active nests may be removed.

The Department of Fish and Game requires a Streambed Alteration Agreement (SAA), pursuant to Section 1600 et seq. of the Fish and Game Code, with the applicant prior to any direct or indirect impact to the drainage basin located within the southwest portion of the project site. The Department's issuance of a SAA may be a project that is subject to CEQA. To facilitate issuance of the Agreement when CEQA applies, the Department of Fish and Game as a responsible agency under CEQA may consider the local jurisdiction's (Lead Agency) document for the project. To minimize additional requirements by the Department under CEQA the document should fully identify the potential impacts to the lake, stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the Agreement. Early consultation is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources.

Consult with the Department of Fish and Game to determine the requirement for a SAA

Prior to issuance of grading permit

Applicant

DRP
Fish and Game

Prior to construction, a survey for special status reptiles and amphibians (as noted in the Biological Assessment dated October 8, 2007) will be conducted by a qualified wildlife biologist.

Field Survey

Prior to issuance of grading permit

Applicant

DRP
Fish and Game

Prior to construction, a survey shall be conducted by a

qualified biologist.

The project development's potentially adverse effect of night lighting on surrounding open space will be mitigated with low elevation lighting poles, and internal silvering of the globe or external opaque reflectors which direct light away from natural areas. The degree to which these measures are utilized should be dependent upon the distance of the light source from the urban edge.

The project site is located approximately 800 feet to the west of San Francisquito Canyon and an LA County Significant Ecological Area (SEA) which has heightened biological sensitivity. Prior to construction, the designated qualified biologist shall create appropriate buffer zones to assure the SEA is not disturbed.

Prior to construction, the applicant or its contractor will designate a qualified Project Biologist responsible for overseeing biological monitoring, regulatory compliance and restoration activities associated with the construction of the proposed project in accordance with the adopted mitigation measures, and project conditions. (See attached document titled General Measures).

During final design of the project, the Project Biologist will review the design plans and make recommendations for avoidance and minimization of sensitive biological resources. The project applicant or its contractor shall

Submit plan for review and approval
 Prior to issuance of building permit
 Applicant
 Building and Safety
 DRP

Project Biologist will create a designated buffer zone
 Review and site plan approval
 Prior to issuance of building permit
 Applicant
 DRP

Designate a qualified Project Biologist prior to construction
 Prior to issuance of building permit
 Applicant
 Fish and Game

Qualified Biologist shall review final design plans to minimize impact on sensitive
 Prior to final design of project
 Applicant
 Contractor
 DRP
 Fish and Game

Mitigation

Action Required When Monitoring to Occur

Responsible Agency or Party

Monitoring Agency or Party

determine the feasible and practicable implementation of those recommendations.

biological resources

In conjunction with the development of final design plans and specifications for construction, or other activities involving vegetation/habitat removal, the Project Biologist will review and provide recommendations to final design maps showing all sensitive habitats (ESAs) within 152.4 meters (500 feet) of the grading limits on the grading plans.

Final design and construction should restore stream channels, ephemeral drainages and washes to their original contours on completion of construction, where feasible, with the exclusion of areas of permanent impact.

During grading and construction, the Project Biologist will conduct monitoring in and adjacent to sensitive habitats including monitoring of the installation of protective devices (silt fencing, sandbags, fencing, etc.), construction of access roads, vegetation removal and other associated construction activities, as deemed appropriate by the Project Biologist. Biological monitoring will be conducted to document adherence to habitat avoidance and minimization measures addressed in the project mitigation measures in the CEQA document and as listed in the USFWS, CDFG, and ACOE permits/agreements (if applicable).

Driving to work sites will be limited to established access routes whenever possible and should minimize cross-country travel. If cross-country driving is necessary, access routes should be flagged in the field to avoid impacts to sensitive habitats and should be approved by a qualified biologist prior to their use. Cross-country driving will be limited to designated routes, kept to the minimum number of trips necessary and avoided when soils are wet or saturated. A qualified biologist will flag appropriate exclusion areas adjacent to sensitive habitats near work areas or access routes.

Sewer

The project area is outside the jurisdictional boundaries of the County Sanitation Districts and will require annexation into the Santa Clarita Valley Sanitation District before sewerage service can be provided to the proposed development. The applicant must apply for annexation.	Submit letter of annexation into the Santa Clarita Valley Sanitation District	Prior to issuance of building permit	Applicant	DRP Building and Safety
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Other Services

The development project is required to recycle or reuse 50 percent of the construction and demolition debris generated per the County's Construction and Demolition	A Recycling and Reuse Plan	Prior to construction, demolition or grading permit may be issued	Applicant Contractor	DPW - Environmental Programs Division
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#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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Debris Recycling and Reuse Ordinance.

<p>All development and redevelopment projects which fall into one of the Standard Urban Stormwater Mitigation Plans project types, characteristics, or activities, must Obtain Urban Stormwater Mitigation Plans approval by the appropriate agencies.</p>	<p>Obtain Urban Stormwater Mitigation Plans approval</p>	<p>Prior to construction, demolition or grading permit may be issued</p>	<p>Applicant</p>	<p>Appropriate Agencies DPW</p>
<p>The development of this project shall comply with all applicable code and ordinance requirements for construction access, water mains, fire flows and fire hydrants.</p>	<p>Submit site plan for review and approval</p>	<p>Prior to issuance of building permit</p>	<p>Applicant</p>	<p>Fire Department Building and Safety</p>
<p>Specific fire and life safety requirements for the construction phase shall be addressed at the plan check stage.</p>	<p>Submit plan for review and approval</p>	<p>Prior to issuance of building permit</p>	<p>Applicant</p>	<p>Fire Department Building and Safety</p>

Should any operation within the subject project include the construction, installation, modification, or removal of underground storage tanks, industrial waste treatment or disposal facilities and/or storm water treatment facilities, Public Works' Environmental Programs Division must be contacted for required approvals and operating permits.

<p>Submit plan for review and approval</p>	<p>Prior to issuance of building permit</p>	<p>Applicant</p>	<p>Appropriate Agencies DPW</p>
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Compliance

As a means of ensuring compliance with above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such time that all mitigation

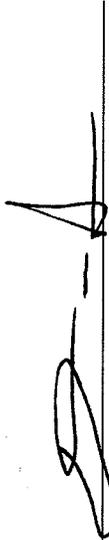
<p>Submittal and approval of compliance report and replenishing mitigation monitoring</p>	<p>Yearly and as required</p>	<p>Applicant and subsequent owner(s)</p>	<p>DRP</p>
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measures have been implemented and completed. account

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

Applicant _____ Date _____

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

 _____

Staff _____ Date 06/04/09

Monday, May 11, 2009

Page 10 of 10

Applicant Initials _____



COUNTY OF LOS ANGELES
Public Health

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

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

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



BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
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Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

May 5, 2009

**Conditional Use permit Section
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012**

**Re: Project No. R2008-00798;
Project Location: North of Stoney Creek Rd. and East of Avenida Rancho Tesoro, Valencia**

This is in response to request for comments regarding the Notice of Consultation for above referenced project that was forwarded to this Department for review.

Land Use Program of Environmental Health has reviewed the information provided and has no objection to the approval of this project with the understanding that proposed development shall be supplied with potable water through a public water system (Newhall Water District), and wastewater treatment demand for the development shall be accommodated by public sewer and wastewater treatment facilities (Los Angeles County Sanitation District # 32).

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

Respectfully,

Patrick Nejadian, Chief REHS
Land Use program



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

March 31, 2009

IN REPLY PLEASE
REFER TO FILE: LD-1

TO: Mark Child, AICP
Zoning Permits I Section
Department of Regional Planning

Attention Diane Aranda

FROM: Steve Burger *MLS*
for Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) REVIEW AND COMMENT
PROJECT NO. R2008-00798
CUP NO. T200800084
NORTHSIDE STONEY CREEK ROAD
VALENCIA HILLS CHURCH

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

We reviewed the site plan for the subject CUP in the unincorporated Santa Clarita area located on the north side of Stoney Creek Road from 1,200 feet east of Avenida Rancho Tesoro. The proposed project consists of the construction of a new church, assembly area, offices, Sunday school classrooms, day care and grading in excess of 100,000 cubic yards (400,000 cubic yards) in the hillside management.

Upon approval of the site plan, we recommend the following conditions:

1. Sewer
 - 1.1 The applicant shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
 - 1.2 A sewer area study for the proposed CUP (PC 12089AS, dated September 4, 2008) was reviewed and approved. No additional mitigation

measures are required. The approved sewer area study shall remain valid for two years. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

- 1.3 Provide a digital copy (PDF format) of the approved area study PC 12089AS.
- 1.4 Off-site sewer easements must be acquired and recorded prior to sewer plan approval. If the sewer easement acquisition within Lot 4 of Tract No. 51644-11 is not granted for the proposed alignment, the applicant must revise the sewer area study and alignment and install the pump station to the satisfaction of Public Works.

For questions regarding the items above, please contact Tony Khalkhali at (626) 458-4921.

2.1 Grading

- 2.1. Submit a grading plan to Land Development Division for approval. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, and the Standard Urban Stormwater Mitigation Plan devices if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder(s) approvals. An approved Hydrology Study (that addresses both on-site and street drainage issues) shall be submitted with the grading plan for reference
- 2.2. A maintenance agreement may be required prior to grading plan approval for privately maintained drainage devices including any on-site Standard Urban Stormwater Mitigation Plan devices.
- 2.3. Obtain Public Works' Geotechnical and Materials Engineering Division's soil/geology approval (if applicable) of the grading plan.
- 2.4. Obtain and submit drainage acceptance letters (if applicable) from all impacted off-site owners.
- 2.5. Permits and/or letters of nonjurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the

State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, and the Army Corps of Engineers.

2.6. Provide drainage devices to protect graded slopes from debris flow.

For questions regarding the items above, please contact Andy Narag at (626) 458-4921.

3.1 Preliminary Right of Way and Road Improvement Requirements

- 3.1. Prior to approval of the CUP, pay the fees established by the Board of Supervisors for the Valencia Bridge and Major Thoroughfare Construction Fee District. The fee is to be based upon the fee rate in effect at the time of final map recordation. The current applicable fee is \$19,650 per factored unit and is subject to change.
- 3.2. Construct urban improvements that are consistent with existing roadway features, including curb, gutter, base, pavement, and full-width sidewalk, for the extension of Stoney Creek Road to the satisfaction of Public Works. Relocate any affected utilities.
- 3.3. Construct an adequate turnaround at the end of the Stoney Creek Road extension to the satisfaction of Public Works. The radius shown is not necessary approved.
- 3.4. Obtain the necessary off-site easements to construct the turnaround at the end of the Stoney Creek Road extension.
- 3.5. Dedicate right of way (if not already dedicated) on Stoney Creek Road 32 feet from centerline along the property frontage. A review fee is required for right-of-way document processing.
- 3.6. Construct the private entry drive to the satisfaction of Public Works.
- 3.7. Repair any damaged improvements during construction to the satisfaction of Public Works.

- 3.8. Submit street improvement plans and acquire street plan approval or direct check status before obtaining grading permit.
- 3.9. Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the items above, please contact Andy Narag at (626) 458 4921.

4.1 Street Lighting Requirements

- 4.1. Provide street lights on concrete poles with underground wiring along the property frontage on Stoney Creek Road to the satisfaction of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans as soon as possible to Public Works' Traffic and Lighting Division, Street Lighting Section.
- 4.2. The proposed project portions of the proposed projects are not within an existing Lighting District. Annexation is required.
- 4.3. Upon approval of the CUP, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights in the amount of \$50,000 (subject to revision at the time of street lighting plan approval). The applicant shall comply with conditions listed below in order for the Lighting Districts to pay for the future operation and maintenance of the street lights. Conditions 1, 2, and 3 shall apply for projects subject to annexation. The Board of Supervisors must approve the annexation and levy of assessment prior to Public Works approving street lighting plans. The street lights shall be installed per approved plans prior to issuance of a Certificate of Occupancy.
 1. Request Street Lighting Section to commence annexation and levy of assessment balloting proceedings.
 2. Provide business/property owners name(s), mailing address(es), site address, Assessor parcel number(s), and parcel boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.

3. Submit map of the proposed project including any roadways conditioned for street lights to the Street Lighting Section. Contact the Street Lighting Section for map requirements and/or questions you may have at (626) 300-4726. The annexation and assessment balloting process takes approximately 10 to 12 months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans.

Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.

- 4.4. The area must annexed into the Lighting District and all street lights in the project, or the current phase of the project, must be constructed according to Public Works-approved plans. The contractor shall submit one complete set of As-built plans. Provided the above conditions are met, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year, provided all street lights have been energized and the developer has requested a transfer of billing at least by January 1 of the previous year. The transfer of billing could be delayed one or more year if the above conditions are not met. The Lighting District cannot pay for the operation and maintenance of street lights located within gated communities.

For questions regarding the items above, please contact Jeff Chow at (626) 300-4752.

5.1 Soils & Geological Section

- 5.1 Comply with all items identify in the approved September 26, 2008, and April 14, 2008, geotechnical reports and our soils and geologic review sheet dated November 25, 2008, and November 18, 2008.

For questions regarding the item above, please contact Jeremy Wan at (626) 458 3873.

6.1 Storm Drain & Hydrology Section

- 6.1 Comply with the Drainage Concept conceptually approved on December 10, 2008.

Mark Child
March 31, 2009
Page 6

6.2 Prior to improvement plan approval, a drainage acceptance letter must be obtained from the off-site property owners.

For questions regarding the item above, please contact Amir Ibrahim at (626) 458-4921.

If you have any other questions or require additional information, please contact Ruben Cruz at (626) 458-4910.

RC:ca

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**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: April 22, 2009

TO: Department of Regional Planning
Permits and Variances

PROJECT #: CUP R2008-00798

LOCATION: Valencia Hills Church - N/side of Stoney Creek Rd., 1200 LF E/O Avenida Rancho Tesoro, Santa Clarita

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is ____ gallons per minute for _ hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. __ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- Verify __ 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- The required fire flow for private on-site hydrants is ____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- This property is located within the area described by the Fire Department as the Very High Fire Hazard Severity Zone (VHFHSZ). A Final Fuel Modification Plan shall be submitted and approved prior to the Building Permit issuance. For details contact the Fuel Modification Unit, Fire Station 32, 605 North Angeleno Avenue, Azusa, CA 91702-2904. They may be reached at (626) 969-5205.
- Comments:** THIS PROJECT IS CLEARED FOR PUBLIC HEARING BY THE FIRE DEPARTMENT.
- Location:** Fire Flow performed by Newhall County Water District on 01-05-09 is adequate.
- Access:** Access as depicted on the revised Site Plan dated 01-15-09 is adequate.
- Special Requirements:** Comply with Preliminary Fuel Modification Plan requirements issued by our Forestry Division.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector:

Juan C. Padilla

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



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

(323) 890-4330

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

March 24, 2009

APR - 7 2009

Ms. Diane Aranda
Department of Regional Planning
Zoning Permits Section II
320 West Temple Street
Los Angeles, CA 90012

Dear Ms. Aranda:

CONDITIONAL USE PERMIT, SUBJECT: PROJECT: R2008-00798-(5), CASE: RCUP 200800084, LOCATION: NORTH SIDE OF STONEY CREEK ROAD, 1,200-FT EAST OF AVENIDA RANCHO TESORO, LACO (FFER #200800299)

The Conditional Use Permit has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION: FIRE PROTECTION AND EMERGENCY MEDICAL SERVICE AVAILABILITY

1. The subject development will receive fire protection and paramedic service from the County of Los Angeles Fire Department. Fire Station 156, located at 24525 Copper Hill Drive, Valencia, CA 91354, is the jurisdictional station for this property. It is approximately 1.6 miles southwest from the project site. It has a 4-person engine company.

PROJECT IMPACT ON SERVICES

2. Fire protection serving the area appears to be adequate for the existing development/land use. However, each additional development creates greater demands on existing resources. The developer mitigation fee for fire protection facilities in effect in this area will mitigate any impact this development has on existing resources, and therefore, this project is not expected to have a significant impact on Fire Department services.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	BRADBURY	CUDAHY	HAWTHORNE	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
ARTESIA	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
AZUSA	CARSON	DUARTE	HUNTINGTON PARK	LAKESWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
BALDWIN PARK	CERRITOS	EL MONTE	INDUSTRY	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	CLAREMONT	GARDENA	INGLEWOOD	LAWNDALE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
BELL GARDENS	COMMERCE	GLEN DORA	IRWINDALE	LOMITA	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
BELLFLOWER	COVINA	HAWAIIAN GARDENS	LA CANADA-FLINTRIDGE	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
			LA HABRA				WHITTIER

LAND DEVELOPMENT UNIT: GENERAL REQUIREMENTS:

1. The proposed development may necessitate multiple ingress/egress access for the circulation of traffic, and emergency response issues.
2. This property is located within the area described by the Forester and Fire Warden as a Fire Zone 4, Very High Fire Hazard Severity Zone (VHFHSZ). All applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows, brush clearance and fuel modification plans, must be met.

COMMERCIAL REQUIREMENTS:

3. Fire sprinkler systems are required in most commercial occupancies. For those occupancies not requiring fire sprinkler systems, it is strongly suggested that fire sprinkler systems be installed. This will reduce potential fire and life losses.
4. Fire hydrant spacing shall be 300 feet and shall meet the following requirements:
 - a. No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.
 - b. No portion of a building shall exceed 400 feet via vehicular access from a properly spaced fire hydrant.
 - c. When cul-de-sac depth exceeds 200 feet, hydrants will be required at the corner and mid-block.
 - d. Additional hydrants will be required if the hydrant spacing exceeds specified distances.
5. All on-site driveways shall provide a minimum unobstructed width of 28 feet, clear-to-sky. The 28-foot width does not allow for parking, and shall be designated as a "Fire Lane" and have appropriate signage. The centerline of the on-site driveway shall be located parallel to and within 30 feet of an exterior wall on one side of the proposed structure. The on-site driveway is to be within 150 feet of all portions of the exterior walls of the first story of any building.
6. The 28 feet in width shall be increased to:
 - a. Provide 34 feet in width when parallel parking is allowed on one side of the access way.
 - b. Provide 36 feet in width when parallel parking is allowed on both sides of the access way.
 - c. Any access way less than 34 feet in width shall be labeled "Fire Lane" on the final recording map, and final building plans.
 - d. For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING - FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use.

Ms. Diane Aranda
March 24, 2009
Page 3

7. Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in length and at the end of all cul-de-sacs.
8. The development may require fire flows up to 5,000 gallons per minute at 20 pounds per square inch residual pressure for up to a five-hour duration. Final fire flows will be based on the size of the buildings, their relationship to other structures, property lines, and types of construction used.
9. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants. Conditions will be set once official plans are submitted for review.
10. Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department, Land Development Unit's EIR Specialist at (323) 890-4243.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

1. Due to the limited amount of information included in your request, we are unable to respond to specific potential impacts.

HEALTH HAZARDOUS MATERIALS DIVISION:

1. We have no comments at this time.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



FRANK VIDALES, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

FV:lj



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

STEPHEN R. MAGUIN
Chief Engineer and General Manager

September 2, 2008

File No: SCV-00.00-00

Ms. Erin del Villar
Alliance Land Planning and Engineering, Inc.
28348 Constellation Road, Suite 800
Santa Clarita, CA 91355

Dear Ms. del Villar:

Valencia Hills Church, Project No. R2008-00798

This is in reply to your request for a will serve letter for the subject project, which was received by the County Sanitation Districts of Los Angeles County (Districts) on August 28, 2008. We offer the following comments regarding sewerage service:

1. The project area is outside the jurisdictional boundaries of the Districts and will require annexation into the Santa Clarita Valley Sanitation District before sewerage service can be provided to the proposed development. For a copy of the Districts' Annexation Information and Processing Fees sheets, go to www.lacsd.org, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2. For more specific information regarding the annexation procedure and fees, please contact Ms. Donna Kitt at extension 2708.
2. Because of the project's location, the flow originating from the proposed project would have to be transported to the Districts' trunk sewer by local sewer(s) that are not maintained by the Districts. If no local sewer lines currently exist, it is the responsibility of the developer to convey any wastewater generated by the project to the nearest local sewer and/or Districts' trunk sewer. The nearest Districts' trunk sewer is the Avenue Tibbitts-Trunk Sewer, located in Dickason Drive south of Decoro Drive. This 24-inch diameter trunk sewer has a design capacity of 17.5 million gallons per day (mgd) and conveyed a peak flow of 0.6 mgd when last measured in 2008.
3. The District operates two water reclamation plants (WRPs), the Saugus WRP and the Valencia WRP, which provide wastewater treatment in the Santa Clarita Valley. These facilities are interconnected to form a regional treatment system known as the Santa Clarita Valley Joint Sewerage System (SCVJSS). The SCVJSS has a design capacity of 28.1 mgd and currently processes an average flow of 21 mgd.
4. The expected average wastewater flow from the project site is 2,500 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2.

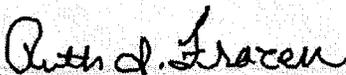
5. The Districts are authorized by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

6. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Stephen R. Maguin



Ruth I. Frazen
Customer Service Specialist
Facilities Planning Department

RIF:rf

c: D. Kitt



NEWHALL COUNTY WATER DISTRICT

23780 North Pine Street • P.O. Box 220970 • Santa Clarita, CA 91322-0970
(661) 259-3610 Phone • (661) 259-9673 Fax • email: mail@ncwd.org

Directors: B. J. ATKINS, *President* MARIA GUTZEIT, *Vice President* BARBARA DORE DANIEL MORTENSEN LYNNE A. PLAMBECK

November 12, 2008

Erin del Villar, Project Manager
Alliance Land Planning & Engineering, Inc.
28348 Constellation Road, Suite 800
Santa Clarita, CA 91355

Re: Water Service Availability

- Property Location: Tesoro - Valencia Hills Church
- APN: 3244-029-024

The above-referenced development (the "Development") located in Tesoro, California, may lie within the service area of Newhall County Water District (the "District"). The District is prepared to provide water service to the Development subject to the following conditions and reservations:

1. Developer shall submit to the District all plans, designs, and fire department requirements for the Development in order that the District may design the necessary water system facilities required for the Development in accordance with the District's Rules and Regulations; or, at the District's option, the water system may be designed by Developer, subject to District's review and approval.
2. Developer shall, in accordance with the District's Rules and Regulations, and any required Water Service Agreement, pay all required fees and charges, including any required deposit amount in order to process plans, design and complete construction of required on-site and off-site improvements.
3. Developer shall grant the District any and all easements and, if necessary, sites for facilities required for water service, together with a policy of title insurance, satisfactory to the District, guaranteeing the District's title to such easements and sites.
4. Developer shall comply with all of the District's Rules and Regulations as those Rules and Regulations may be amended from time to time.
5. Developer acknowledges that water service to the Development shall be subject to availability of water. In relying upon this representation to provide water service, Developer is aware of the restrictions contained herein and the reliance of the District on groundwater and water supplied by the State Water Project. While there is currently no prohibition against establishing additional connections, the District has the authority to reduce and restrict service connections. Developer further acknowledges that this letter does not constitute any

guarantee that, at the time of connection, water service will be available for the Development and, further, that District does not guarantee any specific quantities, pressures or flows with respect to water service.

6. This water service letter is exclusive to the Development and number of units described above and may not transferred or assigned to any other person or for any other purpose without the District's written consent.
7. Provision of water service is contingent upon the Development meeting the requirements of any other governmental entity having jurisdiction over the Development.
8. This letter and any representations made herein shall be null and void twelve (12) months from the date hereof. Developer shall not be entitled to any additional water connections for the Development on and after the expiration date of this letter.
9. At any time prior to connection and upon a finding by the District's Board of Directors that the District is unable to serve the Development pursuant to the District's Rules and Regulations, the District may revoke this letter.
10. Developer, for itself and on behalf of its successors, agrees to defend, at Developer's expense, any action brought against the District, or its agents, officers, directors, or employees, because of the issuance of any approvals or authorizations obtained herein. Developer agrees to reimburse the District for any costs, fees or expenses the District may incur as a result of any such legal action. Developer further agrees that in conducting the defense of such action, District shall be entitled to engage its own attorneys, the expense of which shall be paid by Developer.
11. Water supply availability is further conditioned expressly upon the Development being located within the boundaries of the District and effective completion of the annexation of the Development, or any portion thereof which is not now within the boundaries of Newhall County Water District, may be required.

Sincerely,

NEWHALL COUNTY WATER DISTRICT



Stephen L. Cole
General Manager

SLC/ehk

cc: NCWD Board of Directors

Such other information as the planning director determines to be necessary for adequate evaluation. The planning director may waive one or more of the above items where he deems such item(s) to be unnecessary to process the application.

HILLSIDE MANAGEMENT AND SIGNIFICANT ECOLOGICAL AREAS – BURDEN OF PROOF

A. Hillside Management Areas (Section 22.56.215 F.1):

- 1. That the proposed project is located and designed so as to protect the safety of current and future residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow or erosion hazard;

THE PROPOSED PROJECT HAS BEEN DESIGNED SO THAT THE GRADING CREATES STABLE SLOPES. THERE IS NO GEOLOGIC HAZARDS WITHIN THE SITE. DEBRIS BASINS ARE PROPOSED TO COLLECT DEBRIS FLOW.

- 2. That the proposed project is compatible with the natural, biotic, cultural, scenic, and open space resources of the area;

THE PROPOSED PROJECT CREATES A 9 ACRE PAD FOR THE CHURCH WHILE LEAVING 16 OF THE 35 ACRE SITE UNDISTURBED. LANDFORM GRADING TECHNIQUES HAVE BEEN UTILIZED TO BLEND MANUFACTURED SLOPES WITH THE EXISTING TOPOGRAPHY.

- 3. That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan;

THE PROPOSED PROJECT IS A CHURCH FACILITY AND WILL ONLY NEED MINIMAL COMMERCIAL OR SHOPPING FACILITIES. PUBLIC UTILITIES ARE AVAILABLE NEAR THE PROJECT SITE. THE CHURCH USE WITHIN THE EXISTING A-7-2 ZONE IS ALLOWED PER THE GENERAL PLAN WITH A CONDITIONAL USE PERMIT.

- 4. That the proposed project development demonstrates creative and imaginative design resulting in a visual quality that will complement community character and benefit current and future residents.

THE PROPOSED PROJECT UTILIZES LANDFORM GRADING DESIGN TO CREATE A SINGLE PAD FOR THE CHURCH WHICH WILL NOT BE EASILY SEEN BY NEIGHBORING PROPERTIES. ROUNDED SLOPES ARE PROPOSED IN ORDER TO BLEND WITH THE EXISTING TOPOGRAPHY.

CONDITIONAL USE PERMIT CASE – BURDEN OF PROOF

SEC. 22.56.040

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or 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.

THE PROPOSED CHURCH PROJECT HAS BEEN DESIGNED SO AS TO HAVE MINIMAL AFFECT ON ADJACENT PROPERTIES. THE PROPOSED SITE GRADING CREATES A PAID FOR THE CHURCH WHICH CANNOT BE EASILY SEEN BY ADJACENT PROPERTIES. BY CENTRALIZING THE CHURCH FACILITY WITHIN THE 35 ACRE SITE THE USE IS CONTAINED WITHIN THE SITE. ADDITIONALLY, 15 ACRES OF THE 35 ACRE SITE WILL REMAIN UNDISTURBED.

- 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 SITE IS 35 ACRES IN SIZE WHICH IS ADEQUATE TO SERVE THE PROPOSED USE. A 9 ACRE PAID FOR THE CHURCH AND ASSOCIATED PARKING IS PROPOSED NEAR THE CENTER OF THE SITE. 540 PARKING STALLS ARE PROPOSED, ALTHOUGH ONLY 185 PARKING STALLS ARE REQUIRED. LANDSCAPING IS PROPOSED FOR THE SITE AND ASSOCIATED SLOPES.

- 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 SITE IS ACCESSED BY STONEY CREEK ROAD, A COLLECTOR STREET, WHICH IS OF ADEQUATE SIZE TO CARRY THE ANTICIPATED TRAFFIC. WET AND DRY UTILITIES EXIST WITHIN CLOSE PROXIMITY TO THE SITE.

STAFF USE ONLY

PROJECT NUMBER: R2008-00798-(5)
CASES: RCUPT200800084



*** INITIAL STUDY ***

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

GENERAL INFORMATION

Map Date: February 4, 2009 Staff Member: Diane Aranda

Thomas Guide: 4460F2 USGS Quad: Newhall

Location: North side of Stoney Creek Road 1,200 feet east of Avenida Rancho Tesoro, APN-3244-029-024

Description of Project: The construction of a two-story church (approximately 50,000 gross square feet) with an assembly area, offices, Sunday school classrooms, and grading of 400,000 cubic yards. The occupant load is calculated as 1,981 and there are 540 parking spaces provided for the project site. Access to the subject property is from the west via Stoney Creek Road. There is also a daycare (approx. 25 children) proposed for a future phase of the project.

Gross Acres: 35 Acres

Environmental Setting: Vacant, undeveloped land with hills varying from approx. 1,280 ft. above msl. to 1,540 ft. msl. Surrounding land uses to the north is vacant and single-family residential to the east, west and south. There are native plant species of the California Sage Brush and California Buckwheat variety, annual grassland and sensitive biological resources.

Zoning: A-2-2 (Heavy Agricultural- Two Acre Lot Minimum)

Community Standards District: N/A

General Plan: Hillside Management, Santa Clarita Valley Area Plan

Major projects in area:

<u>PROJECT NUMBER</u>	<u>DESCRIPTION & STATUS</u>
<u>TR53189</u>	<u>Pending (60) single-family residences, (3) open space, (3) public facility lots on 185.8 acres located west of San Francisquito Canyon Road.</u>
<u>CP00-81</u>	<u>Conditional Use Permit for Hillside Management, density-controlled development and development within an SEA.</u>
<u>TR51644-07</u>	<u>Recorded subdivision</u>
<u>92074</u>	<u>Tesoro Del Valle (Residential Community) 2,502 existing dwelling units on 1,738 gross acres.</u>

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

REVIEWING AGENCIES

Responsible Agencies

- | | |
|---|---|
| <input checked="" type="checkbox"/> LA Regional Water Quality Control Board | <input type="checkbox"/> Coastal Commission |
| <input type="checkbox"/> Lahontan Regional Water Quality Control Board
(Check RWQCB if septic system proposed) | <input checked="" type="checkbox"/> Army Corps of Engineers |
| | <input type="checkbox"/> Other |

Trustee Agencies

- | | |
|---|--------------------------------------|
| <input checked="" type="checkbox"/> State Fish and Game | <input type="checkbox"/> State Parks |
| <input type="checkbox"/> Other | <input type="checkbox"/> Other |

Special Reviewing Agencies

- | | |
|---|---|
| <input type="checkbox"/> National Parks | <input type="checkbox"/> Elementary School District |
| <input type="checkbox"/> National Forest | <input type="checkbox"/> High School District |
| <input type="checkbox"/> Edwards Air Force Base | <input type="checkbox"/> Local Native American Tribal Council |
| <input type="checkbox"/> Santa Monica Mountains Conservancy | <input checked="" type="checkbox"/> Water District |
| <input type="checkbox"/> Other | <input checked="" type="checkbox"/> City of Santa Clarita |

Regional Significance

- | | |
|--------------------------------|--|
| <input type="checkbox"/> SCAG | <input type="checkbox"/> Air Quality Management District |
| <input type="checkbox"/> Other | <input type="checkbox"/> Other |

County Reviewing Agencies

- | | |
|--|--------------------------------|
| <input type="checkbox"/> Sheriff Department | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Sanitation District (Check if sewers proposed) | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> DPW: Land Development Division (Drainage/Grading), Geotechnical and Materials Engineering Division, Traffic & Lighting Division, Waterworks Sewer Maintenance Division | |
| <input checked="" type="checkbox"/> Fire Dept.: | |

DPH Environmental Health:

- Environmental Hygiene (noise, air quality and vibration)
- Solid Waste Management (landfills, trash trucks & transfer stations)
- Land Use Program (septic systems & wells)
- Cross Connection and Water Pollution Control Program (recycled and reclaimed water)

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Potential Concern
HAZARDS	1. Geotechnical	6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Liquefaction, landslide zone</i>
	2. Flood	7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Drainage</i>
	3. Fire	8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Very High Fire Hazard Severity Zone</i>
	4. Noise	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RESOURCES	1. Water Quality	10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Drainage, NPDES requirements</i>
	2. Air Quality	11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Dust during grading and construction-standard measures</i>
	3. Biota	12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>See attached Biological Assessment dated October 8, 2007 and Supplemental letter dated April 28, 2009.</i>
	4. Cultural Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>On-site recycling</i>
OTHER	1. General	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	26	<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.

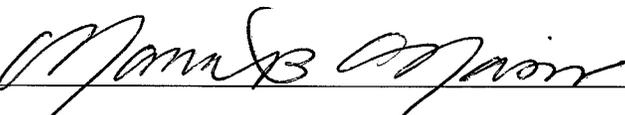
MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

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 Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by:  Date: 5-14-09

Approved by:  Date: 5-14-09

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>San Gabriel fault is located approx. two miles Southwest of the site.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site located in an area containing a major landslide(s)? <i>Source: The California Geological Survey. No landslides located on-site.</i>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability? <i>The project site is located in a Landslide Zone.</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>Portions of the site are located within an area of potential liquefaction. (USGS)</i>
e.	<input checked="" type="checkbox"/>	<input 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 a church, assembly area, offices and Sunday school classrooms.</i>
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? <i>400,000 cubic yards.</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? <i>N/A</i>

STANDARD CODE REQUIREMENTS

Building Code, Title 26 - Sections 110.2, 111 & 113
(Geotechnical Hazards, Engineering Geology and Soils Engineering Report, Earthquake Fault)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size Project Design Approval of Geotechnical Report by DPW

Compliance with recommendations contained in Geotechnical Report by RTF&A, dated April 14, 2008 on file. Submit grading plans for review and approval. Submit a Geotechnical report to the Los Angeles County Department of Public Works for review and approval. Obtain an Individual Permit from ACOE

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>Approx. 700 feet west of Santa Clarita River.</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>Source: Federal Emergency Management Agency.</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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Could the project contribute or be subject to high erosion and debris deposition from run-off? <i>Slopes 11.7% on 4.10 AC, 27.5% on 9.62 AC, and 60.8% on 21.28 AC of the subject parcel.</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project substantially alter the existing drainage pattern of the site or area?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

- Building Code, Title 26 – Section 110.1 (Flood Hazard)
- Health and Safety Code, Title 11 – Chapter 11.60 (Floodways)

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Lot Size
- Project Design
- Approval of Drainage Concept by DPW

Development in accordance with Drainage Concept Plan approved by DPW.

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: Los Angeles County Fire Department.</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>Project access via Stoney Creek Road and private driveway approx. 750' x 25'.</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? |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site located in an area having inadequate water and pressure to meet fire flow standards? |
| 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)? |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the proposed use constitute a potentially dangerous fire hazard? |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

- Utilities Code, Title 20 – Section 20.16.060 (Fire Flow & Fire Hydrants Requirements)
- Fire Code, Title 32 – Sections 902.2.1 & 902.2.2.1 (Access & Dimensions)
- Fire Code, Title 32 – Sections 1117.2.1 (Fuel Modification Plan, Landscape Plan & Irrigation Plan)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design

Compatible Use

Project requires an approved Final Fuel Modification Plan from the Fire Department.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
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?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?
<hr/>				
<i>Construction and grading activities may increase temporary ambient noise levels.</i>				
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Environmental Protection Code, Title 12 – Chapter 12.08 (Noise Control)

Building Code, Title 26 – Sections 1208A (Interior Environment – Noise)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Compatible Use

Implement a monitoring program to monitor mobile sources. The surrounding residences shall be notified of the anticipated duration of the project. The applicant shall post a notice at the construction site and along the proposed truck haul route. The notice shall contain information on the type of project, anticipated duration of construction activity, and provide a phone number where people can register questions and/or complaints. Grading work should be kept between the hours of 8:00AM and 5:00PM, Monday through Friday. Noise generated by the project shall remain within standards dictated by the Los Angeles County Code, Title 12, Environmental Protection, Section 12.08.440.

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>Newhall County Water District</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>LA County Sanitation District 32</i>
	<input type="checkbox"/>	<input 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 <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course? <i>N/A</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>Applicant shall comply with National Pollutant Discharge Elimination System requirements.</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?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- Health & Safety Code, Title 11 – Chapter 11.38 (Water & Sewers)
- Environmental Protection, Title 12 – Chapter 12.80 (Storm-water & Runoff Pollution Control)
- Plumbing Code, Title 28 – Chapter 7; Appendices G (a), J & K (Sewers & Septic Systems)

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Lot Size
- Project Design
- Compatible Use
- Septic Feasibility Study
- Industrial Waste Permit
- National Pollutant Discharge Elimination System (NPDES) Permit

Consulting agencies: DPW and RWQCB. See mitigation monitoring program on file.

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>The project is 35 gross acres, approx. 50,000 gross sq. ft. (2-story church), approx. 80 part/full time employees and volunteers.</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use? <i>Located approx. 100-ft from residential uses and approx. 300-ft. from park. Construction and grading will be approx. 600-ft. to 700-ft. from park and residential use and 300-ft. to 500-ft. from Tesoro Recreation Center.</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance? <i>Occupant load-1,981, estimated attendees 250 to 375 adults and increases to 600 on Christmas and Easter. 540 parking spaces proposed.</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 emission which would exceed quantitative thresholds for ozone precursors)?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

State of California Health and Safety Code – Section 40506 (Air Quality Management District Permit)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design

Air Quality Report

CONCLUSION

Soil stabilizing measures as needed, water the site twice a day during grading.

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? <i>Located in a Hillside Management area and approx. 800 feet from SEA San Francisquito Canyon. Relatively undisturbed site, recovering from burn.</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? <i>400,000 yd3 of proposed grading and fuel modification will remove substantial habitat areas.</i>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake? <i>Two unnamed drainages. Drainage #1 located within the northeastern portion of the project site and Drainage #2 southern portion.</i>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>Two-plant communities California sage brush (<i>Artemisia californica</i>), California buckwheat (<i>Eriogonum fasciculatum</i>) and California Annual grassland.</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>Short-joint Beavertail observed on-site. See Biological Assessment dated October 8, 2007.</i>
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? <i>See Biological Assessment dated October 8, 2007.</i>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)? <i>Adjacent to San Francisquito Canyon Creek which is a major north/south wildlife "movement" corridor. See Biological Assessment dated October 8, 2007.</i>

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Oak Tree Permit

ERB/SEATAC Review

Biological Constraints Analysis

See Biological Assessment by Sirius Environmental, Inc. dated 10/08/07 and supplementary letter dated April 28, 2009 on file; the following measures are required:

- Prior to site grading, a relocation plan prepared by a qualified biologist should be implemented to address impacts to the on-site populations of short-joint beavertail. To the extent practicable and feasible, the on-site populations which have been salvaged should be re-planted on-site within appropriate areas proposed for conservation.
- If construction activities (i.e., ground clearing and grading, including removal of trees or shrubs) are scheduled to occur during the non-breeding season (September 1 through January 31), no mitigation is required.
- If construction activities are scheduled to occur during the breeding season (February 1 through August 31), the project proponent will implement the following measures to avoid potential adverse effects on nesting raptors and other special-status birds:
 - No more than two weeks prior to construction, a qualified wildlife biologist to conduct preconstruction surveys of all potential nesting habitat within 500 feet of construction activities where access is available.
 - If active nests are found during preconstruction surveys, the project proponent will create a no-disturbance buffer (acceptable in size to the CDFG) around active raptor nests and nests of other special-status birds during the breeding season, or until it is determined that all young have fledged. Typical buffers include 500 feet for raptors and 250 feet for other nesting birds. The size of these buffer zones and types of construction activities restricted in these areas may be further modified during coordination and in consultation with the CDFG and will be based on existing noise and human disturbance levels at the project site. Nests initiated during construction are presumed to be unaffected, and no buffer would be necessary. However, the “take” (mortality, severe disturbance to, etc.) of any individual birds will be prohibited.
- If preconstruction surveys indicate that nests are inactive or potential habitat is unoccupied during the construction period, no further mitigation is required. Trees and shrubs within the construction footprint that have been determined to be unoccupied by special-status birds or that are located outside the no-disturbance buffer for active nests may be removed.
- Prior to construction, a survey for special status reptiles and amphibians as noted in the Biological Assessment. Individuals shall be mapped and relocated to appropriate habitat within an on- or off-site, open space area.
- During final design of the project, the Project Biologist will review the design plans and make recommendations for avoidance and minimization of sensitive biological resources. The project applicant or its contractor shall determine the feasible and practicable implementation of those recommendations.
- In conjunction with the development of final design plans and specifications for construction, or other activities involving vegetation/habitat removal, the Project Biologist will review and provide recommendations to final design maps showing all sensitive habitats (ESAs) within 152.4 meters (500 feet) of the grading limits on the grading plans.
- Prior to construction, the project applicant or its contractor will designate a Project Biologist responsible for overseeing biological monitoring, regulatory compliance and restoration activities associated with construction of the proposed project in accordance with the adopted mitigation measures, project permit conditions and applicable law.
- Final design and construction should restore stream channels, ephemeral drainages and washes to their original contours on completion of construction, where feasible, with the exclusion of areas of permanent impact.
- During grading and construction, the Project Biologist will conduct monitoring in and adjacent to sensitive habitats including monitoring of the installation of protective devices (silt fencing, sandbags, fencing, etc.), construction of access roads, vegetation removal and other associated construction activities, as deemed appropriate by the Project

Biologist. Biological monitoring will be conducted to document adherence to habitat avoidance and minimization measures addressed in the project mitigation measures in the CEQA document and as listed in the USFWS, CDFG, and ACOE permits/agreements (if applicable).

- Driving to work sites will be limited to established access routes whenever possible and should minimize cross-country travel. If cross-country driving is necessary, access routes should be flagged in the field to avoid impacts to sensitive habitats and should be approved by a qualified biologist prior to their use. Cross-country driving will be limited to designated routes, kept to the minimum number of trips necessary and avoided when soils are wet or saturated. A qualified biologist will flag appropriate exclusion areas adjacent to sensitive habitats near work areas or access routes.
- The potentially-adverse effect of night lighting on surrounding open space will be mitigated by the use of the following measures: 1) low elevation lighting poles; and 2) internal silvering of the globe or external opaque reflectors which direct light away from natural areas. The degree to which these measures are utilized should be dependent upon the distance of the light source from the urban edge.
- A Streambed Alteration Agreement must be obtained from the CDFG in accordance with California Department of Fish and Game Code Section 1600 et seq., prior to any direct or indirect impact to the drainage basin located within the southwest portion of the project site.
- An Individual Permit must be obtained from the ACOE in accordance with Section 404 of the federal Clean Water Act prior to any direct or indirect impact to the drainage basin located within the southwest portion of the project site.
- A Water Quality Certificate must be obtained from the Regional Water Quality Control Board in accordance with Section 401 of the federal Clean Water Act prior to any direct or indirect impact to the drainage basin located within the southwest portion of the project site.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources? *Applicant shall comply with all proposed mitigation measures.*

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity? <i>Two archaeological sites (19-001445 and 19-02071) have been identified within 1/8 mile radius of the project site. The archeological sites identified are not located within the project site.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Cultural Resources Records Search (Quick Check) Phase 1 Archaeology Report

See Phase I Archeological Survey dated 10/11/07 on file. Applicant shall cease all work should any potentially important cultural deposits be encountered in the course of construction until a qualified archaeologist is consulted to identify and evaluate the importance of the find, conduct any appropriate assessment, and implement mitigative measures, if necessary. The applicant shall agree to comply with mitigation measures recommended by the archaeologist and approved by the Department of Regional Planning (DRP).

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"/>	<p>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?</p> <p><i>The project site is not located in a Mineral Recovery Zone. Source: General Plan Special Management Areas map.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>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?</p> <p><i>The project site is not located in a Mineral Recovery Zone. Source: General Plan Special Management Areas map.</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p>

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

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

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

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input 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>Eastern boundary of parcel contains non-irrigated farmland.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
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?
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?
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>Location is currently undeveloped.</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>Two-story, 50,000 square foot church. The surrounding land uses are residential with a recreational center.</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>Project will be conditioned to control lighting, and/or glare.</i>
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)? <i>Grading of approx. +/- 400,000 cubic yards.</i>

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Visual Simulation

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 (roadway or intersections)? <i>The project is a church with peak operations on Sundays, holidays and when classes are held (bible study).</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
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>Sufficient parking on-site.</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?
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?
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? <i>May have limited access. Existing roads may not support increase in travel demand.</i>

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design

Traffic Report

Consultation with DPW 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?
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?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- Utilities Code, Title 20 – Division 2 (Sanitary Sewers and Industrial Waste)
- Plumbing Code, Title 28 – Chapter 7 (Sanitary Drainage)
- California Health Safety Code – Section 5474 (Sewer connection mitigation fee)

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?
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?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- State of California Government Code – Section 53080 (School Facilities Fee)
- Planning & Zoning Code, Title 22 - Chapter 22.72 (Library Facilities Mitigation Fee)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Site Dedication

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"/>	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? <i>Fire Station # 156 is approx. 1.90 miles, LASD Santa Clarita Station is 4.01 miles and Highway Patrol is 3.65 miles from the project site.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Revenue & Finance Code, Title 4 – Chapter 4.92 (Fire Protection Facilities Fee)

MITIGATION MEASURES

OTHER CONSIDERATIONS

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?
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?
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?
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)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- Plumbing Code, Title 28 – Chapters 3, 6 & 12
 Utilities Code, Title 20 – Divisions 1, 4 & 4a (Water, Solid Waste, Garbage Disposal Districts)

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Lot Size Project Design Water Purveyor Will-serve Letter

The project shall allow for on-site storage and collection of recyclable materials as allowed by LA County requirements. A Recycling and Reuse Plan for construction materials to be submitted to Public Works Environmental Programs Division prior to construction.

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?
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?
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?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Compatible Use

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site? <i>There are no tanks 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>Residential units are approx. 100-ft. from the southeast property line.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or are the site located within two miles downstream of a known groundwater contamination source within the same watershed? <i>Site is currently undeveloped.</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?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? <i>The project site is not 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.	<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

OTHER CONSIDERATIONS

Phase 1 Environmental Assessment

Toxic Clean-up Plan

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property? <i>Proposed project is allowed in the A-2-2 (Heavy Agricultural-Two Acre Lot Minimum) with a Conditional Use Permit.</i>
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<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 **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?
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)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
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"/>	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

CONCLUSION

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

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

October 8, 2007

Wendy Lockwood
Sirius Environmental, Inc.
1478 N. Altadena Drive
Pasadena, California 91107

**RE: BIOLOGICAL ASSESSMENT FOR COUNTY OF LOS ANGELES ASSESSOR
PARCEL NUMBER 3244-029-003, LOS ANGELES, CA**

Dear Wendy:

Provided below are the results of the Biological Assessment for County of Los Angeles Assessor Parcel Number (APN) 3244-029-003.

OVERVIEW AND PURPOSE OF THE BIOLOGICAL ASSESSMENT

This Biological Assessment (Assessment) was prepared to document and assess the biological resources contained on-site or which have the potential to occur within APN 3244-029-003, an approximately 35 acres parcel located within northwestern Los Angeles County. The evaluation of potential impacts to biological resources is based upon the construction of a 400-seat religious facility and associated amenities (e.g., parking, lighting, landscaping, etc.). Although a site plan was not available, a preliminary grading plan (see **Appendix A** (Concept Grading Study)) was utilized in lieu.

EXISTING CONDITIONS

Project Site & Surrounding Land Uses

The project site is located immediately north of the terminus of Rio Ranch Road, Los Angeles County, California (see **Appendix B** (Site Location Map)). Specifically, the project site is located within Section 33, Township 5 North and Range 16 West of the United States Geological Survey's (USGS), Newhall, California Topographical Quadrangle (1995, 7.5' Series).¹ As noted in **Appendix C** (On-site Photos), the project site is comprised of natural lands and does not include improvements (e.g., roads, man-made structures, etc.). The project site appears to have burned recently (possibly two to three years ago) and a number of plant species were observed crown-sprouting, including chamise (*Adenostoma fasciculatum*) and Our Lord's candle (*Yucca whipplei*).

Land uses to the north, east and west are largely natural, while areas to the south are comprised of single-family homes and urban development. Residential land uses appear to be planned for this area based upon the presence of an improved roadway located to the west and extending north of the project site. San Francisquito Canyon Creek, an unimproved major drainage is located approximately 1,500 feet to the east.

¹ Note: A portion of the project site is located within an unnamed USGS Section located immediately south of Township 5.

METHODOLOGY

The field assessment for the project site was conducted on-site on September 31, 2007 from 8:00 A.M. to 10:30 A.M. to evaluate the site. Temperatures were warm ranging from 59 to 79 degrees Fahrenheit with clear skies. Wind speeds ranged from calm to four miles per hour. All portions of the site were accessible and walked during the survey.

All on-site plant communities were mapped. Plant community descriptions follow *A Manual of California Vegetation*, Sawyer-Keeler & Wolf (1995). Plant taxonomy follows *Jepson Manual: Higher Plants of California*, Hickman, J.C., 1993. Digital photos of the sites were also taken to document existing conditions and the on-site plant communities (see **Appendix C**). The Assessment utilized a modified rapid assessment approach developed by the California Native Plant Society (CNPS). Information gathered focused on compositional and structural integrity and homogeneity of the on-site plant community stands. Factors such as level of disturbance, overall cover of vegetation, site history and stand age were also recorded. Additional information noted included elevation, topography, geology, soil, general slope exposure/steepness and other pertinent factors.

Casual observations of on-site wildlife were noted. Prior to the site survey a query of the California Department of Fish and Game's (CNDDDB) Natural Diversity Data Base (CNDDDB) (2007) and California Native Plant Society (CNPS) Online Rare Plant Inventory was performed for the Newhall topographical quadrangle. The results of the query are contained within **Appendix D** (Sensitive Species Surveys). It should be noted that no focused plant or animal surveys were conducted on-site. The survey results are largely predictive in nature and are based upon field guides and existing literature concerning common and sensitive wildlife.

BIOLOGICAL RESOURCES

Plant Communities

Two (2) plant communities are contained on-site and include California sage brush (*Artemisia californica*)-California buckwheat (*Eriogonum fasciculatum*)² and California annual grassland series. **Appendix C** contains on-site photos of the survey locale and associated plant communities.

California sage brush-California buckwheat Series

This series is dominated by California sage brush and California buckwheat. Other important species may include chamise, bush monkey flower (*Mimulus aurantiacus*), Our Lord's candle, deerweed (*Lotus scoparius*), sugar bush (*Rhus ovata*) or white sage (*Salvia apiana*) may be present. Emergent laural sumac (*Malosma laurina*) or lemonade berry (*Rhus integrifolia*) may also be present. This series is normally found in upland areas along steep south-facing slopes within colluvial-derived soils. The elevation range of this series extends from 250 to 950 meters.

² Note: The California sage brush-California buckwheat series is currently in transition (due to fire) and was determined by evaluating off-site areas located immediately adjacent to the project site. However, at present deerweed (*Lotus scoparius*) currently dominates this plant community series.

This series was dominant on-site and found in almost pure intact stands. Approximately 30 acres of the site are comprised of this series.

California Annual Grassland Series

This series is dominated by annual grasses and herbs in the ground layer. Species associated with this series include bromes (*Bromus spp.*), California poppy (*Eschscholzia californica*), filarees (*Erodium spp.*), goldfields (*Lasthenia spp.*), lupines (*Lupinus spp.*), mustards (*Brassica spp.*), oats (*Avena spp.*), owl's clover (*Castilleja spp.*), ryegrasses (*Lolium spp.*) and star thistle (*Centaurea spp.*). Emergent trees and shrubs may also be present. This series is normally found in upland areas within all topographic locations. Deep soils with high clay content are important factors. The elevation range of this series extends from 0 to 1,200 meters. This series is contained within the disturbed areas of the site. Approximately five acres of the site are comprised of this series.

Common Wildlife Species

A general wildlife survey was conducted during the site assessment and included the recording of species directly observed or via sign (e.g., scat, tracks, etc.).

Amphibians and Reptiles

The site lacks a permanent water source, although ephemeral streams (including San Francisquito Canyon Creek) are located within approximately 1,500 feet to the southwest and east, respectively. The diversity of amphibian species would be anticipated to be low within the site, although common species such as western toad (*Bufo boreas*) and Pacific chorus frog (*Pseudacris regilla*) is likely present. However, neither of these species was observed during the general wildlife survey. The upland nature of the site and plant community composition would be expected to support a variety of common reptile species including chaparral whipsnake (*Masticophis lateralis lateralis*), common kingsnake (*Lampropeltis getula*), southern pacific rattlesnake (*Crotalus viridis helleri*) and San Diego gopher snake (*Pituophis catenifer annectens*). The side-blotched lizard (*Uta stansburiana*) and western fence lizard (*Sceloporus occidentalis*) were observed on-site during the general wildlife surveys.

Birds

A variety of common bird species were observed/heard either on-site or immediately off-site during the general wildlife survey and included scrub jay (*Aphelocoma californica*), common raven (*Corvus corax*), California towhee (*Pipilo crissalis*), spotted towhee (*Pipilo maculatus*), Anna's hummingbird (*Calypte anna*), northern mockingbird (*Mimus polyglottos*), mourning dove (*Zenaida macroura*), California quail (*Callipepla californica*), California thrasher (*Toxostoma redivivum*), Bewick's wren (*Thryomanes bewickii*) and red-tailed hawk (*Buteo jamaincensis*). However, the site would be expected to support a considerable number of additional species not observed during the survey and which are commonly found within the on-site plant communities and/or surrounding areas. Nesting opportunities for raptors on-site does not exist due to a lack of woodland habitat or suitable trees/cliffs.

Mammals

A limited number of mammal species were directly observed on-site or within the immediate area and included coyote (*Canis latrans*). Additional species not observed, but anticipated to be present (including adjacent areas) would include bobcat (*Lynx rufus*), western spotted skunk (*Spilogale gracilis*), red fox (*Vulpes vulpes*), western harvest mouse (*Reithrodontomys megalotis*), California mouse (*Peromyscus californicus*), deer mouse (*Peromyscus maniculatus*), brush mouse (*Peromyscus boylii*), little pocket mouse (*Perognathus longimembris*), California pocket mouse (*Chaetodipus californicus*), Botta's pocket gopher (*Thomomys bottae*), California ground squirrel (*Spermophilus beecheyi*), brush rabbit (*Sylvilagus bachmani*), desert cottontail (*Sylvilagus audubonii*), western mastiff bat (*Eumops perotis*) and pallid bat (*Antrozous pallidus*).

Sensitive Biological Resources

The potential presence of sensitive species on-site is solely predicated upon information contained within the CNDDDB and CNPS query or known species distributions, since no focused surveys were conducted.

Special Status Plants

The CNDDDB or CNPS query identified the presence and/or potential presence of the following species within the USGS Newhall topographical quadrangle:

- Slender mariposa lily (*Calochortus clavatus var. gracilis*) – This species blooms from March through June. It occurs in chaparral, coastal scrub and valley and foothill grassland. The known elevation range of this species is 360 to 1,000 meters. Suitable habitat for this species is present on-site.
- Plummer's mariposa lily (*Calochortus plummerae*) – This species blooms from May through July. It occurs in cismontane woodland, lower montane coniferous forest, chaparral, coastal scrub and valley and foothill grassland. The known elevation range of this species is 100 to 1,700 meters. Suitable habitat for this species is present on-site.
- San Fernando Valley spineflower (*Chorizanthe parryi var. Fernandina*) – This species blooms from April through June. It occurs in coastal scrub. The known elevation range of this species is 150 to 1,220 meters. Suitable habitat for this species is present on-site.
- Slender-horned spineflower (*Dodecahema leptoceras*) – This species blooms from April through June. It occurs in chaparral, cismontane woodland and coastal scrub. The known elevation range of this species is 200 to 760 meters. Suitable habitat for this species is present on-site.
- Los Angeles sunflower (*Helianthus nuttallii ssp. Parishii*) – This species blooms from August through October. It occurs in fresh and saltwater wetlands. The known elevation range of this species is 10 to 1,675 meters. No suitable habitat for this species is present on-site.

- Short-joint beavertail (*Opuntia basilaris* var. *brachyclada*) – This species blooms from April through June. It occurs in chaparral, Joshua tree woodland, Mojavean desert scrub, and pinyon and juniper woodland. The known elevation range of this species is 425 to 800 meters. Suitable habitat for this species is present on-site. **This species was observed on-site.**
- California Orcutt grass (*Orcuttia californica*) – This species blooms from April through August. It occurs in vernal pools. The known elevation range of this species is 15 to 660 meters. No suitable habitat for this species is present on-site.
- Rayless ragwort (*Senecio aphanactis*) – This species blooms from January through April. It occurs in chaparral, cismontane woodland and coastal scrub. The known elevation range of this species is 15 to 800 meters. Suitable habitat for this species is present on-site.
- Nevin's barberry (*Berberis nevinii*) – This species blooms from March through June. It occurs in chaparral, cismontane woodland, riparian scrub and coastal scrub. The known elevation range of this species is 295 to 825 meters. Suitable habitat for this species is present on-site.
- Round-leaved filaree (*California macrophyllum*) – This species blooms from March through May. It occurs in cismontane woodland and valley and foothill grassland. The known elevation range of this species is 15 to 1,200 meters. Suitable habitat for this species is present on-site.

Special Status Animals

The CNDDDB or CNPS query identified the presence and/or potential presence of the following species within the USGS Newhall topographical quadrangle:

- Cooper's hawk (*Accipiter cooperii*) – Suitable foraging, but no suitable nesting habitat is present on-site.
- Pallid bat (*Antrozous pallidus*) - Suitable foraging (but no roosting) habitat is present on-site.
- Coastal western whiptail (*Aspidoscelis tigris stejnegeri*) – Limited suitable habitat is present on-site due to the presence of extensive annual grasses.
- Arroyo toad (*Bufo californicus*) – No suitable habitat for this species is contained on-site. This species inhabits washes, arroyos, sandy riverbanks, riparian areas with willows, sycamores, oaks, cottonwoods. Extremely specialized habitat needs, including exposed sandy streambanks with stable terraces for burrowing with scattered vegetation for shelter, and areas of quiet water or pools free of predatory fishes with sandy or gravel bottoms without silt for breeding.

- Santa Ana sucker (*Catostomus santaanae*) – No permanent and/or flowing water is present on-site.
- White-tailed kite (*Elanus leucurus*) – Suitable foraging, but no suitable nesting habitat is present on-site.
- Southwestern pond turtle (*Emys (=Clemmys) marmorata pallida*) - No suitable habitat for this species is contained on-site. This species requires permanent sources of water which are absent on-site.
- Spotted bat (*Euderma maculatum*) - Suitable foraging (but no roosting) habitat is present on-site.
- Unarmored threespine stickleback (*Gasterosteus aculeatus williamsoni*) – No permanent and/or flowing water is present on-site.
- San Diego black-tailed jackrabbit (*Lepus californicus bennettii*) – Suitable habitat for this species is present on-site.
- Coast (San Diego) horned lizard (*Phrynosoma coronatum blainvillii*) – Limited suitable habitat is present on-site due to the presence of extensive annual grasses.
- Western spadefoot (*Spea (=Scaphiopus) hammondi*) - Suitable habitat for this species is present on-site.
- Least Bell's vireo (*Vireo bellii pusillus*) – No suitable habitat for this species is present on-site.

Sensitive Habitats

The CNDDDB or CNPS query identified the presence and/or potential presence of the following species within the USGS Newhall topographical quadrangle:

- Mainland Cherry Forest– This habitat type is absent on-site.
- Riversidian Alluvial Fan Sage Scrub– This habitat type is absent on-site.
- Southern Coast Live Oak Riparian Forest– This habitat type is absent on-site.
- Southern Cottonwood Willow Riparian Forest– This habitat type is absent on-site.
- Southern Riparian Scrub– This habitat type is absent on-site.
- Southern Sycamore Alder Riparian Woodland– This habitat type is absent on-site.

- Southern Willow Scrub– This habitat type is absent on-site.
- Valley Oak Woodland– This habitat type is absent on-site.
- California Walnut Woodlands– This habitat type is absent on-site.

Wildlife Movement Corridor

A wildlife corridor is a strip of habitat connecting wildlife populations separated by human activities (such as roads, development, or logging). This allows an exchange of individuals between populations, lowering inbreeding within populations and facilitating re-establishment of populations that have been decimated or eliminated due to random events. Wildlife corridors are susceptible to edge effects; habitat quality along the edge of a habitat fragment is often much lower than in areas further from the habitat edge.³

The project site contains expansive intact native plant communities and habitats to the north, east and west. Wildlife movement corridors are abundant and facilitate the movement of local wildlife. San Francisquito Canyon Creek, located immediately to the east is a major north/south wildlife movement corridor.

Significant Ecological Area

San Francisquito Canyon

The project site is located within close proximity (approximately 800 feet) to San Francisquito Canyon, a County of Los Angeles-designated Significant Ecological Area (SEA) (see **Appendix E** (SEA: San Francisquito Canyon)). SEAs are areas of heightened biological sensitivity.

Jurisdictional Drainages

Two unnamed drainages on the project site may be considered “waters of the United States and therefore, subject to the jurisdictions of the United States Army Corps of Engineers (ACOE) and the Regional Water Quality Control Board (RWQCB) (per Sections 404 and 401 respectively, of the Clean Water Act (CWA)). Drainage 1 is located within the northeastern portions of the project site (see **Appendix C**). Drainage 2 is located within the southern portion of the project site. A review of the USGS’ Newhall topographical quadrangle indicates that this drainage is an un-named blue-line stream. It should be noted however, that this drainage has been altered and its terminus currently contains a debris basin.

No ACOE jurisdictional wetlands or CDFG jurisdictional riparian areas were observed within the project site.

³ Source: http://en.wikipedia.org/wiki/Wildlife_corridor.

County of Los Angeles Protected Tree Ordinance

No tree species protected by the County of Los Angeles Protected Tree Ordinance were observed within the project site.

THRESHOLDS OF SIGNIFICANCE⁴

The proposed project would result in an adverse significant impact related to biological resources if it results in any of the following:

- The project has a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies or regulations or by the CDFG or the USFWS.
- The project has a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the CDFG or the USFWS.
- The project has a substantial adverse effect on state or federally protected wetlands as defined by Section 404 of the Federal Clean Water Act (CWA), CDFG or California Coastal Commission, including but not limited to marsh, coastal, etc. through direct removal, filling, hydrological interruption or other means.
- The project interferes substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impedes the use of native wildlife nursery sites.
- The project conflicts with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance.
- The project conflicts with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP) or other approved local, regional or state HCP.

POTENTIAL IMPACTS

Short-term Direct Impacts

Plant Communities/Wildlife Habitat

Short term direct impacts will occur as a result the removal of vegetation for construction of the proposed project. Within the limits of disturbance necessary to construct the proposed project, native and non-native plant communities will be removed. The impacts would include temporary loss of habitat used by animal species for foraging, nesting and cover. The temporary loss of

⁴ Note: Thresholds of Significance are based upon Appendix G of the California Environmental Quality Act (CEQA).

native plant communities during construction activities will create temporary conditions that are unsuitable to most wildlife species and are, therefore, considered short term and significant impacts.

The temporary adverse impacts to the following plant communities within the disturbance limits for the proposed project are not considered significant because they are either non-native, have limited value or are found abundantly on a local and/or regional scale⁵:

- California sage brush-California buckwheat Series
- California Annual Grassland Series

Sensitive Biological Resources

Construction activities associated with the proposed project would eliminate foraging habitat for Cooper's hawk and white-tailed kite. In addition, human disturbances and construction noise have the potential to cause nest abandonment and death of young or loss of reproductive potential at active nests located near project activities for these species, if present.

X The following special-status reptiles have potential to occur within coastal sage scrub and grassland habitats on the project site: San Diego horned lizard and coastal western whiptail. In addition, San Diego black-tailed jackrabbit may inhabit the project site. Construction activities including vegetation removal, grading and other ground disturbance have the potential to result in injury or mortality to special-status reptiles and San Diego black-tailed jackrabbit.

Wildlife Dispersal

The removal and/or disturbance of on-site plant communities (especially native plant communities) are anticipated to result in direct adverse impacts to wildlife migration or movement corridors. However, terrestrial species seeking to disperse through the disturbance limits are anticipated to use alternative routes within adjacent areas (e.g., ridgelines, canyons, etc.). In addition, the amount of vegetation to be removed by the proposed project is relatively small when considered at a landscape level. Therefore, direct impacts to terrestrial animal migration as a result of the proposed project are not considered significant.

Short-term Indirect Impacts

Plant Communities/Wildlife Habitat

During construction of the proposed project, temporary indirect impacts to sensitive plant communities and wildlife habitat would include fugitive dust. This dust can at least temporarily result in reductions in plant photosynthesis, growth and reproduction. Because there are sensitive

⁵ Note: Determinations based upon California Department of Fish and Game's, List of California Terrestrial Natural Communities Recognized by the California Natural Diversity Database, September 2003 Edition.

plant communities that may be affected by dust, these impacts are considered short term and significant.

Sensitive Biological Resources

Short term indirect impacts to sensitive animal species would include night-lighting, and startle from noise and motion due to construction-related activities. Some of these indirect impacts may be considered significant for certain sensitive resources.

Wildlife Dispersal

Temporary indirect impacts on wildlife movement as a result of the proposed project may include the generation of dust, noise and light emissions that could potentially disturb or alter animal behavior. It is anticipated that these impacts would not block terrestrial animals from migrating through the area because suitable alternative routes for migration are available. Therefore, the indirect impacts to terrestrial animals are considered less than significant.

Long-term Direct Impacts

Plant Communities/Wildlife Habitat

A review of the preliminary grading plan indicates that considerable portions of the on-site plant communities would be removed and/or modified. The conversion of common wildlife habitats (i.e. grassland and coastal sage scrub) to urban development will eliminate most of the broad expanses of natural habitats which may be utilized by foraging birds and bats. Project site grasslands and coastal sage scrub represent a small portion of the available foraging habitat for special-status birds and bats in the project region. Removal of this habitat would not substantially reduce the available habitat in the project area or affect local populations of special-status birds and bats. Therefore, the proposed project would not result in significant impacts to special-status birds or bats that may utilize the project site for foraging.

Displacement of wildlife would be the immediate impact of development of the proposed project on wildlife. Many species would move to adjacent areas having similar habitat, though some mortality would likely occur. Species of low mobility, particularly salamanders, frogs, and burrowing reptiles and mammals, will likely be most affected. Upon project completion, some displaced wildlife species may return to the remaining islands of natural habitat on the site. Among the animals known to occur near human habitation are western fence lizard, opossum, coyote, raccoon, striped skunk and several bird species.

Project displacement of common wildlife individuals would be considered less than significant because of the commonness of the species. In addition, project impacts to common wildlife habitats, populations and communities are not expected to be substantial and would also be considered less than significant. Project displacement of special-status species is addressed below.

Sensitive Biological Resources

Grading and other activities associated with the development of the project site have the potential to result in losses or reductions in size of the short-joint beavertail (CNPS List 1B species).⁶ In addition, in the absence of a rare plant survey, it cannot be determined if impacts would also occur to sensitive plant species noted above.

The proposed project would result in the removal of native and non-native plant communities. As discussed above, a number of sensitive wildlife species are likely to occur on the project site within these habitat types, including resident special-status reptiles and San Diego black-tailed jackrabbit. In addition, this habitat supports short-joint beavertail, a special-status plant. Project implementation will result in significant impacts to several of these sensitive species through habitat loss and/or alteration, and displacement. Loss of coastal sage scrub and habitat for special-status species would be a significant impact.

Wildlife Dispersal

The project site (including areas immediately adjacent) currently contains sufficient habitat to support viable populations of large mammals such as bobcat, coyote, gray fox and mule deer. The loss of scrub and grassland habitats at the project site will eliminate an area of native habitat which allows wildlife to move through the project region. However, wildlife traveling through the area may use the project site. The principle travel corridors would be adjacent canyons and ridge lines as well as San Francisquito Canyon. In the immediate project region, habitat surrounding the project site would continue to facilitate wildlife movement through the project area. Thus, removal of habitat at the proposed project is not likely to significantly affect wildlife movement through the project region or fragment habitat for migratory or resident wildlife.

Long-term Indirect Impacts

Plant Communities/Wildlife Habitat

There would be potential long term indirect impacts to the plant communities and wildlife habitat within the project site and adjacent areas. Indirect impacts would include degradation of remaining habitat values due to the potential for weedy invasive plant species from the disturbance limits to adjacent areas. Newly disturbed soil is highly suitable to fast growing weedy species. Many native plant species are unable to compete with these weedy species, which could jeopardize the sustainability of native plant and animal populations in the vicinity of the disturbance limits. This potential long term impact is considered adverse and significant.

⁶ Note: List 1B: Plants Rare, Threatened, or Endangered in California and Elsewhere - The plants of List 1B are rare throughout their range with the majority of them endemic to California. Most of the plants of List 1B have declined significantly over the last century. All of the plants constituting List 1B meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection Act) or Secs. 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code, and are eligible for state listing.

Sensitive Biological Resources

The proposed construction of urban uses on the project site, and associated increased human presence could also result in additional disruption to adjacent migratory wildlife due to the introduction of lighting, noise and other human disturbance. Night lighting would be detrimental to animals in nearby areas for a variety of reasons including disruption of circadian rhythms and avoidance due to light sensitivity in species with exceptional night vision. The typical net effect of lighting is that adjacent areas are utilized less than to their fullest extent. This would be a significant impact.

Wildlife Dispersal

If the plant communities and wildlife habitat in the vicinity of the proposed project disturbance limits become degraded due to invasive weedy species, this could impact the sensitive biological resources in the area in the long term. Lower quality wildlife habitat has the potential to impact all species present in the area, including those relying on the habitat for wildlife dispersal. These species would include those noted above which are present in the project site or adjacent areas. This potential long term impact of the proposed project is considered adverse and significant.

Jurisdictional Drainages

Impacts to jurisdictional drainages cannot be determined without the preparation of a jurisdictional determination.

San Francisquito Canyon SEA

In order to determine potential impacts to the San Francisquito Canyon SEA additional analyses beyond the scope of this Assessment would be required.

CONCLUSIONS

As noted above, the project site contains suitable habitat for a number of sensitive vascular plant species, including short-joint beavertail (observed). In order to conclusively determine their presence and/or absence a rare plant survey would need to be conducted. Suitable habitat for both common and sensitive animal species is also present on-site. The project would result in both short- and long-term direct and indirect impacts to sensitive species. In addition, the project may have direct and indirect impacts on the adjacent San Francisquito Canyon SEA that would need to be analyzed. Impacts to on-site jurisdictional drainages would also need to be evaluated.

RECOMMENDATIONS

The following are recommended mitigation measures which would assist in reducing impacts identified above. It should be noted however, that in the absence of a detailed site and grading plan, these measures are preliminary and generalized in nature and scope and may require modifications and/or refinements.

Short-joint beavertail

- Prior to site grading, a relocation plan prepared by a qualified biologist should be implemented to address impacts to the on-site populations of short-joint beavertail. To the extent practicable and feasible, the on-site populations which have been salvaged should be re-planted on-site within appropriate areas proposed for conservation.

Special-status birds

- If construction activities (i.e., ground clearing and grading, including removal of trees or shrubs) are scheduled to occur during the non-breeding season (September 1 through January 31), no mitigation is required.
- If construction activities are scheduled to occur during the breeding season (February 1 through August 31), the project proponent will implement the following measures to avoid potential adverse effects on nesting raptors and other special-status birds:
 - No more than two weeks prior to construction, a qualified wildlife biologist to conduct preconstruction surveys of all potential nesting habitat within 500 feet of construction activities where access is available.
 - If active nests are found during preconstruction surveys, the project proponent will create a no-disturbance buffer (acceptable in size to the CDFG) around active raptor nests and nests of other special-status birds during the breeding season, or until it is determined that all young have fledged. Typical buffers include 500 feet for raptors and 250 feet for other nesting birds. The size of these buffer zones and types of construction activities restricted in these areas may be further modified during coordination and in consultation with the CDFG and will be based on existing noise and human disturbance levels at the project site. Nests initiated during construction are presumed to be unaffected, and no buffer would be necessary. However, the “take” (mortality, severe disturbance to, etc.) of any individual birds will be prohibited.
- If preconstruction surveys indicate that nests are inactive or potential habitat is unoccupied during the construction period, no further mitigation is required. Trees and shrubs within the construction footprint that have been determined to be unoccupied by special-status birds or that are located outside the no-disturbance buffer for active nests may be removed.

Special-status reptiles

- Prior to construction, a survey for special status reptiles and amphibians noted above should be undertaken. Individuals shall be mapped and relocated to appropriate habitat within an on- or off-site, open space area.

Sage Scrub

- Compensate for the loss of sage scrub habitat through the development and implementation of a project Habitat Restoration, Mitigation, and Monitoring Plan (HRMMP). This plan will include provisions for the protection, restoration and enhancement of sage scrub on-site where feasible and will include a combination of both on-site and off-site mitigation. Mitigation for sage scrub that is not restored or otherwise mitigated for on-site shall be located off-site.

All restoration and mitigation activities, whether on- or off-site will be supervised by a qualified biologist or restoration ecologist. On-site areas suitable for restoration of sage scrub will be identified in conjunction with development of the final grading and landscape plans for the project. Areas located on-site that will not be impacted by grading and are suitable for restoration or enhancement will also be identified. All on-site mitigation areas will be identified and protected through the use of fencing, as appropriate, and conservation easements to ensure that these areas are protected in perpetuity. On-site restoration will occur within one year of grading completion.

Off-site mitigation will include purchase and protection of land suitable for restoration of lost sage scrub or contribution of in-lieu funds to an existing or new restoration project preserved in perpetuity or conservation bank. The purchase and/or contribution will be made within one year of initiation of project grading, resulting in a total of at least a 1:1 replacement ratio (minus that created on-site). Off-site mitigation land should be located in the project vicinity and provide similar wildlife habitat value as sage scrub present on the project site.

The HRMMP will include provisions for management and monitoring of both on-site and off-site restoration lands. The restoration or creation effort will require implementation of a five-year monitoring program with applicable performance standards, including but not limited to establishing: performance criteria for survival rate of restoration plantings; absence of invasive plant species; contingency measures if restoration areas do not meet performance standards; and success criteria for a viable, self-sustaining system at the end of five years.

General Measures

- During final design of the project, the Project Biologist will review the design plans and make recommendations for avoidance and minimization of sensitive biological resources. The project applicant or its contractor shall determine the feasible and practicable implementation of those recommendations.
- In conjunction with the development of final design plans and specifications for construction, or other activities involving vegetation/habitat removal, the Project Biologist will review and provide recommendations to final design maps showing all sensitive habitats (ESAs) within 152.4 meters (500 feet) of the grading limits on the grading plans.

- Prior to construction, the project applicant or its contractor will designate a Project Biologist responsible for overseeing biological monitoring, regulatory compliance and restoration activities associated with construction of the proposed project in accordance with the adopted mitigation measures, project permit conditions and applicable law.
- Final design and construction should restore stream channels, ephemeral drainages and washes to their original contours on completion of construction, where feasible, with the exclusion of areas of permanent impact.
- During grading and construction, the Project Biologist will conduct monitoring in and adjacent to sensitive habitats including monitoring of the installation of protective devices (silt fencing, sandbags, fencing, etc.), construction of access roads, vegetation removal and other associated construction activities, as deemed appropriate by the Project Biologist. Biological monitoring will be conducted to document adherence to habitat avoidance and minimization measures addressed in the project mitigation measures in the CEQA document and as listed in the USFWS, CDFG, and ACOE permits/agreements (if applicable).
- Driving to work sites will be limited to established access routes whenever possible and should minimize cross-country travel. If cross-country driving is necessary, access routes should be flagged in the field to avoid impacts to sensitive habitats and should be approved by a qualified biologist prior to their use. Cross-country driving will be limited to designated routes, kept to the minimum number of trips necessary and avoided when soils are wet or saturated. A qualified biologist will flag appropriate exclusion areas adjacent to sensitive habitats near work areas or access routes.

Lighting

- The potentially-adverse effect of night lighting on surrounding open space will be mitigated by the use of the following measures: 1) low elevation lighting poles; and 2) internal silvering of the globe or external opaque reflectors which direct light away from natural areas. The degree to which these measures are utilized should be dependent upon the distance of the light source from the urban edge.

Should you have any questions, please feel free to contact me directly. Thank you.

Respectfully,



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April 28, 2009

Wendy Lockwood
Sirius Environmental, Inc.
1478 N. Altadena Drive
Pasadena, California 91107

**RE: Supplementary Information to the Valencia Hills Church Biological Assessment --
County of Los Angeles Assessor Parcel Number 3244-029-003**

Dear Wendy:

This letter supplements the Biological Assessment for County of Los Angeles Assessor Parcel Number (APN) 3244-02-003 prepared October 8, 2007.

A Biological Assessment for the proposed Valencia Hills Church was prepared on October 8, 2007. The County of Los Angeles Department of Regional Planning circulated the Biological Assessment along with the Valencia Hills Church Initial Study to agencies with jurisdiction over the project. On April 2, 2009 the California Department of Fish and Game (CDFG) provided comments and general guidance on the preparation of biological assessments.

An on-site visit was undertaken by resource agency personnel, including United States Army Corps of Engineers staff (Melanie Stalder) and CDFG staff (Jeff Humble) on April 9, 2009 to evaluate the need for preparation of permits associated with proposed modification of an existing drainage basin located at the southwestern portion of the project site. ACOE indicated that an individual permit in accordance with Section 404 of the Clean Water Act would be required in connection with "filling" the existing debris basin, and CDFG indicated that a Streambed Alteration Agreement (Fish and Game Code) would be required. These permits, in addition to a Water Quality Certificate from the Regional Water Quality Control Board must be in place prior to disturbance of the drainage basin.

On April 22, 2009 an additional on-site meeting was also held with CDFG staff (Dan Blankenship) to review existing conditions on-site and to determine if measures identified in the CDFG's April 2, 2009 correspondence and Biological Assessment (October 8, 2007) remained applicable.

During the on-site visit, CDFG personnel requested that a Phase I Burrowing Owl Assessment be performed on-site. This assessment was conducted April 24, 2009; no burrowing owls were determined to occupy the project site or adjacent areas.¹

Pages 2 and 3 of the October Biological Assessment identifies incorrect acreages of California sage brush and annual grassland that should be corrected as follows:

¹ Note: The burrowing owl assessment was based upon protocols contained within the *Burrowing Owl Survey Protocol and Mitigation Guidelines*, California Burrowing Owl Consortium, April 1993.

- The acreage identified for the California sage brush – California Buckwheat Series should be changed from 30 acres to five acres.
- The acreage identified for the California Annual Grassland Series should be changed from five acres to 30 acres.

All of the applicable general requirements for a biological assessment included in the April 2, 2009 letter from CDFG (items 1 through 5) are addressed in the October 8, 2007 Biological Assessment and this supplemental letter. Some of the general recommendations included in the CDFG letter are not applicable and do not need to be further addressed:

- Based on the site visits, CDFG staff agreed that no rare plant surveys are needed.
- No coastal gnatcatcher surveys are needed
- Alternatives do not need to be analyzed in a Mitigated Negative Declaration (item 3 of the CDFG letter)
- A take permit (item 4 of the CDFG letter) is not anticipated to be needed

CDFG staff agreed that the mitigation measure related to sage scrub included on page 14 of the Biological Assessment is not needed because of the condition of the sage scrub and the acreage involved.

The following permit requirements should be added as mitigation measures:

Streambed Alteration Agreement

- A Streambed Alteration Agreement must be obtained from the CDFG in accordance with California Department of Fish and Game Code Section 1600 et seq., prior to any direct or indirect impact to the drainage basin located within the southwest portion of the project site.

Individual Permit

- An Individual Permit must be obtained from the ACOE in accordance with Section 404 of the federal Clean Water Act prior to any direct or indirect impact to the drainage basin located within the southwest portion of the project site.

Water Quality Certificate

- A Water Quality Certificate must be obtained from the Regional Water Quality Control Board in accordance with Section 401 of the federal Clean Water Act prior to any direct or indirect impact to the drainage basin located within the southwest portion of the project site.

For clarification all the mitigation measures that would be applicable to the Valencia Hills Church project are attached to this letter.

Should you have any questions, please feel free to contact me directly. Thank you.

Respectfully,



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cc Dan Blankenship, CDFG
Jeff Humble, CDFG
Melanie Stalder, ACOE

Valencia Hills Church Biological Mitigation Measures

Short-joint beavertail

- Prior to site grading, a relocation plan prepared by a qualified biologist should be implemented to address impacts to the on-site populations of short-joint beavertail. To the extent practicable and feasible, the on-site populations which have been salvaged should be re-planted on-site within appropriate areas proposed for conservation.

Special-status birds

- If construction activities (i.e., ground clearing and grading, including removal of trees or shrubs) are scheduled to occur during the non-breeding season (September 1 through January 31), no mitigation is required.
- If construction activities are scheduled to occur during the breeding season (February 1 through August 31), the project proponent will implement the following measures to avoid potential adverse effects on nesting raptors and other special-status birds:
 - No more than two weeks prior to construction, a qualified wildlife biologist to conduct preconstruction surveys of all potential nesting habitat within 500 feet of construction activities where access is available.
 - If active nests are found during preconstruction surveys, the project proponent will create a no-disturbance buffer (acceptable in size to the CDFG) around active raptor nests and nests of other special-status birds during the breeding season, or until it is determined that all young have fledged. Typical buffers include 500 feet for raptors and 250 feet for other nesting birds. The size of these buffer zones and types of construction activities restricted in these areas may be further modified during coordination and in consultation with the CDFG and will be based on existing noise and human disturbance levels at the project site. Nests initiated during construction are presumed to be unaffected, and no buffer would be necessary. However, the "take" (mortality, severe disturbance to, etc.) of any individual birds will be prohibited.
- If preconstruction surveys indicate that nests are inactive or potential habitat is unoccupied during the construction period, no further mitigation is required. Trees and shrubs within the construction footprint that have been determined to be unoccupied by special-status birds or that are located outside the no-disturbance buffer for active nests may be removed.

Special-status reptiles

- Prior to construction, a survey for special status reptiles and amphibians noted above should be undertaken. Individuals shall be mapped and relocated to appropriate habitat within an on- or off-site, open space area.

General Measures

- During final design of the project, the Project Biologist will review the design plans and make recommendations for avoidance and minimization of sensitive biological resources. The project applicant or its contractor shall determine the feasible and practicable implementation of those recommendations.
- In conjunction with the development of final design plans and specifications for construction, or other activities involving vegetation/habitat removal, the Project Biologist will review and provide recommendations to final design maps showing all sensitive habitats (ESAs) within 152.4 meters (500 feet) of the grading limits on the grading plans.
- Prior to construction, the project applicant or its contractor will designate a Project Biologist responsible for overseeing biological monitoring, regulatory compliance and restoration activities associated with construction of the proposed project in accordance with the adopted mitigation measures, project permit conditions and applicable law.
- Final design and construction should restore stream channels, ephemeral drainages and washes to their original contours on completion of construction, where feasible, with the exclusion of areas of permanent impact.
- During grading and construction, the Project Biologist will conduct monitoring in and adjacent to sensitive habitats including monitoring of the installation of protective devices (silt fencing, sandbags, fencing, etc.), construction of access roads, vegetation removal and other associated construction activities, as deemed appropriate by the Project Biologist. Biological monitoring will be conducted to document adherence to habitat avoidance and minimization measures addressed in the project mitigation measures in the CEQA document and as listed in the USFWS, CDFG, and ACOE permits/agreements (if applicable).
- Driving to work sites will be limited to established access routes whenever possible and should minimize cross-country travel. If cross-country driving is necessary, access routes should be flagged in the field to avoid impacts to sensitive habitats and should be approved by a qualified biologist prior to their use. Cross-country driving will be limited to designated routes, kept to the minimum number of trips necessary and avoided when soils are wet or saturated. A qualified biologist will flag appropriate exclusion areas adjacent to sensitive habitats near work areas or access routes.

Lighting

- The potentially-adverse effect of night lighting on surrounding open space will be mitigated by the use of the following measures: 1) low elevation lighting poles; and 2) internal silvering of the globe or external opaque reflectors which direct light away from

natural areas. The degree to which these measures are utilized should be dependent upon the distance of the light source from the urban edge.

Permits

- A Streambed Alteration Agreement must be obtained from the CDFG in accordance with California Department of Fish and Game Code Section 1600 et seq., prior to any direct or indirect impact to the drainage basin located within the southwest portion of the project site.
- An Individual Permit must be obtained from the ACOE in accordance with Section 404 of the federal Clean Water Act prior to any direct or indirect impact to the drainage basin located within the southwest portion of the project site.
- A Water Quality Certificate must be obtained from the Regional Water Quality Control Board in accordance with Section 401 of the federal Clean Water Act prior to any direct or indirect impact to the drainage basin located within the southwest portion of the project site.

Guidelines for Assessing the Effects of Proposed Projects on Rare, Threatened, and Endangered Plants and Plant Communities

State of California
THE RESOURCES AGENCY
Department of Fish and Game
December 9, 1983, Revised May 8, 2000
Revised October 22, 2008

INTRODUCTION

The following recommendations are intended to help those who prepare and review environmental documents determine **when** a botanical survey is needed, **how** field surveys should be conducted, **what** information should be contained in the survey report, and **who** should be considered qualified to conduct such surveys. Although these guidelines are not mandatory, they are designed to avoid delays caused when inadequate biological information is provided during the environmental review process¹. Their use is intended to maximize the limited resources of the review agencies, to meet the California Environmental Quality Act (CEQA) requirements for adequate disclosure of potential impacts, and to conserve public trust resources.

DEPARTMENT OF FISH AND GAME TRUSTEE AGENCY MISSION

The mission of the Department of Fish and Game (DFG) is to manage California's diverse wildlife and native plant resources, and the habitats upon which they depend, for their ecological values and for their use and enjoyment by the public. DFG has jurisdiction over the conservation, protection, and management of wildlife, native plants, and habitat necessary to maintain biologically sustainable populations (Fish and Game Code § 1802). DFG, as trustee agency under CEQA §15386, provides expertise to review and comment upon environmental documents and makes recommendations regarding potential negative impacts to those resources held in trust for the people of California.

Furthermore, certain species are in danger of extinction because their habitats are threatened with destruction, adverse modification, or severe curtailment, or because of other factors. The California Endangered Species Act (CESA) provides additional protections for such species, including take prohibitions (Fish and Game Code § 2050 *et seq.*). DFG has the authority to issue permits for the take of species listed under CESA, if the take is incidental to an otherwise lawful activity, and DFG has determined that the impacts of the take have been minimized and fully mitigated, and the take would not jeopardize the continued existence of the species (Fish and Game Code § 2081).

DEFINITIONS

Botanical surveys are conducted to determine the potential environmental effects of proposed projects on all special status plants and natural communities as required by law (i.e., CEQA, CESA, and Federal Endangered Species Act (ESA)).

For the purposes of this document, **special status plants** include all species that meet one or more of the following criteria²:

¹ DFG issues incidental take permits to allow take of a listed species incidental to an otherwise lawful activity (CESA § 2081(b)). Surveys are one of the preliminary steps to identify the presence or absence of a listed species. It is important that surveys provide sufficient information to allow DFG to formulate measures to ensure that take is minimized and fully mitigated and show that issuance of the take permit will not jeopardize the continued existence of a listed species. The guidelines are designed to increase the likelihood that the necessary information is provided to DFG.

² Adapted from the East Alameda County Conservation Strategy available at http://www.fws.gov/sacramento/EACCS/Documents/080228_Species_Evaluation_EACCS.pdf

- Listed or proposed for listing as threatened or endangered under ESA or candidates for possible future listing as threatened or endangered under the ESA (50 CFR §17.12).
- Listed or candidates for listing by the State of California as threatened or endangered under CESA (Fish and Game Code § 2050 *et seq.*). A species, subspecies, or variety of plant is **endangered** when the prospects of its survival and reproduction in the wild are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition, disease, or other factors. A plant is **threatened** when it is likely to become endangered in the foreseeable future in the absence of protection measures.
- Listed as rare under the California Native Plant Protection Act (Fish and Game Code §1900 *et seq.*). A plant is **rare** when, although not presently threatened with extinction, the species, subspecies, or variety is found in such small numbers throughout its range that it may be endangered if its environment worsens.
- Meet the definition of rare or endangered under CEQA §15380(b) and (d). Species that may meet the definition of rare or endangered include the following:
 - Species considered by the California Native Plant Society (CNPS) to be “rare, threatened or endangered in California” (Lists 1B and 2);
 - Species listed by CNPS as plants about which more information is needed to determine their status (List 3) or plants of limited distribution (List 4) that may warrant consideration on the basis of local significance or recent biological information;
 - Species included on the California Natural Diversity Database's (CNDDDB) *Special Plants, Bryophytes, and Lichens List* (California Department of Fish and Game 2008)³.
- Considered a **locally significant species**, that is, a species that is not rare from a statewide perspective but is rare or uncommon in a local context such as within a county or region (CEQA §15125 (c)) or is so designated in local or regional plans, policies, or ordinances (CEQA Guidelines, Appendix G). Examples include a species on the outer limits of its known range, a rediscovery, or a species associated with an unusual soil type.

Special status natural communities are communities that are of highly limited distribution statewide or within a county or region and are often vulnerable to environmental effects of proposed projects. These communities may or may not contain special status species or their habitat. The most current version of the Department's *List of California Terrestrial Natural Communities*⁴ provides the names and status of these communities.

BOTANICAL SURVEYS

It is appropriate to conduct a botanical field survey when:

- Natural (or naturalized) vegetation occurs on the site, and it is unknown if special status plants or natural communities occur on the site, and the project has the potential for direct or indirect effects on vegetation; OR
- Special status plants or natural communities have historically been identified on or in proximity to the project site; OR
- Special status plants or natural communities occur on sites with similar physical and biological properties as the project site.

Botanical surveys should be conducted prior to the commencement of any activities that may modify vegetation, such as clearing, mowing, or ground-breaking activities.

³ As per the DFG or Biodiversity Data Branch (BDB) or current online published lists available at: <http://www.dfg.ca.gov/biogeodata>

⁴ <http://www.dfg.ca.gov/biogeodata/cnddb>

1. SURVEY OBJECTIVES

Field surveys should be conducted in a manner that will locate any special status species as well as any special status natural communities that may be present. Surveys should be **floristic in nature**, meaning that every plant taxon that occurs on site is identified to the species, subspecies, or variety necessary to determine rarity and listing status. "Focused surveys" that are limited to habitats known to support special status species or are restricted to lists of likely potential species are not considered floristic in nature and are not adequate to identify all plant taxa on site to the level necessary to determine rarity and listing status. A complete list of plants and natural communities that occur on the site should be included in every botanical survey report. An indication of the prevalence the species and communities on the site is also useful.

2. SURVEY PREPARATION

Before field surveys are conducted, relevant botanical information in the general project area should be compiled to provide a regional context for the investigators. Generally, vegetation and habitat types potentially occurring in the project area should be identified based on biological and physical properties of the site and surrounding ecoregion⁵, unless a larger assessment area is appropriate. A list of special status plants with the potential to occur within these vegetation types should then be developed. This list can serve as a tool for the investigators and facilitate the use of reference sites; however, special status plants on site might not be limited to those on the list. Field surveys and subsequent reporting should be comprehensive and floristic in nature and not restricted to or focused only on this list. The list of potential special status species, and the list of references used to compile the background botanical information for the site, should be included in the survey report.

3. FIELD SURVEY METHOD

Surveys should be conducted using **systematic field techniques** in all habitats of the site to ensure thorough coverage of potential impact areas. The level of effort required per given area and habitat is dependent upon the vegetation and its overall diversity and structural complexity, which determines the distance at which plants can be identified. Surveys should be conducted by walking over the entire site to ensure thorough coverage, noting all plant taxa observed. The level of effort should be sufficient to provide comprehensive reporting. For example, one person-hour per eight acres per survey date is needed for a comprehensive field survey in a grassland with medium diversity and moderate terrain⁶, with additional time allocated for species identification.

4. SURVEY EXTENT

Surveys should be comprehensive **over the entire site**, including areas that will be directly or indirectly impacted by the project. Surveys should not be restricted to known the California Natural Diversity Data Base (CNDDB) rare plant locations.

5. TIMING AND NUMBER OF VISITS

Surveys should be conducted in the field at the time of year when species are both evident and identifiable. Usually, this is during flowering or fruiting. Visits should be spaced throughout the growing season to accurately determine what plants exist on site. Many times this may involve multiple visits to the same site (e.g., in early, mid, and late-season for flowering plants) to capture the floristic diversity at a level necessary to determine if special status plants occur⁷. The timing and number of visits are determined by geographic location, the natural communities present, and the weather patterns of the year(s) in which the surveys are conducted.

⁵ Ecological Subregions of California, available at <http://www.fs.fed.us/r5/projects/ecoregions/toc.htm>

⁶ Adapted from U.S. Fish and Wildlife Service kit fox survey guidelines available at www.fws.gov/sacramento/es/documents/kitfox_no_protocol.pdf

⁷ U.S. Fish and Wildlife Service Survey Guidelines available at http://www.fws.gov/ventura/speciesinfo/protocols_guidelines/docs/botanicalinventories.pdf

6. REFERENCE SITES

When special status plants are known to occur in the type(s) of habitat present in the project area, reference sites (nearby accessible occurrences of the plants) should be observed to determine whether those species are identifiable at the time of the survey and to obtain a visual image of the target species, associated habitat, and associated natural community.

7. SPECIAL STATUS PLANT OBSERVATIONS

The following information should be recorded for locations of each special status plant detected during a field survey of a project site.

- A map showing the species distribution as it relates to the proposed project that includes a delineation of any unoccupied potential habitat;
- The specific site characteristics of occurrences, such as habitat and microhabitat, structure of vegetation, associated species, topographic position, aspect, hydrological characteristics, soil type and texture, soil parent material, and land use/management history;
- A detailed map (1:24,000 or larger) and specific location data for each special status plant population found. Population boundaries should be marked as accurately as possible;
- The number of individuals in each special status plant population as counted (if population is small) or estimated (if population is large);
- If applicable, information about the percentage of individuals in each life stage such as seedlings vs. reproductive individuals;
- The number of individuals of the species per unit area, identifying areas of high, medium and low density of the species over the project site;
- The amount and distribution of occupied and unoccupied suitable habitat;
- Digital images of the target species and representative habitats to support information and descriptions; and
- If the species is associated with wetlands, a description of the direction of flow and integrity of surface or subsurface hydrology; if the species is affected by adjacent off-site hydrological influences, a description of these factors.

8. USE OF EXISTING SURVEYS

For some sites, floristic inventories or special status plant surveys may already exist. Additional surveys may be necessary for the following reasons:

- Surveys are not current (e.g., within the last five years for forested areas⁸); or
- Surveys were conducted in natural systems with frequent annual fluctuations (e.g., vernal pools); or
- Surveys are not comprehensive in nature; or
- Land use, physical conditions of the site, or climatic conditions have changed since the last survey was conducted⁹; or
- Changes in vegetation or species distribution may have occurred since the last survey was conducted, due to habitat alteration, fluctuations in species abundance, or colonization from seed dispersal or seed bank exposure.

⁸ "Guidelines for Conservation of Sensitive Plant Resources Within the Timber Harvest Review Process and During Timber Harvesting Operations", available at <https://r1.dfg.ca.gov/portal/Portals/12/THPBotanicalGuidelinesJuly2005.pdf>

⁹ U.S. Fish and Wildlife Service Survey Guidelines available at http://www.fws.gov/ventura/speciesinfo/protocols_guidelines/docs/botanicalinventories.pdf

9. NEGATIVE SURVEYS

Adverse conditions may prevent investigators from determining the presence of, or accurately identifying, some species in potential habitat of target species. Disease, drought, predation, or herbivory may preclude the presence or identification of target species in any given year. Investigators should discuss such conditions in the report.

The failure to locate a known special status plant occurrence during one field season does not constitute evidence that this plant occurrence no longer exists at this location, particularly if adverse conditions are present. Visits to the site in more than one year are needed to substantiate a negative survey. For example, surveys in a number of years may be necessary if the species is an annual plant known not to germinate every year. To further substantiate negative findings for a known occurrence, a visit to a nearby reference site may ensure that the timing of the survey was accurate.

REPORTING AND DATA COLLECTION

For comprehensive, systematic surveys where no special status species are determined to be present, reporting and data collection responsibilities for investigators remain as described below, excluding specific occurrence information.

10. FIELD SURVEY FORMS

When a special status plant or natural community is located, a California Native Species (or Community) Field Survey Form¹⁰ or equivalent written report, accompanied by a copy of the relevant portion of a 7.5 minute topographic map with the occurrence mapped, should be completed and submitted to the CNDDDB. Locations documented by use of global positioning systems (GPS) should be presented in map and digital form. Data submitted in digital form must include the datum¹¹ in which it was collected. If a previously undescribed, but suspected special status natural community, occurs on the site, it should be documented with a Rapid Assessment or Relevé form¹² and submitted with the CNDDDB form.

11. VOUCHER COLLECTION

Voucher specimens provide verifiable documentation of species presence and identification as well as a public record of conditions. This information is vital to all conservation efforts. Voucher collections should be conducted in a manner that is consistent with conservation ethics, and is in accordance with applicable state and federal permit requirements. Voucher collections of special status species (or suspected special status species) should be made only when such actions would not jeopardize the continued existence of the population or species.

Voucher specimens should be deposited at an indexed regional herbarium¹³ no later than 60 days after the collections have been made. Digital imagery can be used to supplement plant identification and document habitat. All relevant permittee names and permit numbers should be recorded on specimen labels. A collecting permit issued by the Habitat Conservation Branch of DFG is required prior to the collection of State-listed plant species.

¹⁰ <http://www.dfg.ca.gov/biogeodata>

¹¹ NAD83, NAD27 or WGS84

¹² <http://www.dfg.ca.gov/biogeodata/cnddb>

¹³ For a complete list of indexed herbaria, see: Holmgren, P., N. Holmgren and L. Barnett. 1990. Index Herbariorum, Part 1: Herbaria of the World. New York Botanic Garden, Bronx, New York. 693 pp. Or: <http://www.nybg.org/bsci/ih/ih.html>

12. BOTANICAL SURVEY REPORTS

Adequate information about special status plants and natural communities present in a project area will enable reviewing agencies and the public to effectively evaluate potential impacts to special status plants or natural communities¹⁴ and will guide the development of minimization or mitigation measures. Reports of botanical field surveys should be included with project environmental documents, and should contain the following information:

a. Project and site description

- A description of the proposed project;
- A map of the project location and study area that identifies landscape features and includes a north arrow and bar scale;
- A written description of the biological setting; and
- A vegetation map that uses the National Vegetation Classification System¹⁵ (e.g., *A Manual of California Vegetation*) and highlights any special status natural communities. If another vegetation classification system is used, the report should reference the system, provide the reason for its use, and provide a crosswalk to the National Vegetation Classification System.

b. Detailed description of survey methodology and results

- Dates of field surveys, name of field investigator(s), and total person-hours spent on field surveys.
- Description of reference site(s), if visited, and phenological development of special status plant(s).
- A list of all taxa occurring on the project area. Plants should be identified to the taxonomic level necessary to determine whether or not they are a special status species.
- Detailed data and maps for all special plants detected. Information specified above in Item 7, Special Status Plant Observations, and Item 10, Field Survey Forms, should be provided for locations of each special status plant detected.
- Copies of all California Native Species Field Survey Forms or Natural Community Field Survey Forms should be sent to CNDDDB and may be included in the environmental document as an Appendix. It is not necessary to submit entire environmental documents to the CNDDDB.
- References cited, list of potential special status species (see Item 2, Survey Preparation), persons contacted, herbaria visited, and the location of voucher specimens.

c. Assessment of potential impacts

- A map showing the distribution of special status plants or natural communities, in relation to proposed activities.
- A discussion of the significance of special status plant populations in the project area considering nearby populations and total species distribution.
- A discussion of direct, indirect, and cumulative impacts to the plants and natural communities.
- A discussion of the degree of impact, if any, of the proposed project as it relates to unoccupied potential habitat of the species.
- Immediacy of potential impacts.
- Recommended measures to avoid or minimize, or mitigate impacts.

¹⁴ As per the DFG or Biodiversity Data Branch (BDB) or current online published guidelines. For Timber Harvest Plans (THPs) please refer to the "Guidelines for Conservation of Sensitive Plant Resources Within the Timber Harvest Review Process and During Timber Harvesting Operations", available at <https://r1.dfg.ca.gov/portal/Portals/12/THPBotanicalGuidelinesJuly2005.pdf>

¹⁵ <http://biology.usgs.gov/npsveg/nvcs.html>

QUALIFICATIONS

Botanical consultants should possess the following qualifications:

- Knowledge of plant taxonomy and natural community ecology;
- Familiarity with the plants of the area, including special status species;
- Experience conducting floristic field surveys or experience with floristic surveys conducted under the direction of an experienced surveyor;
- Familiarity with the appropriate state and federal statutes related to plants and plant collecting; and,
- Experience with analyzing impacts of development on native plant species and natural communities.

SUGGESTED REFERENCES

Bonham, C.D. 1988. Measurements for Terrestrial Vegetation John Wiley and Sons, Inc.

California Native Plant Society. Inventory of Rare and Endangered Plants of California

California Natural Diversity Database. Most recent version. Special Vascular Plants, Bryophytes and Lichens List. Updated quarterly. Available at www.dfg.ca.gov

Elzinga, C.L., D.W. Salzer, and J. Willoughby, 1998, "Measuring and Monitoring Plant Populations," U.S. Dept. of the Interior, Bureau of Land Management.

Mueller-Dombois, D. and H. Ellenberg. 1974. Aims and Methods of Vegetation Ecology, John Wiley and Sons, Inc.

Sawyer J. and T. Keeler-Wolf. 2005. A Manual of California Vegetation.

U.S. Fish and Wildlife Service, Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed Plants on the Santa Rosa Plain.

U.S. Fish and Wildlife Service, Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed Proposed and Candidate Plants.

Van der Maarel, Eddy. 2005. Vegetation Ecology.

Sensitivity of Top Priority Rare Natural Communities in Southern California

Sensitivity rankings are determined by the Department of Fish and Game, California Natural Diversity Data Base and based on either number of known occurrences (locations) and/or amount of habitat remaining (acreage). The three rankings used for these top priority rare natural communities are as follows:

- S1.# Fewer than 6 known locations and/or on fewer than 2,000 acres of habitat remaining.
- S2.# Occurs in 6-20 known locations and/or 2,000-10,000 acres of habitat remaining.
- S3.# Occurs in 21-100-known locations and/or 10,000-50,000 acres of habitat remaining.

The number to the right of the decimal point after the ranking refers to the degree of threat posed to that natural community regardless of the ranking. For example:

- S1.1 = very threatened
- S2.2 = threatened
- S3.3 = no current threats known

Sensitivity Rankings (February 1992)

<u>Rank</u>	<u>Community Name</u>
S1.1	Mojave Riparian Forest Sonoran Cottonwood Willow Riparian Mesquite Bosque Elephant Tree Woodland Crucifixion Thorn Woodland Allthorn Woodland Arizonan Woodland Southern California Walnut Forest Mainland Cherry Forest Southern Bishop Pine Forest Torrey Pine Forest Desert Mountain White Fir Forest Southern Dune Scrub Southern Coastal Bluff Scrub Maritime Succulent Scrub Riversidean Alluvial Fan Sage Scrub Southern Maritime Chaparral Valley Needlegrass Grassland Great Basin Grassland Mojave Desert Grassland Pebble Plains Southern Sedge Bog Cismontane Alkali Marsh

- S1.2 Southern Foredunes
Mono Pumice Flat
Southern Interior Basalt Flow Vernal Pool
- S2.1 Venturan Coastal Sage Scrub
Diegan Coastal Sage Scrub
Riversidean Upland Coastal Sage Scrub
Riversidean Desert Sage Scrub
Sagebrush Steppe
Desert Sink Scrub
Mafic Southern Mixed Chaparral
San Diego Mesa Hardpan Vernal Pool
San Diego Mesa Claypan Vernal Pool
Alkali Meadow
Southern Coastal Salt Marsh
Coastal Brackish Marsh
Transmontane Alkali Marsh
Coastal and Valley Freshwater Marsh
Southern Arroyo Willow Riparian Forest
Southern Willow Scrub
Modoc-Great Basin Cottonwood Willow Riparian
Modoc-Great Basin Riparian Scrub
Mojave Desert Wash Scrub
Engelmann Oak Woodland
Open Engelmann Oak Woodland
Closed Engelmann Oak Woodland
Island Oak Woodland
California Walnut Woodland
Island Ironwood Forest
Island Cherry Forest
Southern Interior Cypress Forest
Bigcone Spruce-Canyon Oak Forest
- S2.2 Active Coastal Dunes
Active Desert Dunes
Stabilized and Partially Stabilized Desert Dunes
Stabilized and Partially Stabilized Desert Sandfield
Mojave Mixed Steppe
Transmontane Freshwater Marsh
Coulter Pine Forest
Southern California Fellfield
White Mountains Fellfield
- S2.3 Bristlecone Pine Forest
Limber Pine Forest

**INTENSIVE PHASE I ARCHAEOLOGICAL SURVEY OF APN 3244-029-024, LOS
ANGELES COUNTY, CALIFORNIA**

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11 October 2007

MANAGEMENT SUMMARY

An intensive Phase I archaeological survey was conducted for APN 3244-029-024, a 35 acres study area, in San Francisquito Canyon, northern Los Angeles County, California. This involved a review of existing published and unpublished references on local prehistory and history, and an intensive, on-foot survey of the study area. The study area had never been previously surveyed and no sites had been recorded on it. No sites were discovered during the current study. Based on the absence of archaeological sites of any kind, prehistoric or historical, development and use of this property does not have the potential to result in adverse impacts to archaeological resources.

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INTENSIVE PHASE I ARCHAEOLOGICAL SURVEY OF APN 3244-029-024, LOS ANGELES COUNTY, CALIFORNIA

1.0 INTRODUCTION

Pursuant to a request from Ms. Wendy Lockwood, Sirius Environmental, an intensive Phase I archaeological survey was conducted by W & S Consultants for the APN 3244-029-024 study area, a 35 acres parcel located in San Francisquito Canyon, northern Los Angeles County, California (Figure 1). This survey was completed in October 2007. It was intended to identify all cultural resources (prehistoric and historical archaeological sites) within the study area, and to make management recommendations based on a preliminary assessment of any cultural resources found to be present.

This document summarizes the background research conducted as part of the study; outlines the field techniques employed to intensively survey the parcel; describes the results of the survey; and makes final recommendations for the study area. We begin with a discussion of the background studies, before considering these additional topics in turn.

2.0 BACKGROUND STUDIES

2.1 Project Location and Environment

The study area is located in San Francisquito Canyon, Los Angeles County, north of Valencia (Figure 1). Specifically, it consists of highly dissected, knife-ridged topography on the west side of the canyon, a few miles north of its confluence with the Santa Clara River. Vegetation within the study area consists of a low-density sage and buckwheat cover. The nearby river bottom and its margins, east of the study area, contain riparian vegetation.

2.2 Ethnographic Background

The Upper Santa Clara Valley region, including the study area, was inhabited during the ethnographic past by an ethnolinguistic group known as the Tataviam (NEA and King 2004). Their language represents a member of the Takic branch of the Uto-Aztecan linguistic family (King and Blackburn 1976). In this sense, it was related to other Takic languages in the Los Angeles County region, such as Gabrielino/Fernandeño (Tongva) of the Los Angeles Basin proper, and Kitanemuk of the Antelope Valley.

The Tataviam inhabited the upper Santa Clara River drainage from about Piru eastwards to just beyond the Vasquez Rocks/Agua Dulce area; southwards as far as Newhall and the crests of the San Gabriel and Santa Susana Mountains; and northwards to include the middle reaches of Piru Creek, the Liebre Mountains and the southwesternmost fringe of the Antelope Valley (ibid; Kroeber 1925; Earle 1990; Johnson and Earle 1990). Their northern boundary most likely ran along the northern foothills of the Liebre Mountains (i.e., the edge of the Antelope Valley), and then crossed to the southern slopes of the Sawmill Mountains and the Sierra Pelona, extending as far east as Soledad Pass (Earle 1990:94). Ethnographically, at least, the Tataviam do not appear to have controlled the Leona Valley or areas to the north, with the Elizabeth Lake area proper a zone of uncertainty.

Known Tataviam villages during the historic period include: pi?irukung and ?akavaya, both near modern Piru; tsavayu(?u)ng, San Francisquito; etseng, kuvung and huyung, on Piru Creek above Piru; tochonanga, near Newhall; kwarung, Elizabeth Lake; and tsawayung, near Castaic Junction. At kamulus, near modern Rancho Camulos, a mixed Chumash-Tataviam population lived (King and Blackburn 1976:535-6). Because the name kamulus is unquestionably Chumash and not Tataviam, however, the toponym has been viewed as problematical (Johnson and Earle 1990:197); that is, as not reflecting the original (Tataviam) name for this village. Regardless of original name, however, the Spanish missionary Señan, writing in 1804, indicated that the Chumash inhabitants of the village of sécpey had migrated to kamulos, accounting for this admixture (Señan 1962:15). Sécpey is of course now known as Sespe, near the modern town of Fillmore.

The original location of tsavayu(?u)ng, stated to be somewhere in San Francisquito Canyon, has never been identified. Possible candidate areas are near the mouth of the canyon, at its confluence with the Santa Clara River, although archaeological surveying has failed to result in the discovery of a village site in this area; or alternatively perhaps in the Green Valley area, upstream.

Culturally-speaking, the Tataviam were in most respects similar to their Fernandeano and Chumash neighbors, to the south and west, respectively (King and Blackburn 1976). In this sense, they were hunters-gatherers, with subsistence emphasizing yucca, acorns, juniper berries, sage seeds and islay. Game was also hunted, with small animals, such as rabbits/hares and rodents, probably representing more significant contributions of meat protein than larger game, such as deer.

Little is known of Tataviam social and political organization. Based on analogies with surrounding groups, however, it can be suggested that they were organized in a series of tribelets, similar to the naciones described by Earle (1990) for the Antelope Valley, and found to be characteristic of much of California aboriginal socio-political organization (cf. Kroeber 1925). The tribelet represented an autonomous land-holding unit, minimally controlled by a head-chief or big-man. They usually included one large, 'capital' village,

sometimes occupied year-around, and a series of smaller, seasonally inhabited hamlets. Whether the Tataviam may have had exogamous clans and moieties, like the Cahuilla and Serrano to the east, is unknown. However, it is estimated that the Tataviam population was less than 1000 people at the time of Euro-American contact, and that only two or three of the largest villages throughout their territory were inhabited at any given time (King and Blackburn 1976).

It is also likely that Tataviam religion followed the patterns of their surrounding neighbors. In this case, shamanism would have functioned as the central element. This posits a direct and personal relationship between each individual and the supernatural world, with this relationship enacted by entering a trance or hallucinatory state (usually based on the ingestion of psychoto-mimetic plants, such as jimsonweed or native tobacco). Shamans, per se, who were considered individuals with an unusual degree of supernatural power, served as ritual specialists: ceremonies and rites were infrequent in occasion and limited in type. Perhaps most importantly, shamans served as healers or curers, with the etiology of disease as well as its cure held to lie in the supernatural world. Shamans are also known to have produced the rock art of this region (Whitley 1992), which depicted the hallucinations and spirits they observed in their vision quests.

Although the Tataviam were one of the earliest groups contacted by Spanish missionaries, with a number of their villages described by members of the Portolá expedition of 1769, a general lack of information on this group exists because, by 1810, all Tataviam had been baptized at Mission San Fernando and were quickly absorbed by other groups through intermarriage. Many Tataviam descendants continue to occupy the region.

2.3 Archaeological Background

Archaeologically speaking, more information is available on the Upper Santa Clara River area, although here, too, less is known than for many of the surrounding regions of southern California. In general terms, the prehistory of this inland area appears to parallel that of the Santa Barbara Channel/southern California coastal zone (cf. McIntyre 1990), with William Wallace's (1955) cultural historical framework appropriate as a chronological system of reference.

Correspondingly, the earliest evidence for human occupation of this region corresponds to Wallace's Early Millingstone Period (or, alternatively, the Early Horizon), dated from about 7000 to 4000 years before present (B.P.). This represents a period during which subsistence and adaptation are said to have emphasized the collecting and processing of hard seeds, with inland artifact assemblages, correspondingly, dominated by mullers and millingstones known as manos and metates. Evidence for an Early Millingstone occupation of the Upper Santa Clara Valley region is, admittedly, very limited, and has been found at only two sites. Both of these are located near Vasquez Rocks, with

temporal attribution based on the presence of a small number of Olivella barrel beads (McIntyre 1990). Such bead types have subsequently proven unreliable temporal indicators, throwing doubt on human inhabitation of this region before about 4000 years ago. Further, recent excavations at one of these putative early locales, the Escondido Canyon Site, failed to uncover evidence for occupation prior to about 2700 years B.P. (Love 1990).

The second temporal unit in Wallace's chronology is the Intermediate Period (or Middle Horizon), dated from 3500 to 1500 years B.P. It is marked by a shift to the mortar and pestle, with an increased emphasis on hunting and hunting tools in artifact assemblages. Population appears to have increased during this period, with more temporary camps founded. Evidence for Intermediate Period occupation of the Upper Santa Clara Valley region is substantial, in that it has been found at a number of sites and has been based on radiocarbon, obsidian hydration and typological dating (McIntyre 1990). The Agua Dulce village complex, for example, includes occupation extending back to the Intermediate Period, at which time population of the village may have been 50 or more people (King et al n.d.). Furthermore, the Intermediate Period appears to represent a time during which a substantial exploitation of mid-altitude environments first began, with considerable use, for example, of portions of the nearby Hathaway Ranch (located to northwest of the study area) beginning at this time.

Assuming that the Upper Santa Clara River region was first significantly occupied during the Intermediate Period, as existing evidence now suggests, a parallel can be drawn with the inland Ventura County region, where a similar pattern has been identified (Whitley and Beaudry 1991), as well as possibly the Antelope Valley and western Mojave Desert (Sutton 1988a, 1988b). In all of these areas a major expansion in settlement, the establishment of large site complexes, and an increase in the range of environments exploited, appear to have occurred sometime roughly around 3000 years ago. Although most efforts to explain this expansion have focussed on very local circumstances and events, it is increasingly clear that this was a major southern California-wide occurrence, and therefore that explanation of it must be sought at a larger level of analysis.

There is a continuity in the inland regions between the Intermediate Period and subsequent times, labeled the Late Prehistoric Period, lasting from 1500 years B.P. to historic contact, at about 200 years B.P. Site complexes first occupied in the Intermediate Period continued to be inhabited, although they increased in size, with more specialized and diversified sites added to the kinds of sites present. In fact, the principal distinction between Intermediate and Late Prehistoric sites in the inland regions is a change in certain diagnostic artifact types (notably, projectile points, with a shift from spear points to bow and arrow points). This change in fact may not signify consequential changes in culture, adaptation or subsistence, although the trends begun in the Intermediate accelerate over time during the Late Prehistoric. For example, a large number of Late Prehistoric Period sites are known from the Upper Santa Clara River/Agua Dulce region (cf. McIntyre

1990), with the Agua Dulce village complex estimated to have grown to a population of 200 to 300 people around A.D. 1500 - 1600 (King et al n.d.). Sometime during this period the Tataviam can be hypothesized to have occupied this region, although it is possible that they may have appeared somewhat earlier. However, the important point is that, during the Late Prehistoric Period, the patterns of lifeways recorded for the ethnographic period were fully in operation.

During the Historic Period, the aboriginal population appears to have dropped considerably. This, without doubt, can be attributed to the effects of missionization and its attendant relocation of the aboriginal population to centralized locales, along with the depredations of introduced Old World diseases. The Upper Santa Clara River region appears to be one of those inland zones, like the Antelope Valley to the north, that quickly and completely lost its aboriginal population. In particular, the aboriginal population from the Upper Santa Clara Valley was moved into Mission San Fernando, in the San Fernando Valley, and the area was effectively depopulated.

2.4 Historical Background

As noted previously, Euro-American mention of the upper Santa Clara River Valley region first occurred in the chronicles of the Portolá expedition of 1769, which passed through the San Fernando Valley to Newhall, then to the Castaic Junction area, and then down the Santa Clara River, to Ventura, on its way to Monterey (Bolton 1971; Boneau Companys 1983; Brandes 1970; Cleland 1940). Portolá, in fact, camped at the confluence of the Santa Clara and Castaic Creeks - modern Castaic Junction - and suggested this locale as an appropriate spot for a mission. Portolá described Castaic Junction as follows:

The country...is delightful and beautiful in the plain, although the mountains that surround it are bare and rough. In the plain we saw many tall and thick cottonwoods and oaks; the watering place [Castaic Junction] consists of an arroyo with a great deal of water which runs in a moderately wide valley, well grown with willows and cottonwoods. We stopped on the bank of the arroyo, where we found a populous village in which people lived without any cover, for they had no more than a light shelter fenced in like a corral...As soon as we arrived they gave us many baskets of different kinds of seeds, and a sort of sweet preserve like little raisins, and another resembling honeycomb, very sweet and purging, and made of the dew which sticks to the reed grass. It is a very suitable site for a mission, with much good land, many palisades, two very large arroyos of water, and five large villages close by.

(Bolton 1971:153)

This description, which bears the ledger entry of Tuesday, August 8, 1769, apparently describes a temporary, late summer encampment of Tataviam, judging from the description of the corral-like huts of the village's inhabitants.

Although the Upper Santa Clara Valley region was traversed by a number of Spanish explorers in subsequent years, it initially remained isolated due to rugged topography, even though Portolá had suggested it as a locale for a mission. With the establishment of Missions San Buenaventura, in 1782, and San Fernando, in 1797, late-18th century historical events largely occurred in areas to the west and south of the Upper Santa Clara Valley proper, particularly inasmuch as the Camino Real - the Spanish Royal Road - was eventually established through the Conejo Corridor rather than down the Santa Clara Valley.

However, as the missions increased in size and their herds grew, it became necessary for many of them to establish mission ranchos, or *estancias*, to allow their cattle to graze some distance from the mission vineyards and fields, *per se*. With this geographical expansion of mission influence and activities, the Upper Santa Clara Valley region became important, if not pivotal, in a number of events central to the development of southern California. San Francisco Xavier served as the *estancia* for Mission San Fernando. It comprised the upper reaches of the Santa Clara Valley down to Piru (Cleland 1940; Perkins 1957; Smith 1977) - essentially what would become the Newhall Ranch - and was established in 1804, a few years after the founding of the mission itself. The headquarters of Estancia San Francisco Xavier was constructed at Castaic Junction, on a bluff overlooking the confluence of the Santa Clara and Castaic Creeks from the south. Eventually it was raised from the status of *Estancia* to *Asistencia*, or sub-mission.

The *Asistencia de San Francisco Xavier* represents the first European settlement of the region. During this period, its primary function was as a ranching and perhaps agricultural out-station, although it undoubtedly served as a religious outpost as well. Placed at the location suggested for a mission earlier by Father Crespi of the Portolá expedition, it consisted of two rectangular adobe buildings, measuring 105 by 17 feet and 107 by 22 feet, respectively, in size, one of which included a tiled sacristy (Reynolds 1992:17). Eventually a third adobe structure, referred to as the "Old Milk House", was constructed downhill from the main structures, an undated photo of which was published by Perkins (1957:112).

William Lewis Manly, for reasons discussed below, provided a description of the *Asistencia* in 1849. At that time it was no longer an adjunct to Mission San Fernando but had transferred in ownership to Antonio del Valle when the *Asistencia's* land was granted as Rancho San Francisco to del Valle by Governor Alvarado in 1839. Notably, Antonio del Valle had served as *majordomo* and later administrator of Mission San Fernando and its lands from 1834 to 1837, and the family had made supplications to the governor in 1835 and 1837 to obtain a grant in the Santa Clara Valley (Newhall 1958:36; Perkins

1957). When finally awarded, the rancho contained slightly more than 46,000 acres which, as Smith (1977) acknowledges, was just under the maximum of 11 square leagues then legally allowed.

Manly's description pertains to the period when the Asistencia buildings served as a ranch headquarters for one of a number of del Valle's properties, while he and his family continued to live in Los Angeles. Manly described the Asistencia, his first sighting of California mission architecture, as follows:

A house on higher ground soon appeared in sight. It was low, of one story with a flat roof, gray in color, and of a different style of architecture from any we had ever seen before. There was no fence around it, and there were no animals or wagons or persons to be seen...but a mule tied to a post told us there was some one about...The house...was built of sun-dried bricks about one by two feet in size, and one end was used as a storehouse...down the hill...[was a]...small, poorly, fenced field which was sometimes cultivated.

(Manly 1924:178-179)

In 1845 the rancho passed to Antonio del Valle's son, Ygnacio. Ygnacio del Valle ultimately became a prominent politician in southern California, serving as Alcalde (mayor) of Los Angeles during the Mexican period, as a member of the Territorial Deputation when California was admitted into the Union in 1850, and in the State Legislature. Forced to fight off efforts by Pedro Carrillo to obtain the western portions of Rancho San Francisco, Ygnacio built a corral at Camulos (the approximate site of the Chumash-Tataviam village of kamulus) in 1841, and finally the Camulos Adobe in 1864, as well as one of the first commercial wineries in the state in 1867 (Smith 1977). The Camulos Adobe, which then became the del Valle family home, was visited by Helen Hunt Jackson in 1882, and served as the setting for her famous early California novel Ramona. (The D.W. Griffith film "Ramona", starring Mary Pickford, was also filmed at the adobe in 1911).

However, prior to the development of Camulos, the Del Valle ranch headquarters remained at the old site of the Asistencia de San Francisco, above Castaic Junction. Furthermore, it was to the Asistencia that the lead group of the Manly-Walker party - the "Death Valley '49ers" - first emerged out of the wilderness from their efforts to cross the Mojave Desert (Manly 1924:178-179). Manly's description of the Asistencia's buildings, quoted above, represent not only his first sighting of California mission architecture, but his first encounter with civilization, after his harrowing escape from Death Valley.

Following established California agrarian practices, Rancho San Francisco was employed by the del Valles primarily for raising cattle, although Mexican law also required the establishment of an orchard and other agricultural endeavors to validate a land grant

(Smith 1977). Perkins (1957:107), for example, recorded that del Valle raised 600 head of cattle on the ranch and planted wheat in a marshy area below Camulos. Notably, however, the original diseño or land grant map for Rancho San Francisco, drawn in 1843, labels the Santa Susana Mountains and hills, south of the Santa Clara River and west of Castaic Junction, as lomas esterilas, "sterile hills" (Smith 1977: frontispiece; Johnson and Earle 1990: Figure 2) which, presumably, was of marginal use to them.

Rancho San Francisco is, ultimately, the origin for the Newhall Ranch and the Newhall Land and Farming Company. Because the history of this ranch is very well documented, with complete published accounts provided by Newhall (1958), Perkins (1957), Reynolds (1992), Rolle (1991) and Smith (1977), we provide only a brief summary here.

As is discussed below, del Valle sold the majority of Rancho San Francisco in 1865 for \$1.25/acre, retaining only 1500 acres around Rancho Camulos. This 1865 sale was precipitated by the discovery of tar seeps in Pico Canyon, immediately to the south of the original land grant, where oil had been discovered in 1859. The purchasers of the ranch were Thomas A. Scott and Thomas Bard, representing the Philadelphia and California Petroleum Company. Because they believed that ranching and oil were incompatible activities, Scott and Bard subsequently sold 39,503 acres of the ranch to Henry Mayo Newhall, a San Francisco financier, in January, 1875, for \$2.20/acre (Newhall 1958; Rolle 1991; Smith 1977). According to Thompson and West (1880:104), shortly thereafter Newhall placed 7000 acres of the ranch under cultivation for wheat and barley, and raised 700 head of cattle and 10,000 sheep. Headquarters for the ranch was adjacent to the Asistencia, in the area of the modern Magic Mountain parking lot. Note that this is adjacent to but outside of the current study area.

The town of Newhall was created the following year, as a result of the Southern Pacific Railroad Company's move to place a rail line down the Santa Clara Valley to the coast at Ventura. Although the original development was unsuccessful - due to frequent sandstorms the town's six buildings and name of Newhall were moved three miles to the south in 1878, with the original townsite becoming known as Saugus - ultimately the rail line provided an outlet for the agricultural and ranching products of the ranch, and greatly stimulated oil production in the immediate area (Franks and Lambert 1985:7). For obvious reasons, both circumstances stimulated the commercial development of the Newhall Ranch.

Henry Mayo Newhall was thrown from his horse on the ranch and died, in San Francisco, in 1883. The ranch then passed to his heirs. According to Rolle (1991:145), the Newhall financial empire subsequently went into decline, coming close to liquidation in 1930. At that point Athol McBean, son-in-law of William Mayo Newhall, was appointed chairman. McBean reorganized the Newhall Land and Farming Company and, aided by a restitution award of three-quarters of a million dollars resulting from the Saint Francis Dam catastrophe (see below), moved the ranch and company back onto sound financial

footing. The company has continued as the major agricultural/ranching and land development concern in the region to the present time.

The Rancho San Francisco/Newhall Ranch and the upper reaches of the Santa Clara Valley also figured in three other important episodes in southern California history, two of which are landmarks in the economic history of the state. The first of these is the discovery of gold. Although the history of gold discovery and exploitation in California is often linked with James Marshall's 1848 discovery of gold in John Sutter's Coloma mill-race, it is a well-known fact that gold was found earlier in California 1842, in Placerita Canyon, by Francisco Lopez, Manuel Cota and Domingo Bermudez (Smith 1977; Outland 1986; Reynolds 1992). But it is by no means clear that even this well-documented incident represents the first true discovery of gold in the state. Instead, a variety of lines of historical evidence suggest that gold may have been mined in the Santa Clara Valley region one to three decades earlier (e.g., see Clark 1970:176).

According to an account published by Outland (1986), a local tale indicates that a group of about 20 men, led by one Santiago Feliciano, left Mission San Fernando in 1820 to explore the Castaic region. After reaching the Castaic Junction area, they headed up Hasley Canyon (through the study area), and traveled up it about 10 miles. There they discovered gold, and a mining camp, "San Feliciano" (from which San Feliciano Canyon apparently gets its name), was born. The region from San Feliciano to Soledad Canyon was subsequently prospected and mined (mostly for placer deposits) for a number of years, with little record of these efforts presumably resulting because of the legal complications involved in recording gold claims in Mexican California: while the granting of land for agricultural purposes could be effected by the Governor of California, the recording of a gold claim under Mexican law required a trip to Mexico City, an effort none were apparently willing to gamble.

Although, as Outland notes, there is no clear verification for this tale (which ultimately derives from the prominent early settler and local historian S.P. Guiberson), there is nonetheless fairly strong evidence that the Placeritas discovery in 1842 was by no means the first in this region (Smith 1977; Outland 1986; Clark 1970). In 1832, for example, Ewing Young discovered an old ore smelting oven in San Emigdio Canyon (Outland 1986), suggesting that gold mining in the area had occurred for one or two decades prior to the 1842 event, and a number of other sources indicate that the presence of gold in the area was known at least a few years prior to the famous 1842 Placeritas Canyon incident (Smith 1977:32-33), in which gold was discovered by Francisco Lopez.

Lopez's discovery is often trivialized as accidental: a fortuitous event resulting from digging up a wild onion. In fact, Lopez had been educated at a mining college in Mexico City, and was known to have been systematically prospecting the region prior to the 1842 discovery. As the uncle of Antonio del Valle's widow, he had leased portions of Rancho San Francisco for cattle, and was headquartered at the old Asistencia. There is

every reason to assume, thus, that this "official" discovery of gold resulted from intentional prospecting activities, carried out by the then-resident of the Asistencia.

Be this as it may, the 1842 discovery did have one important repercussion: it caused Lopez to continue to look further afield for gold, resulting in his second gold discovery of the state in San Feliciano Canyon (Perkins 1958). In turn, this led to the granting of Rancho Temescal to Lopez and Jose Arellanes, in 1843. This grant included most of Piru Creek, as well as Placerita and San Feliciano Canyons, and totaled over 13,000 acres. Apparently, the legality of this grant under Mexican law has always been a point of some question for, as noted previously, the Governor of California only held the right to award agricultural but not mining grants. However, Thompson and West (1886:74) record that the area was worked by miners from Sonora, Mexico, between 1842 and 1846, at which time they returned to Mexico, and that they extracted between six and eight thousand dollars of gold per year during that period. Nonetheless, about a dozen years later, Rancho Temescal was acquired by Ygnacio del Valle and added to his Rancho San Francisco holdings.

Thus, not only was this region the first in California in which gold was discovered, it was also the first where true oil drilling occurred (Smith 1977), which was the second historical event of statewide importance in the region. This led to discoveries of oil on Rancho San Francisco and, ultimately, throughout the Santa Clara Valley region. This first major discovery of oil resulted when Ygnacio del Valle sold the majority of his Rancho San Francisco holdings to Thomas Bard, representing Senator Thomas A. Scott, in 1865. Seven weeks later, the first oil well came in on the south side of the Santa Clara River, on property acquired by Bard, near the del Valle adobe (Smith 1977). This discovery was instrumental in the regional oil boom that ensued.

Following the discovery of oil in the valley, and with the depletion of the (relatively small) placer gold deposits in the region by the 1880s, the Upper Santa Clara Valley region became renowned both for its oil and (ultimately) for its citrus crops.

The third local event of historical importance was the collapse of Los Angeles Department of Water and Power's St. Francis Dam and the resulting flood of the Santa Clara River Valley on March 12 and 13, 1928. With the failure of dam close to midnight on March 12, water raged down San Francisquito Canyon, through the current study area, to Castaic Junction, which it effectively leveled, and then on to Fillmore, Santa Paula and ultimately to the Pacific, causing great loss of life and destruction along the way. At Castaic Junction, the only survivor of the flood was George MacIntyre, son of the owner of MacIntyre's motel and gas station. George was washed northwards by a great arc of the floodwaters, towards Castaic Canyon, where he was able to grab hold of a power pole and avoid drowning; the bodies of his father and one brother were found in Santa Paula; another brother's body was never recovered. All told, at least 336 known deaths were

caused by the flood, 101 individuals were missing and can now be presumed dead, 909 homes were destroyed, and countless acres of orchards were flattened (Outland 1963).

Within the larger Newhall Ranch at Blue Cut in Ventura County the flood waters rose to the level of the highway. The restriction of the Santa Clara River stream course at this spot momentarily bottled the flood, resulting in a temporary upsurge of waters against the flood current, creating a whirlpool. An Edison Company work camp of tents housing 150 men had been established at the railroad siding of Kemp, immediately east of Blue Cut, which was inundated by the upsurge. When the flood waters receded, 84 of these men had been drowned by the catastrophe (Outland 1963:106-107).

In retrospect, it is interesting to note that the Newhall Land and Farming Company had independently hired Harmon Bonte, a consulting engineer, to review the suitability of the Saint Francis Dam in 1924, prior to its construction. Arguing against LADWP's William Mulholland, Bonte contended on the part of his clients that the conglomerate bedrock at the proposed dam site was unfit for dam anchorage. His report was widely published after the disaster, as an indictment of Mulholland's engineering studies (Outland 1963:43), and no doubt contributed to Mulholland's subsequent decision to retire from professional and public life.

In summary, the study area falls outside the areas of major historical development and use in the region. It is undeveloped today, and was inundated by the 1928 San Francis Dam flood, making it unlikely that an earlier remains could be present within the property.

3.0 ARCHIVAL RECORDS SEARCH

An archival records search of the 35 acres APN 3244-029-024 study area study area was completed by the California State University, Fullerton, Archaeological Information Center (AIC) staff to determine whether any prehistoric or historical sites were known on the property, and/or whether all or portions of it had been previously systematically surveyed by archaeologists.

A complete copy of the records search is included as Appendix A to this report. In summary, no previous archaeological studies had been completed within the study area as a whole. No sites had been discovered or recorded within it. Two sites had been recorded in the general vicinity, however. These are:

CA-LAN-1455H - This is the remnant of oil well platforms that were abandoned in 1928. The site is located northeast of the study area.

CA-LAN-2071H – This is the former ranch of the Hollywood actor Harry Carey. This historical site, southwest of the study area, is now a Los Angeles County park.

Examination of the 1908 and 1941 Santa Susana 15' topographic quadrangles and the Saugus 1939 6' map show the presence of San Francisquito Canyon Road and structures in the valley, but no development within the study area.

In summary, the records search indicates that the study area has a low sensitivity for archaeological resources.

4.0 SURVEY METHODS

The intensive Phase I survey of the 35 acres APN 3244-029-024 study area study area was conducted on October 9, 2007. Joseph M. Simon conducted the fieldwork.

Field procedures involved walking the property in approximately 10 - 15 meter transects. The ground surface was examined during these transects to identify evidence of prehistoric sites. Such evidence might include surface artifacts, dark organically rich midden soils, fire-cracked rock resulting from earth ovens and roasting pits, and shell and bone that might represent remnants of dietary remains. Alternatively historical remains in the form of metal, glass and ceramic were also considered possible finds within the study area, given the adjacency of historical sites.

During the survey special attention was paid to geomorphological conditions that affect the preservation of archaeological remains. Road or bank-cuts that expose subsurface stratigraphy, for example, along with stable geomorphic and depositional environments were carefully examined for evidence of cultural remains. Furthermore, rodent backdirt piles were carefully examined inasmuch as they can reveal the presence of buried archaeological deposits.

5.0 FIELD RESULTS

Field conditions for the intensive Phase I survey of the 35 acres study area were good. Due to the ongoing drought, little groundcover covered the study area, and ground surface visibility was very good. The study area is undeveloped and consists of dissected, knife-like ridges with steep sided intervening arroyos.

No archaeological sites of any kind, prehistoric or historical, were found within the study area during the systematic survey.

6.0 SUMMARY AND RECOMMENDATIONS

An intensive Phase I archaeological survey was conducted for the 35 acres APN 3244-029-024 study area, northern Los Angeles County, California. This involved an on-foot survey of the property and a review of written and unpublished documents on the archaeology, history and ethnography of the region. No archaeological sites of any kind were found within the study area during the intensive survey of it.

6.1 Recommendations

Based on the fact that no archaeological sites of any kind have been found within the study area, the development of APN 3244-029-024 does not have the potential to result in adverse impacts to known archaeological resources. No additional archaeological work is recommended for this property. In the unlikely event that archaeological resources are uncovered during grading or construction, however, it is recommended that an archaeologist be contacted to assess the finds.

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8.0 Figures

List of Figures

1 - The APN 3244-029-024 study area, northern Los Angeles County, California.

**9.0 APPENDIX A:
ARCHIVAL RECORDS SEARCH**

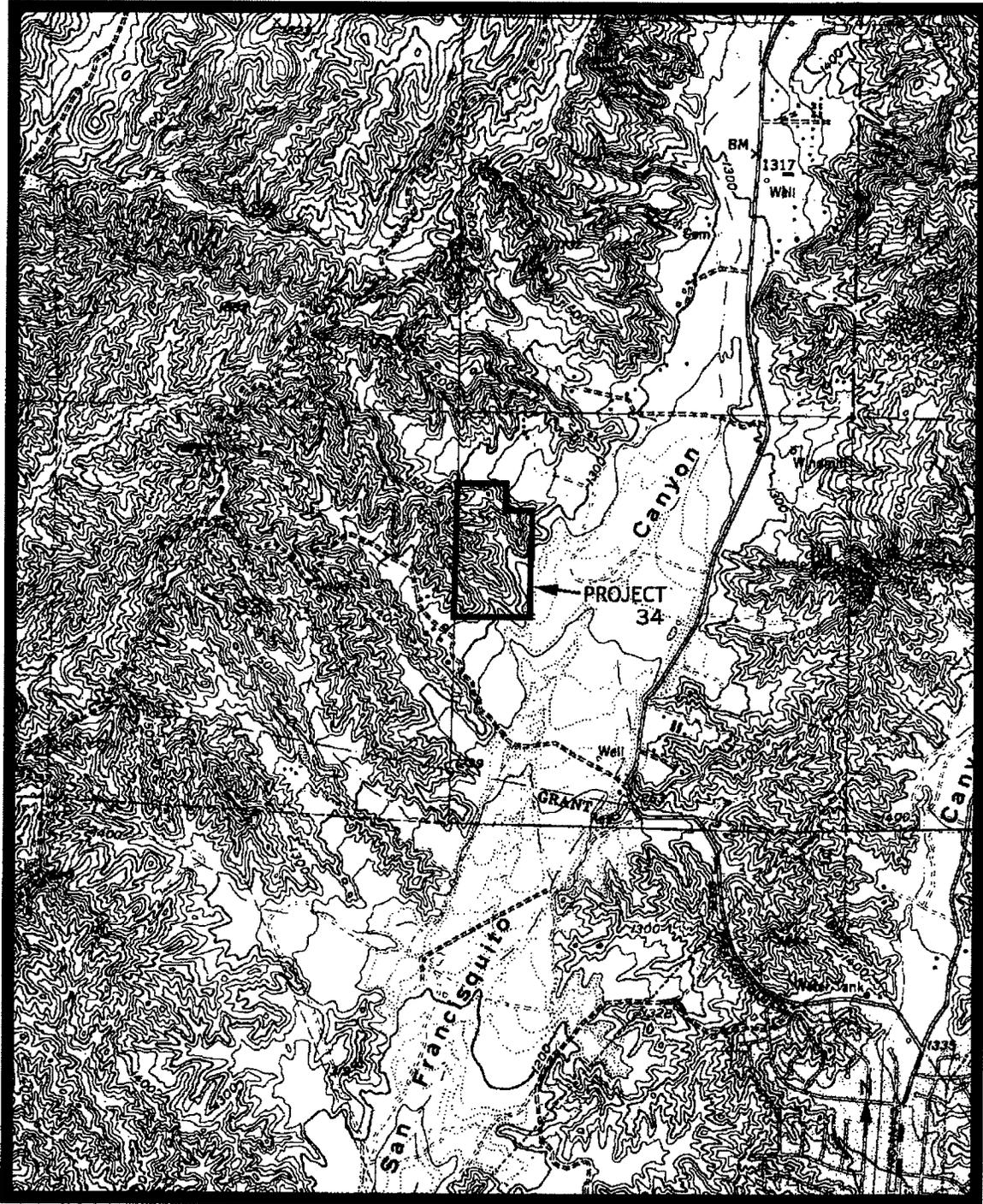


Figure 1: Project location on Newhall, CA. 1:24 000 USGS quadrangle.

**9.0 APPENDIX A:
ARCHIVAL RECORDS SEARCH**

South Central Coastal Information Center
California Historical Resources Information System
California State University, Fullerton
Department of Anthropology
800 North State College Boulevard
Fullerton, CA 92834-6846
714.278.5395 / FAX 714.278.5542
anthro.fullerton.edu/scbic.html - scbic@fullerton.edu

Ventura
Los Angeles
Orange

October 3, 2007

SCCIC # 7950.5050

Mr. Joseph M. Simon
W and S Consultants
2242 Stinson Street
Simi Valley, CA 93065
(805) 581-3577

RE: Records Search for 35 Acre Parcel (APN 3244-029-024) located in Los Angeles County, California

Dear Mr. Simon,

As per your request received on October 2, 2007, an expedited records search was conducted for the above referenced project. The search includes a review of all recorded archaeological sites within a 1/8-mile radius of the project site as well as a review of cultural resource reports on file. In addition, the California Points of Historical Interest (PHI), the California Historical Landmarks (CHL), the California Register of Historical Resources (CR), the National Register of Historic Places (NR), and the California State Historic Resources Inventory (HRI) listings were reviewed for the above referenced project. The following is a discussion of the findings.

Newhall, CA. USGS 7.5' Quadrangle

ARCHAEOLOGICAL RESOURCES:

Two archaeological sites (19-001445 and 19-002071) have been identified within a 1/8-mile radius of the project site. The above archaeological sites are not located within the project site. The above sites are not listed on the Archaeological Determination of Eligibility (DOE) list. No isolates have been identified within a 1/8-mile radius of the project site. No isolates are located within the project site.

HISTORIC RESOURCES:

Copies of our historic maps – Santa Susana (1908 and 1941) 15' USGS and Saugus (1939) 6' USGS - are enclosed for your review.

The California Point of Historical Interest (2006) of the Office of Historic Preservation, Department of Parks and Recreation, lists no properties within a 1/8-mile radius of the project site.

The California Historical Landmarks (2006) of the Office of Historic Preservation, Department of Parks and Recreation, lists no properties within a 1/8-mile radius of the project site.

The California Register of Historic Places (2006) lists nine properties within a 1/8-mile radius of the project site (see HRI properties marked with a star). These are properties determined to have a National Register of Historic Places Status of 1 or 2, a California Historical Landmark numbering 770 and higher, or a Point of Historical Interest listed after 1/1/1998.

The National Register of Historic Places (2006) lists nine properties within a 1/8-mile radius of the project site (see HRI properties marked with a star).

The California Historic Resources Inventory (2006) lists seventeen properties that have been evaluated for historical significance within a 1/8-mile radius of the project site (see enclosed list).

PREVIOUS CULTURAL RESOURCES INVESTIGATIONS:

Two studies (LA5140* and LA6886*) have been conducted within a 1/8-mile radius of the project site. Of these, both are located within the project site. There are eight additional investigations located on the Newhall 7.5' USGS Quadrangle that are potentially within a 1/8-mile radius of the project site. These reports are not mapped due to insufficient locational information.

(* = Located within the project site)

Please forward a copy of any reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you **do not include** records search maps in your report. If you have any questions regarding the results presented herein, contact the office at 714.278.5395 Monday through Thursday 8:00 am to 3:30 pm.

Should you require any additional information for the above referenced project, reference the SCCIC number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Sincerely,
SCCIC



Thomas David Shackford
Lead Staff Researcher

Bibliography: APN 3244-029-024**IC ID#:** LA5140**DATE:** 1999**PAGES:** 36**AUTHOR:** Wlodarski, Robert J.**FIRM:** HEART**TITLE:** A Phase I Archaeological Study for Approximately 176 Acres (conceptual lotfind study) San Francisquito Canyon, County of Los Angeles, CA**AREA:** 176 ac**SITES:** 19-001445**QUADNAME:** Newhall**MEMO:****IC ID#:** LA6886**DATE:** 2003**PAGES:** 70**AUTHOR:** Shepard, Richard S.**FIRM:** BonTerra Consulting**TITLE:** Phase II Cultural Resource Evaluation for Vesting Tentative Tract No. 53189 in San Francisquito Canyon, Northern Los Angeles County, California**AREA:** 186 ac**SITES:** 19-001445H**QUADNAME:** Newhall**MEMO:**

APPENDIX A
Concept Grading Study

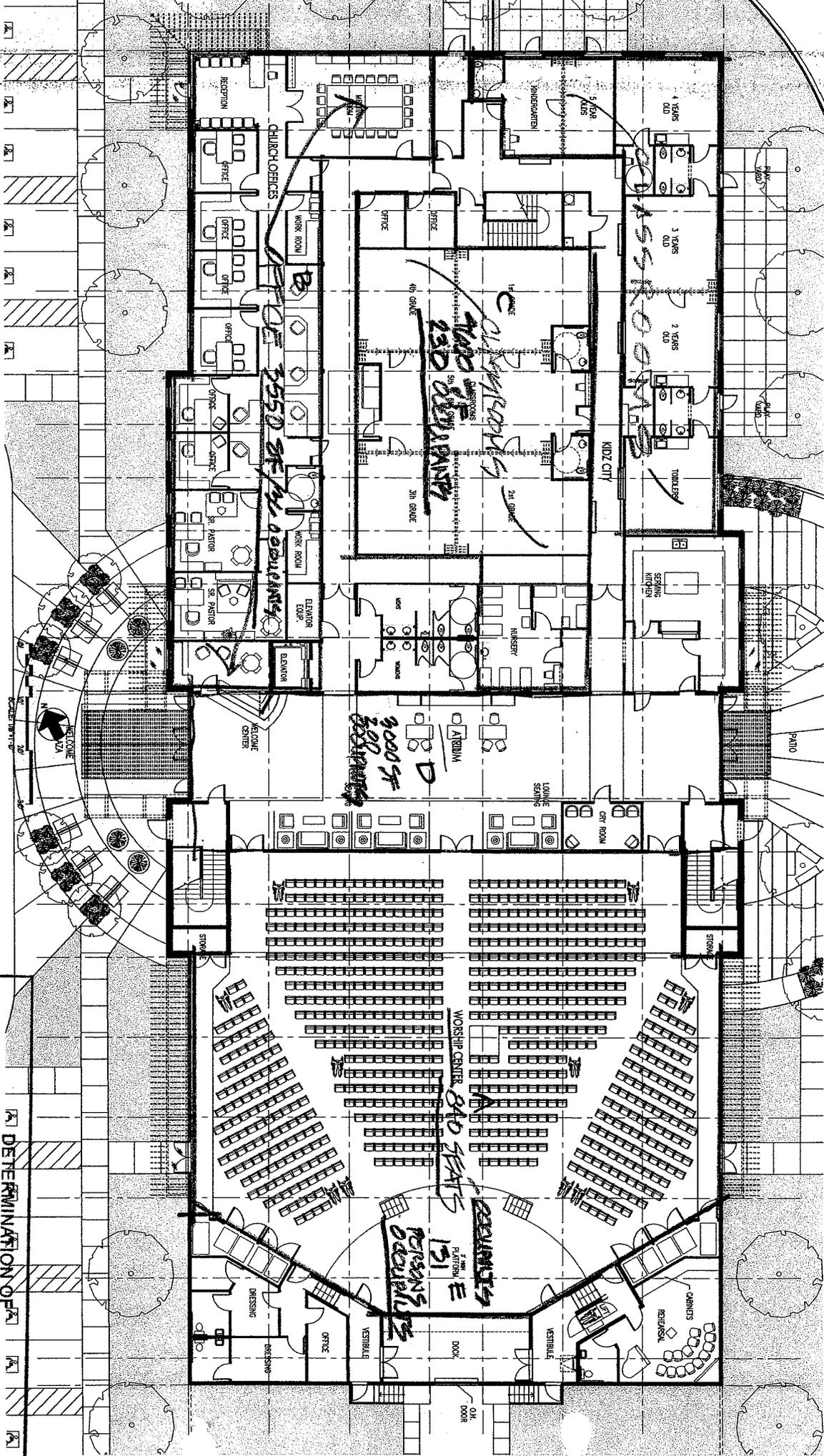
APPENDIX C
On-site Photos

VALENCIA HILLS COMMUNITY CHURCH

VALENCIA, CA

FIRST FLOOR PLAN

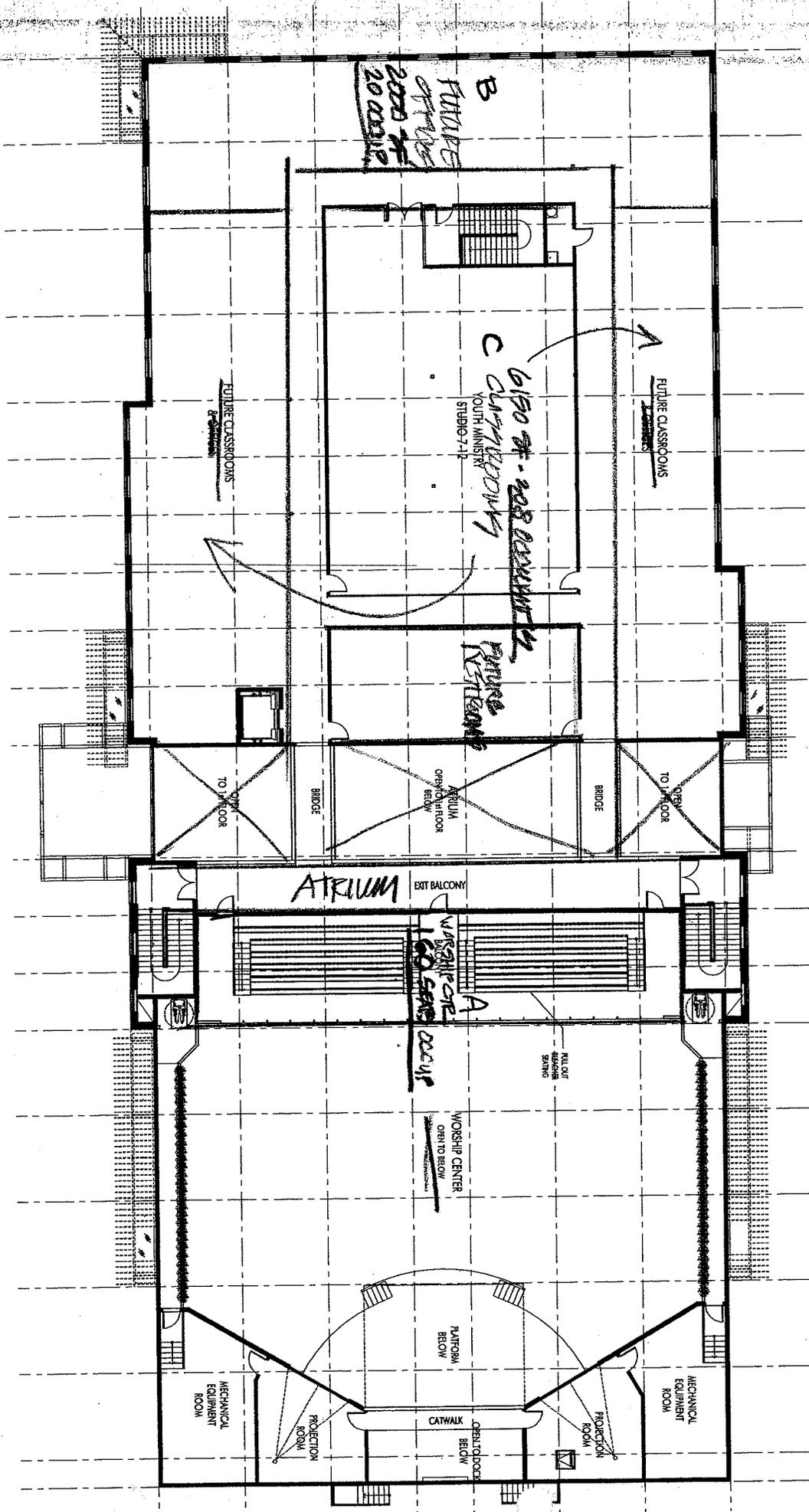
COMBS ENGINEERING ARCHITECTURE



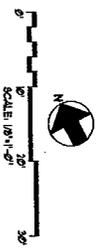
TYPE OF OCCUPANCY <u>ASSEMBLY - PARKING</u> ASSEMBLY OCCUPANT LOAD <u>1981</u> BY (PRINT NAME) <u>CLINT LEE</u> SIGNATURE <u>[Signature]</u> DATE: <u>4/29/08</u>	[A] DETERMINATION OF ASSEMBLY OCCUPANT LOAD - PARKING [A] [A] [A]
---	---

VALENCIA HILLS COMMUNITY CHURCH

VALENCIA, CA



SECOND FLOOR PLAN



COMBES
ARCHITECTURE

FORM A

Application For Determination of Assembly Use
Parking Requirement Purposes-Occupant Load

Building and Safety Division
Los Angeles County Department of Public Works

APPLICANT
Name Valencia Hills Community Church
Address 25000 Ave. Stanford
Telephone No. 661-775-1885

AGENT
Name Crystal Alliance Land Planning
Address 28348 Constellation Rd.
Telephone No. 661-799-2700

Project Location North Side of Stony Creek Rd. 1200 Avenida Ranch Toroso

Proposed Use Church

Current Use N/A

This application must be completed and submitted with three (3) sets of conceptual plans marked Parking Exhibit A, in order to obtain a determination of occupant load from the Building and Safety Division pursuant to Section 22.52.1095 and 22.52.1100 of the Los Angeles County Code - Zoning Ordinance.

The assembly areas are to be designated as A, B, C,...., and the proposed use of occupant load of each area should be clearly indicated on the plans and on page 2 of this form. Proposed seating layouts should be shown where applicable.

For additional information on completing this form and obtaining a determination of occupant load, see "Instruction for Determining Parking Requirements - Assembly Uses".

The submitted plans have been reviewed and the assembly occupant load has been determined as indicated above. This determination is for proposed parking requirements only and does not exempt the applicant from compliance with any plan check, permit or inspection requirements under County Ordinance.

The assembly areas are to be designated as A, B, C,...., and clearly propose the occupant load of each area.

Return one copy of this signed form and one Exhibit A to Regional Planning Dept.

Area	Use	Proposed Occupant Load	Min. Occupant Load*	Determined Occupant Load*
A	WORSHIP CENTER 10 200 SF	1000	1000	1000
B	OFFICES 538 SF	56	56	56
C	CLAMP ROOMS 10 750 SF	538	538	538
D	ATRIUM 3840 SF	256	256	256
E	PLATFORM	131	131	131
F	920			
G				
H				
Proposed Occupant Load		1981		
Proposed Occupant Load			1981	
Total Assembly Occupant Load Determined by Building Official*				1981

*To be completed by Building Official

The submitted plans have been reviewed and the Assembly occupant load determined as indicated above. This determination is for proposed parking requirements only and does not exempt the Applicant from compliance with any plan check, permit or inspection requirements under County Ordinance.

Determination Of Assembly Occupant Load-Parking

Type of Occupancy A-3 / B / E

Assembly Occupant Load 1981

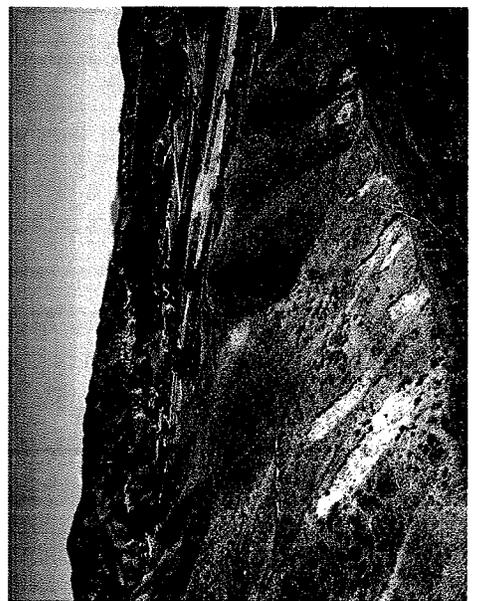
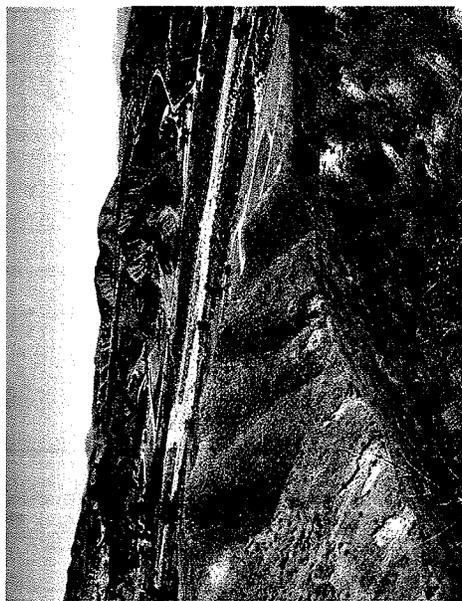
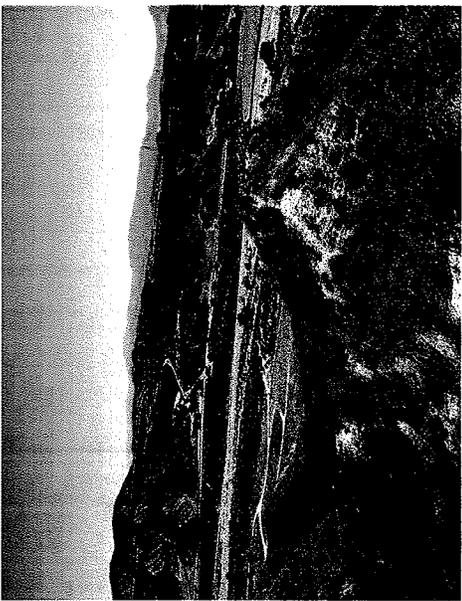
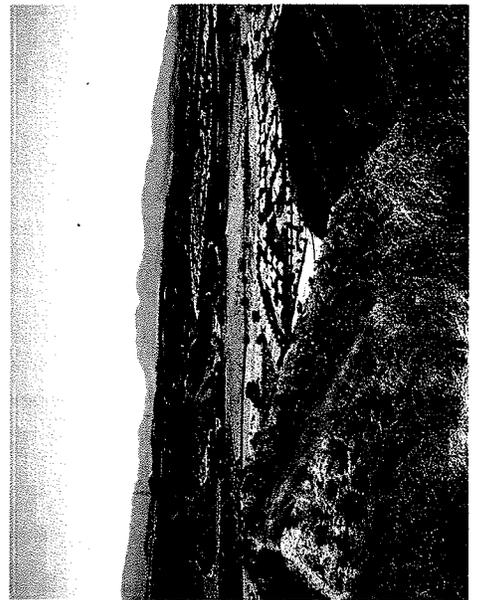
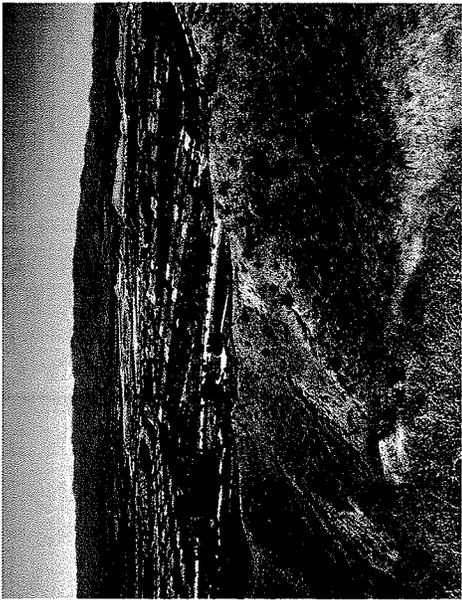
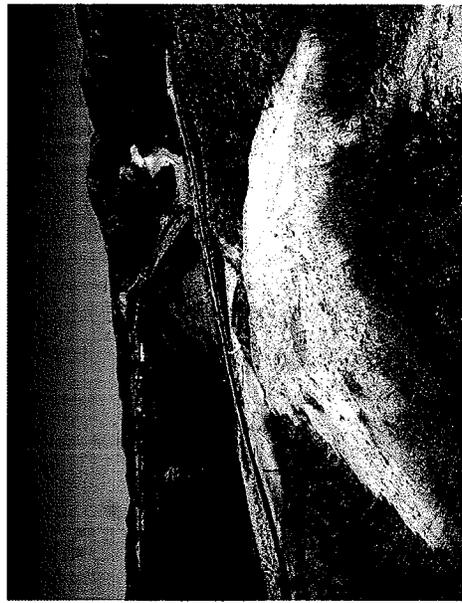
By (Print Name) CLINT LEE

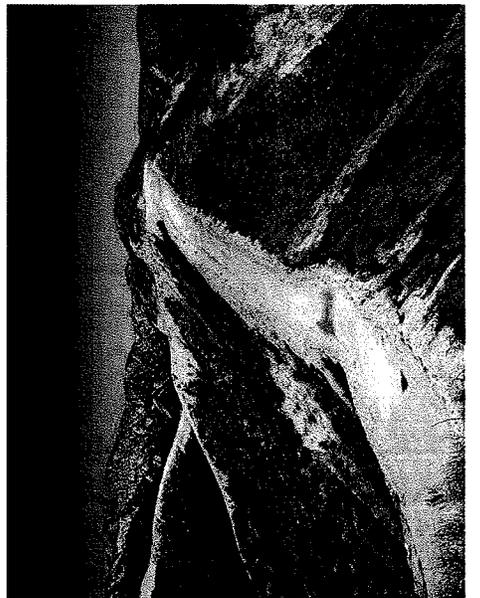
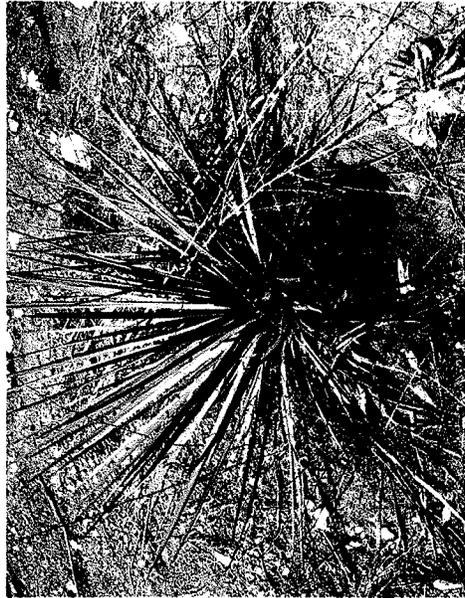
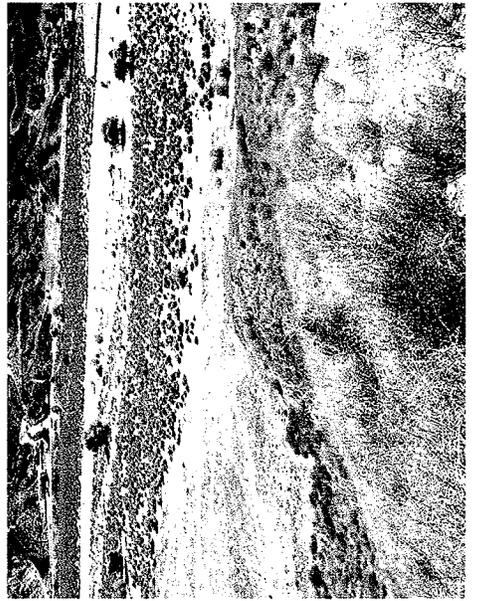
Signature [Signature] Date 4/29/09

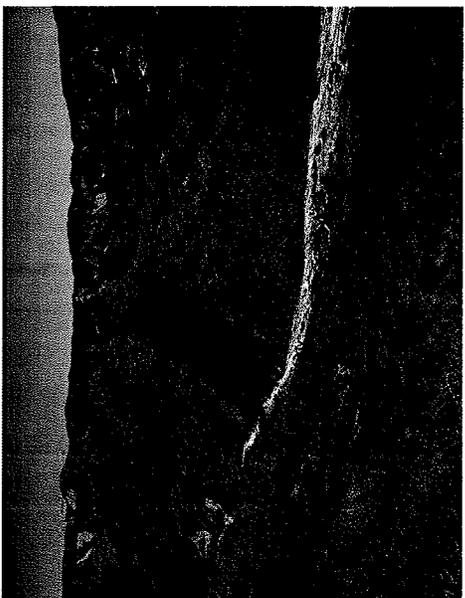
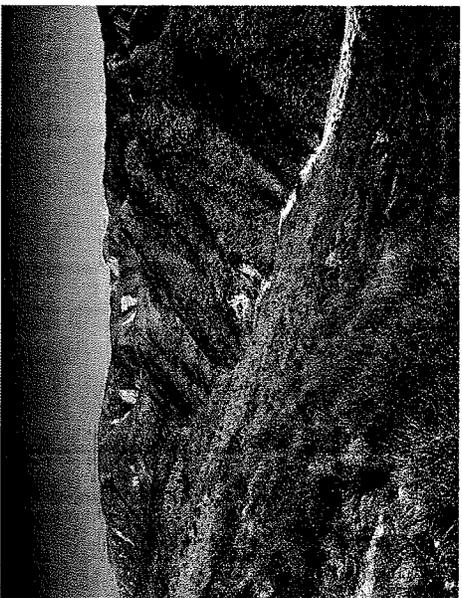
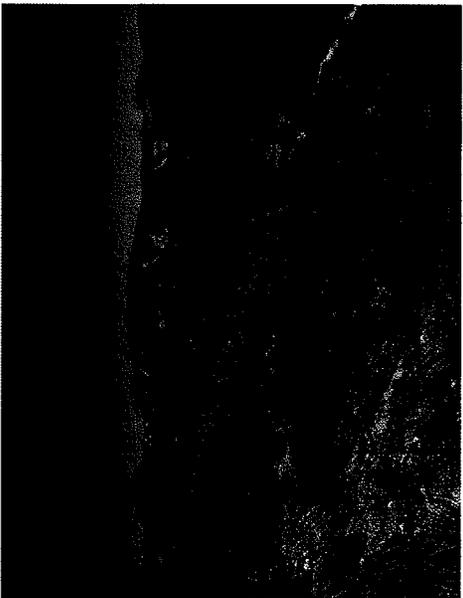
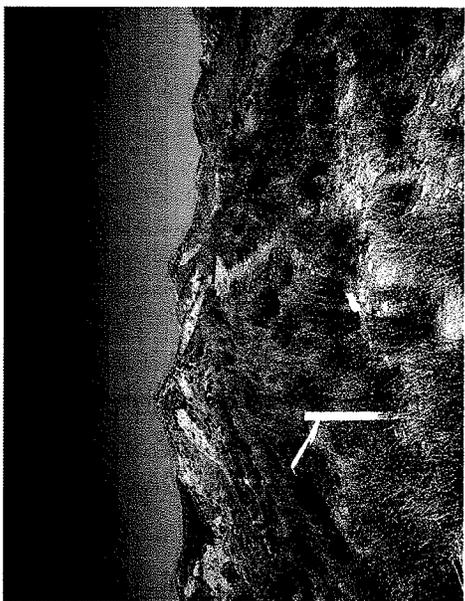
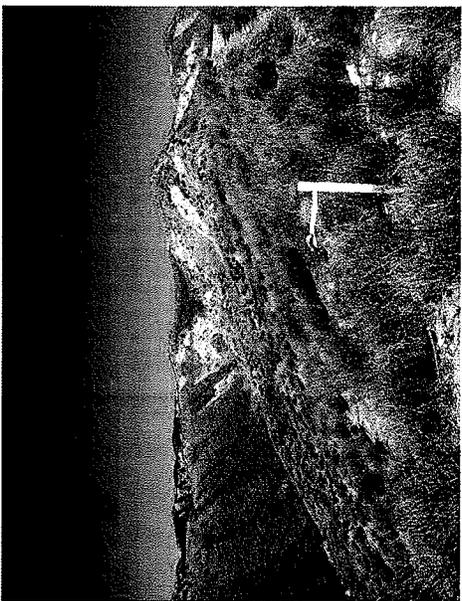
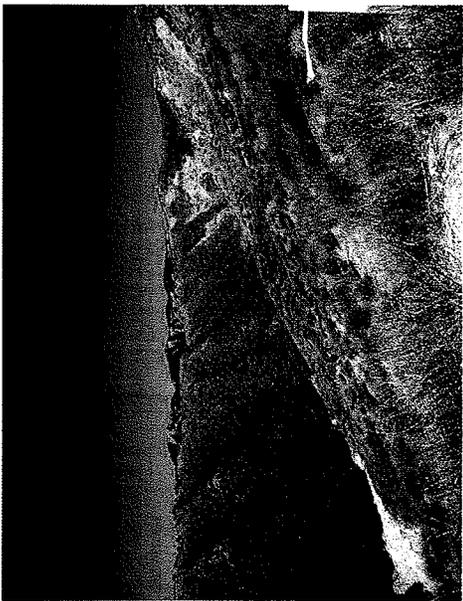
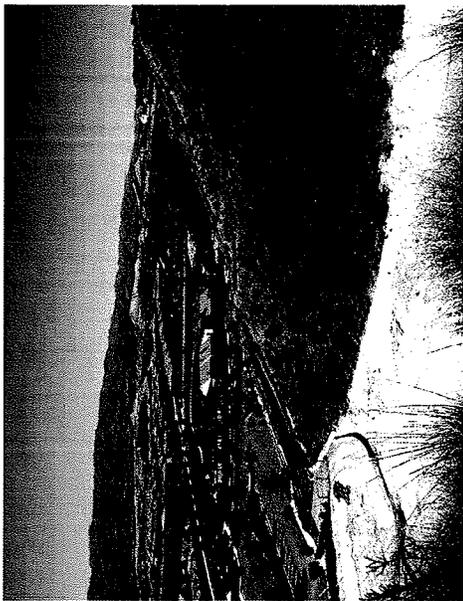
District Office Stamp

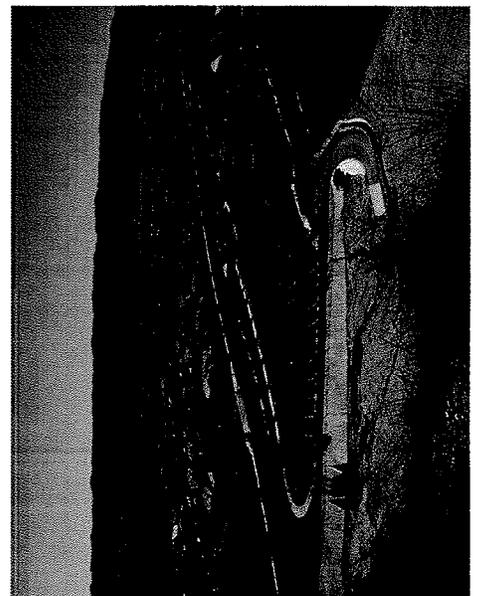
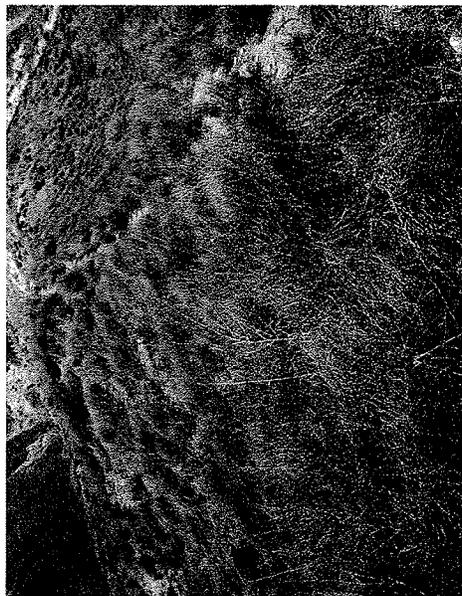
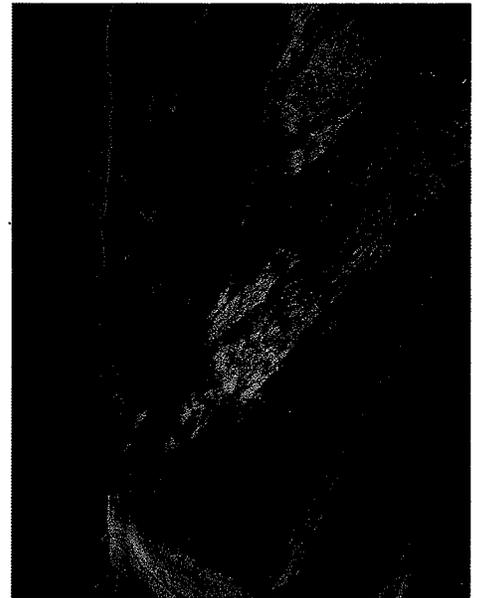
County of Los Angeles
 Department of Public Works
 Building and Safety Division
 23757 West Valencia Boulevard
 Santa Clarita, CA 91355
 (661) 222-2940

Return one copy of this signed form and one Exhibit A to Regional Planning Dept.









APPENDIX D
Sensitive Species Surveys

California Department of Fish and Game
Natural Diversity Database
Selected Elements by Scientific Name - Portrait

Scientific Name/Common Name	Element Code	Federal Status	State Status	GRank	SRank	CDFG or CNPS
1 <i>Accipiter cooperii</i> Cooper's hawk	ABNKC12040			G5	S3	SC
2 <i>Antrozous pallidus</i> pallid bat	AMACC10010			G5	S3	SC
3 <i>Aspidoscelis tigris stejnegeri</i> coastal western whiptail	ARACJ02143			G5T3T4	S2S3	
4 <i>Berberis nevinii</i> Nevin's barberry	PDBER060A0	Endangered	Endangered	G2	S2.2	1B.1
5 <i>Bufo californicus</i> arroyo toad	AAABB01111	Endangered		G2G3	S2S3	SC
6 <i>California Walnut Woodland</i>	CTT71210CA			G2	S2.1	
7 <i>California macrophyllum</i> round-leaved filaree	PDGER01070			G3	S3.1	1B.1
8 <i>Calochortus clavatus var. gracilis</i> slender mariposa lily	PMLIL0D096			G4T1	S1.1?	1B.2
9 <i>Calochortus plummerae</i> Plummer's mariposa lily	PMLIL0D150			G3	S3.2	1B.2
10 <i>Catostomus santaanae</i> Santa Ana sucker	AFCJC02190	Threatened		G1	S1	SC
11 <i>Chorizanthe parryi var. fernandina</i> San Fernando Valley spineflower	PDPGN040J1	Candidate	Endangered	G2T1	S1.1	1B.1
12 <i>Dodecahema leptoceras</i> slender-horned spineflower	PDPGN0V010	Endangered	Endangered	G1	S1.1	1B.1
13 <i>Elanus leucurus</i> white-tailed kite	ABNKC06010			G5	S3	
14 <i>Emys (=Clemmys) marmorata pallida</i> southwestern pond turtle	ARAAD02032			G3G4T2T3 Q	S2	SC
15 <i>Euderma maculatum</i> spotted bat	AMACC07010			G4	S2S3	SC
16 <i>Gasterosteus aculeatus williamsoni</i> unarmored threespine stickleback	AFCPA03011	Endangered	Endangered	G5T1	S1	
17 <i>Gila orcuttii</i> arroyo chub	AFCJB13120			G2	S2	SC
18 <i>Helianthus nuttallii ssp. parishii</i> Los Angeles sunflower	PDAST4N102			G5TH	S1.1	1A
19 <i>Lepus californicus bennettii</i> San Diego black-tailed jackrabbit	AMAEB03051			G5T3?	S3?	SC
20 <i>Mainland Cherry Forest</i>	CTT81820CA			G1	S1.1	
21 <i>Opuntia basilaris var. brachyclada</i> short-joint beavertail	PDCAC0D053			G5T1	S1.2	1B.2
22 <i>Orcuttia californica</i> California Orcutt grass	PMPOA4G010	Endangered	Endangered	G2	S2.1	1B.1
23 <i>Phrynosoma coronatum (blainvillii population)</i> Coast (San Diego) horned lizard	ARACF12021			G4G5	S3S4	SC
24 <i>Riversidian Alluvial Fan Sage Scrub</i>	CTT32720CA			G1	S1.1	
25 <i>Senecio aphanactis</i> rayless ragwort	PDAST8H060			G3?	S1.2	2.2

California Department of Fish and Game
 Natural Diversity Database
 Selected Elements by Scientific Name - Portrait

Scientific Name/Common Name	Element Code	Federal Status	State Status	GRank	SRank	CDFG or CNPS
26 <i>Southern California Threespine Stickleback Stream</i>	CARE2320CA			G?	S?	
27 <i>Southern Coast Live Oak Riparian Forest</i>	CTT61310CA			G4	S4	
28 <i>Southern Cottonwood Willow Riparian Forest</i>	CTT61330CA			G3	S3.2	
29 <i>Southern Riparian Scrub</i>	CTT63300CA			G3	S3.2	
30 <i>Southern Sycamore Alder Riparian Woodland</i>	CTT62400CA			G4	S4	
31 <i>Southern Willow Scrub</i>	CTT63320CA			G3	S2.1	
32 <i>Spea (=Scaphiopus) hammondii</i> western spadefoot	AAABF01030			G3	S3	SC
33 <i>Valley Oak Woodland</i>	CTT71130CA			G3	S2.1	
34 <i>Vireo bellii pusillus</i> least Bell's vireo	ABPBW01114	Endangered	Endangered	G5T2	S2	



Inventory of Rare and Endangered Plants

v7-07c 7-09-07

Status: search results for "+Newhall (138A) 3411845" - Mon, Oct. 1, 2007, 20:51 b

Search

Tip: Want to search by habitat? Try the **Checkbox and Preset** search page.[all tips and help.]
[\[search history\]](#)

Hits 1 to 9 of 9

Requests that specify topo quads will return only Lists 1-3.

To save selected records for later study, click the ADD button.

ADD checked items to Plant Press check all check none

Selections will appear in a new window.

open	save	hits	scientific	common	family	CNPS
	<input type="checkbox"/>	1	<u>Berberis nevinii</u> 🌿	Nevin's barberry	Berberidaceae	List 1B.1
	<input type="checkbox"/>	1	<u>Calochortus clavatus</u> var. <u>gracilis</u> 🌿	slender mariposa lily	Liliaceae	List 1B.2
	<input type="checkbox"/>	1	<u>Calochortus plummerae</u> 🌿	Plummer's mariposa lily	Liliaceae	List 1B.2
	<input type="checkbox"/>	1	<u>Chorizanthe parryi</u> var. <u>fernandina</u> 🌿	San Fernando Valley spineflower	Polygonaceae	List 1B.1
	<input type="checkbox"/>	1	<u>Dodecahema leptoceras</u>	slender-horned spineflower	Polygonaceae	List 1B.1
	<input type="checkbox"/>	1	<u>Helianthus nuttallii</u> ssp. <u>parishii</u>	Los Angeles sunflower	Asteraceae	List 1A
	<input type="checkbox"/>	1	<u>Opuntia basilaris</u> var. <u>brachyclada</u> 🌿	short-joint beavertail	Cactaceae	List 1B.2
	<input type="checkbox"/>	1	<u>Orcuttia californica</u> 🌿	California Orcutt grass	Poaceae	List 1B.1
	<input type="checkbox"/>	1	<u>Senecio aphanactis</u> 🌿	rayless ragwort	Asteraceae	List 2.2

To save selected records for later study, click the ADD button.

ADD checked items to Plant Press check all check none

Selections will appear in a new window.

No more hits.



APPENDIX E
SEA: San Francisquito Canyon



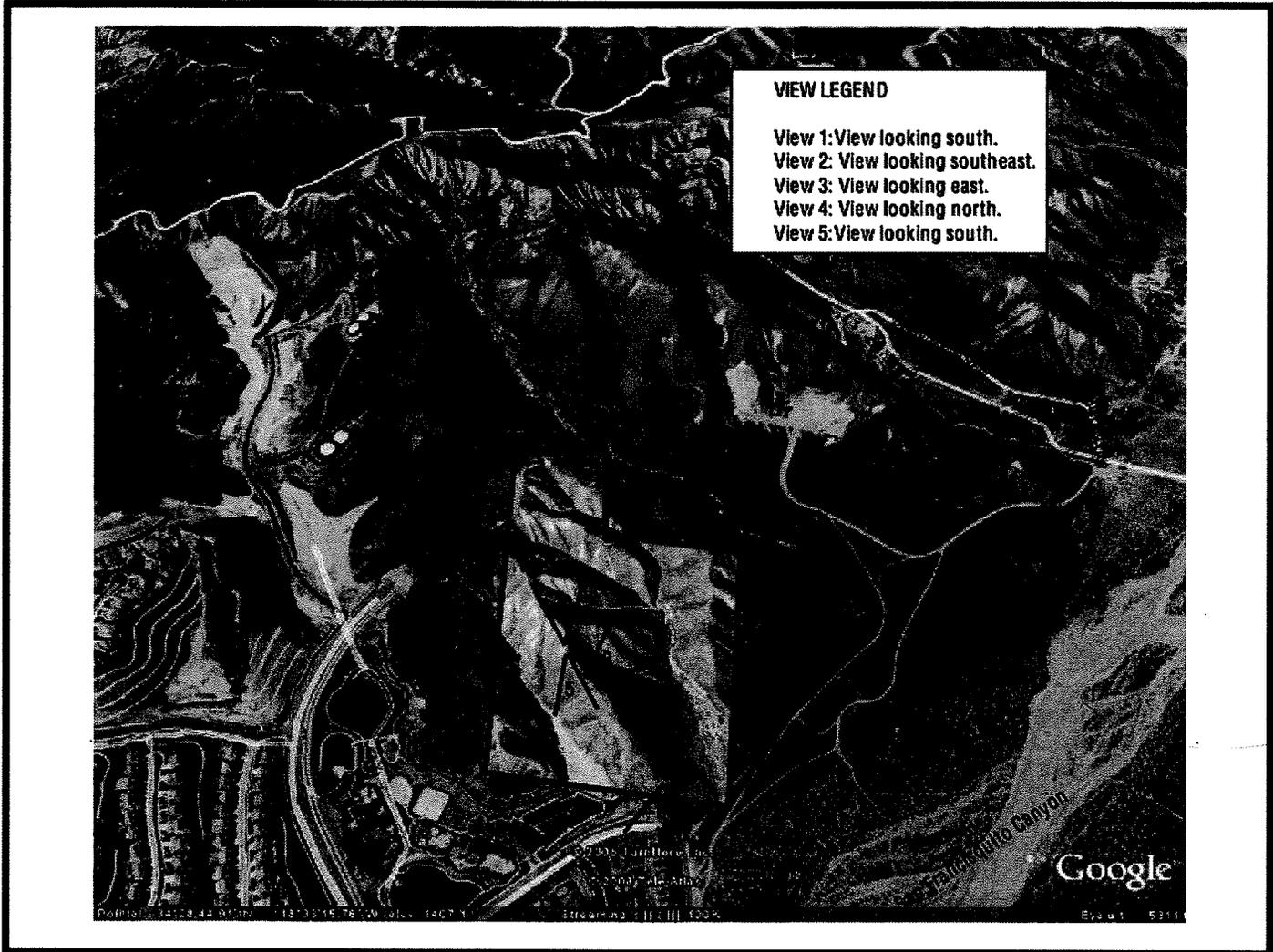


Photo-location map

View 1



View 2



View 3

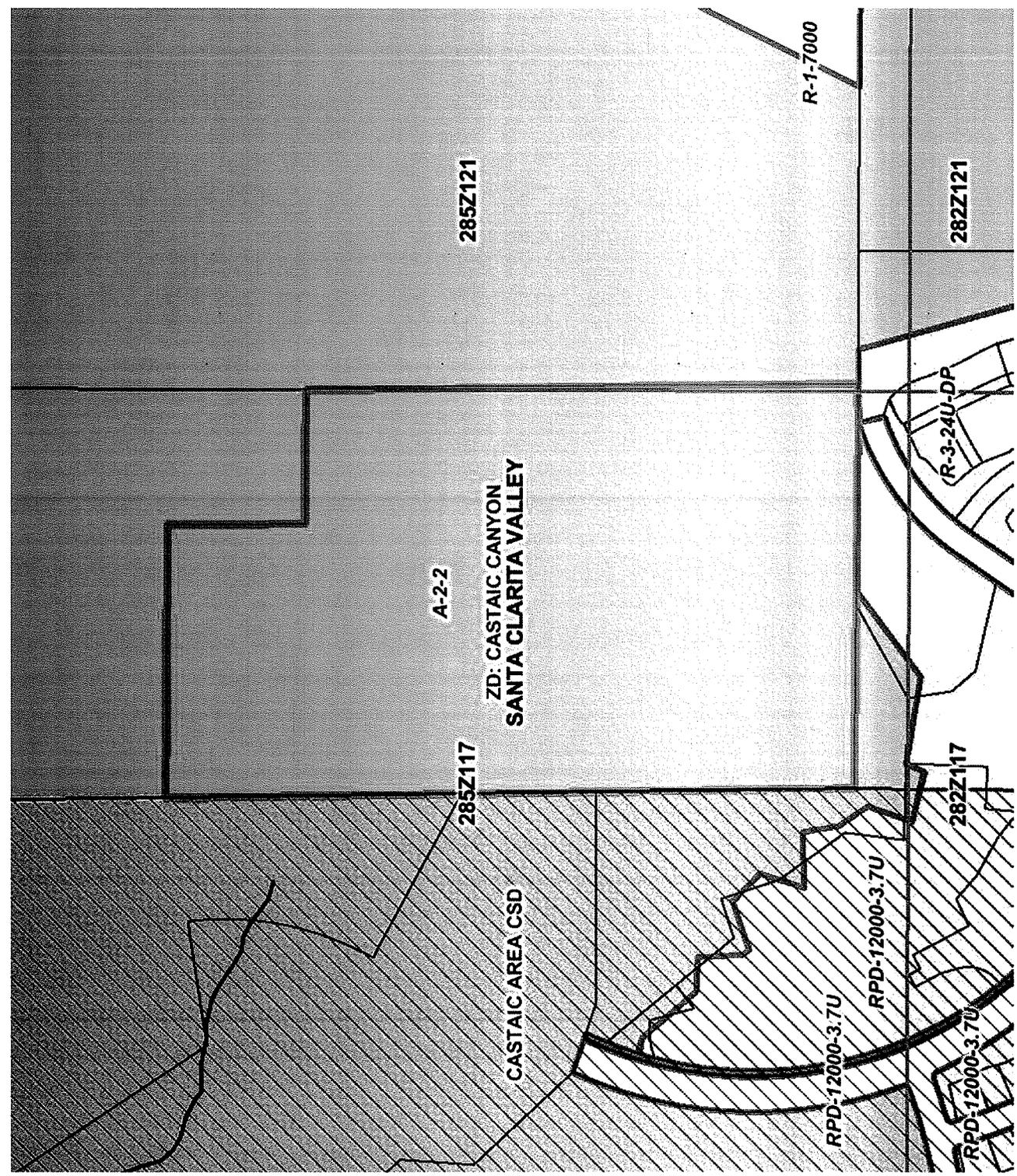


View 4



View 5

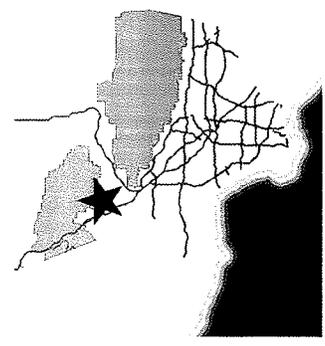


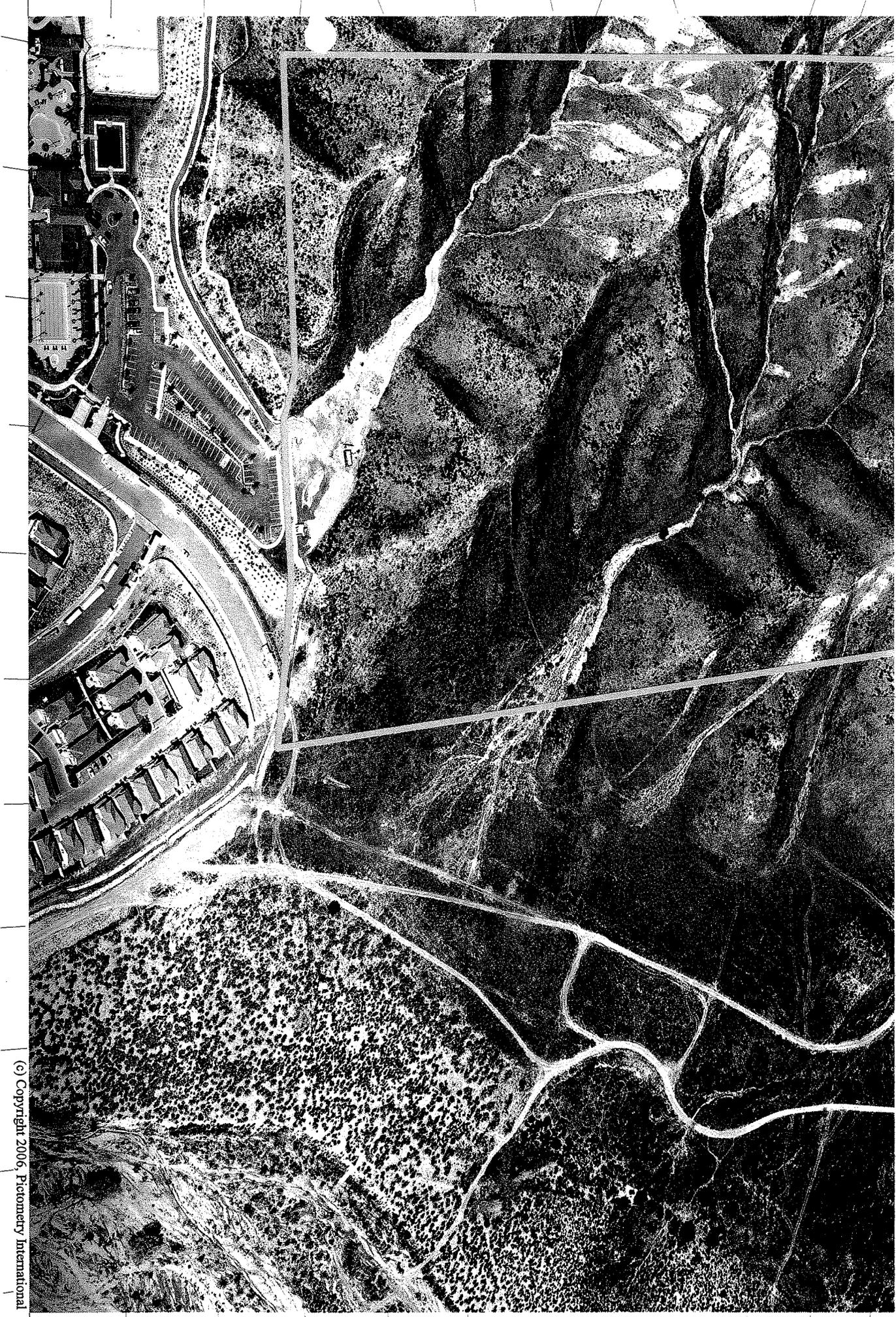
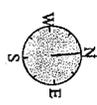


Legend

- Parcel Boundary
 - Highway Street
 - Highway
 - Freeway
 - Master Plan of Highways
 - Expressway - (e)
 - Expressway - (p)
 - Ltd. Secondary Highway - (e)
 - Ltd. Secondary Highway - (p)
 - Arterial Highway - (e)
 - Arterial Highway - (p)
 - Major Highway - (e)
 - Major Highway - (p)
 - County Highway - (e)
 - County Highway - (p)
 - Secondary Highway - (e)
 - Secondary Highway - (p)
 - Proposed
 - Existing
 - Railroad or Rapid Transit
 - Rapid Transit
 - Underground Rapid Transit
 - Significant Ridge/Pass
 - Classic CSD Primary
 - Classic CSD Secondary
 - SMNA Significant
 - Census Tract (2000)
 - Assessor Map Book (AMB) Bty
 - Zoning Index Map Grid
 - Zone Boundary
 - Thomas Guide Grid
 - Thomas Guide Grid
 - TB Internal Page Grid
 - Very High Fire Hazard Severity
 - Zone
 - Community Standards District (CSD)
 - CSD Area Specific Boundary
 - EBHA (Coast Only)
 - Coastal Ecological Area (SEA)
 - Section Line
 - Township and Range
 - Equation District (EQD)
 - Transit Oriented District (TOD)
 - Seaback District
 - Zone District (ZD)
 - Superior District Boundary
 - Safety Related Stations (from TB)
 - Fire Station
 - Police Station
 - Ranger Station
 - Police Station
 - Sheriff Station
 - Inland Waterbody
 - Perennial
 - Intermittent
 - Dry
- Zoning**
- Zone A-1
 - Zone A-2
 - Zone B-1
 - Zone B-2
 - Zone C-1
 - Zone C-2
 - Zone C-3
 - Zone C-H
 - Zone C-M
 - Zone C-P
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 - Zone M-100
- Land Use Policy (Not in Comm/ Area Plan)**
- 1. Low Density Residential (1 to 8 du/ac)
 - 2. Low/Medium Density Residential (9 to 22 du/ac)
 - 3. Medium Density Residential (23 to 40 du/ac)
 - 4. High Density Residential (41 to 60 du/ac)
 - 5. Very High Density Residential (61 to 100 du/ac)
 - 6. Major Residential
 - 7. Open Space
 - 8. Public and Semi-Public
 - 9. Rural Communitie
 - 10. Non-Urban
 - 11. Transportation Corridor

Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend" on the top left side of screen.





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