

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: Project No. R2012-01036-(5) / Conditional Use Permit No. 201200067 / Environmental Review No. 201200120.

Lead agency name and address: Los Angeles County, 320 West Temple Street, Room 1348, Los Angeles, CA 90012.

Contact Person and phone number: Rob Glaser (213) 974-6443.

Project sponsor's name and address: Redding Properties LLC., 11041 Sepulveda Blvd., Mission Hills, CA 91345

Project location: 24233 The Old Road, Newhall, CA. 91321
APN: 2826-023-019 USGS Quad: Oat Mountain

Gross Acreage: 2.58 Acres

General plan designation: Non-Urban (R) – up to 1 dwelling unit per acre.

Community/Area wide Plan designation: Santa Clarita Valley Area Plan – Hillside Management (HM)/ Non-Urban 2 (N2) 0.5-1.0 dwelling units per acre

Zoning: A-2-1 (Heavy Agricultural – One Acre Required Minimum Lot Area) and A-2-2 (Heavy Agricultural – Two Acre Required Minimum Lot Area)

Description of project: Authorization to establish a private historic vehicle collection (HVC) facility located in the A-2 zone. The subject property is also located within the Santa Susana Mountains Significant Ecological Area (SEA), which requires a Conditional Use Permit (CUP) for the construction of the HVC facility and a recommendation from the SEA Technical Advisory Committee (SEATAC) to reduce potential project impacts within the SEA. A caretaker's facility is also requested as a part of the CUP. In addition, a Director's Review approval for a HVC use in the A-2 zone will also be required.

The project will consist of removal of several previously occupied trailers, recreational vehicles, and animal pens. In addition, the project will also include the construction of a 9,400-square foot building for a HVC, the renovation of eight large animal pens for some future farm animals, planting of a vineyard, conversion of the existing mobilehome to a caretaker's residence, installation of a 34-foot tall decorative (non-functioning) windmill, and the facade improvements on a existing 960-square foot office/storage building to simulate an old gas service station, which will remain as an office. The proposed HVC building will be 35-foot tall at the highest point, and will contain an area for vehicle storage, a future office, and a half-bathroom. The half-bathroom in the proposed storage facility will require a new on-site wastewater treatment system to be installed on the subject property within the previously cleared area. The existing residence is served by public water and utilizes on-site wastewater treatment. One cargo container will remain on the property for storage of yard maintenance equipment. The subject property is surrounded by seven-foot high chain linked fence with barbed wire at the top, along the side and rear yard. Part of the

CUP is to modify development standards; the applicant is proposing a new six-foot tall masonry wall to be located in the front yard to replace a wall that was damaged and within the front yard setback.

Access to the property is through 22' foot wide driveway with a lock gate from The Old Road. The gate will be reconstructed in the front yard setback and will be incorporated into a six-foot tall block wall along property frontage. Three oak trees are located on the property, and will remain undisturbed.

Surrounding land uses and setting: North: Vacant Ranch w/ abandoned buildings, Single-family residence w/dog kennels, and Ed Davis County Park. East: Single-family residence w/ a construction company and Interstate 5 Freeway and the City of Santa Clarita. South: Post Office and Open Space. West: Open Space. The area is rural in character since it not located in close proximity to any services, except for the post office, The single-family homes are located on large lots and have private businesses associate with them, The hillsides behind the post office and subject property contain many trees and is preserved as an open space. The park to the north has a trail network for hiking and horseback riding, but the trails do not have a view of the subject property, since the property is separated by a ridgeline that does not have a trail network.

The subject property is approximately 2.5 acres in size and is relatively flat in the developed areas of the lot. The rear portion of the lot is undeveloped with natural hillsides which have slopes of 50 percent and greater. The previous use on the property was a former animal training and rescue facility. The flat part of the site since then was cleaned and cleared of junk and salvage. The remaining development on the project site consists of an office/storage building, a mobilehome, large animal pens, and a storage container. The attached biological constraints analysis will explain the detail about the resources located on the subject site. The location of the proposed HVC facility will be located in a previously disturbed area with minimal grading for a building pad. The Oak trees identified on the property will be fenced during the construction phase of the facility. A cistern will be installed in the disturbed area and be used to control runoff from the proposed structure and capture water for irrigation and percolation.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

<i>Public Agency</i>	<i>Approval Required</i>
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Major projects in the area:

<i>Project/ Case No.</i>	<i>Description and Status</i>
<u>Tentative Tract No. 071279</u>	<u>124 single-family residential lots on 301.6 acres. (Pending)</u>
<u>Tentative Tract No. 53653</u>	<u>93 single-family residential lots and 93 attached senior condominiums with one park on 231.4 acres. (Approved)</u>
<u>Tentative Tract No. 50242</u>	<u>8 single-family residential lots on 19.47 acres. (Pending)</u>

_____	_____
_____	_____

Reviewing Agencies:

Responsible Agencies

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

Trustee Agencies

- None
- State Dept. of Fish and Game
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
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County Reviewing Agencies

- DPW:
 - Land Development Division (Grading & Drainage)
 - Geotechnical & Materials Engineering Division
 - Traffic and Lighting Division

Regional Significance

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

- Fire Department
 - Forestry, Environmental Division
 - Land Development Unit
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee
-

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Agriculture/Forest | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Services |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings
of Significance |
| <input type="checkbox"/> Geology/Soils | | |

DETERMINATION: (To be completed by the Lead Department.)
On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature (Prepared by)

Date

Signature (Approved by)

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be visible from or obstruct views from a regional riding or hiking trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

Official State Scenic Highways are designated by the California Department of Transportation (CalTrans). According to CalTrans, “[t]he stated intent (Streets and Highway Code Section 260) of the California Scenic Highway Program is to protect and enhance California’s natural beauty and to protect the social and economic values provided by the State’s scenic resources” (State of California Department of Transportation, California Scenic Highway Program, website: <http://www.dot.ca.gov/dist3/departments/mtce/scenic.htm>, accessed October 6, 2011). While there are numerous designated Scenic Highways across the state, the following have been designated in Los Angeles County: Angeles Crest Highway (Route 2) from just north of Interstate 210 to the Los Angeles/San Bernardino County Line, two segments of Mulholland Highway from Pacific Coast Highway to Kanan Dume Road and from west of Cornell road to east of Las Virgenes Road, and Malibu Canyon-Las Virgenes Highway from Pacific Coast Highway to Lost Hills Road.

In addition to scenic highways, unincorporated Los Angeles County identifies ridgelines of significant aesthetic value that are to be preserved in their current state. This preservation is accomplished by limiting the type and amount of development near them. These “Significant Ridgelines” (“Major Ridgelines” on Santa Catalina Island) are designated by the General Plan or applicable Area/Community Plan, Local Coastal Program, or Community Standards District.

Riding and hiking trails have been designated throughout unincorporated Los Angeles County. At present, there are officially adopted trails in the Antelope Valley, the Santa Clarita Valley, and the Santa Monica Mountains designated by the General Plan or applicable Area/Community Plan and Local Coastal Program.

The subject property is located along The Old Road, which is not a designated scenic highway. There are no designated significant ridgelines near the subject property. The proposed private HVC facility will not exceed the height of 25 feet, which is consistent with the development requirements set forth in the A-2 zone. Since the proposed project is not sited near any designated scenic highways, significant ridgelines, or other identified scenic resources, there will be no impact on a scenic vista.

The proposed HVC structure will be located within view from the Sand Canyon Hiking Trail, a proposed County dedicated trail located along The Old Road. Since the structure will not exceed 25 feet in height, it is unlikely that it would impact or substantially obstruct views of the mountainous terrain located behind the structure from the trail. There is also a proposed County bicycle route along The Old Road and the proposed HVC facility will not impact the view along this section of the route.

The subject property is not located near a state scenic highway and the proposed project therefore, will not substantially damage scenic resources, including trees, rock outcroppings, or historic buildings from a state scenic highway. There are three oak trees located on the subject property and the proposed HVC structure is not located near these protected resources. There are no physical changes proposed for the conversion of the caretaker's residence, which is the closest structure to the oak trees. The proposed HVC structure will be constructed within an already disturbed portion of the site, where no other resources currently exist.

The proposed HVC structure does not exceed 25 feet in height so as not to substantially degrade the existing visual character of the site. The proposed HVC structure is surrounding uses to this property include a post office to the south, abandoned ranch to the north, single-family residences and the Interstate 5 freeway to the east, and open space to the west. The HVC facility is setback from the front yard at approximately 230 feet and the development relatively large in scale compared to the mobilehome, but not relatively large in scale compared to the post office located adjacent to property. The undeveloped open space located on a hillside in the rear portion of the lot contains slopes 50 percent and greater and the proposed HVC building is located in the center of lot away from scenic resources. The visual character of the hillside will not be degraded due to the proposed structure. The view from the County park will not be degraded since the scale of the development is consistent with the residential character of the neighborhood. The trails located within this County park do not have a view of the subject property.

The proposed structure will not create a new source of shadows that would adversely affect the day time view in the area. The proposed structure does not have any exterior lighting proposed to adversely affect nighttime viewing in the area. The applicant is proposing to use small antique street lamps which will be mitigated by requiring shielding of light fixtures in order to not reflect light on to the sensitive portion of the SEA and use light bulbs that are not too bright to affect wildlife movement. The adjacent property to the south with the post office does have bright lighting, but the lighting does not seem to reflect on to the sensitive portions of the SEA.

2. AGRICULTURE / FOREST

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The Farmland Mapping and Monitoring Program (FMMP) produces maps and statistical data that are used for analyzing impacts on California’s agricultural resources. Agricultural land is rated according to soil quality and irrigation status; the best quality land is called *Prime Farmland*. The maps are updated every two years with the use of a computer mapping system, aerial imagery, public review, and field reconnaissance. FMMP produces *Important Farmland Maps*, which are a hybrid of resource quality (soils) and land use information.

The California Land Conservation Act of 1965--commonly referred to as the Williamson Act--enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. Local governments receive an annual subvention of forgone property tax revenues from the state via the Open Space Subvention Act of 1971. The only Williamson Act contract lands in the County are located on Catalina Island and held by the Catalina Island Conservancy as set asides for open space and recreational purposes. Therefore, there are no agricultural Williamson Act contracts in the remainder of the unincorporated County.

Agricultural Opportunity Areas (AOAs) are a County identification tool that indicates land where commercial agriculture is taking place and/or is believed to have a future potential based on the presence of prime agricultural soils, compatible adjacent land uses, and existing County land use policy. In addition to AOAs, the County has two agricultural zones: A-1 (Light Agricultural) and A-2 (Heavy Agricultural).

California Public Resources Code section 12220(g) defines forest land as “land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.” California Public Resources Code section 4526 defines timberland as land, other than land owned by the federal government and land designated by the State Board of Forestry and Fire Protection as experimental forest land that is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species shall be determined by the State Board of Forestry and fire Protection for each district after consultation with the respective forest district communities. California Public Resources Code section 51104(g) defines Timberland production zones" or "TPZ" as an area which has been zoned and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses.

The County contains important and prime farmland, and the Angeles National Forest and a portion of the Los Padres National Forest are also located in the County. The County does not have any zone that is strictly used for forest uses or timberland production. However, the Angeles National Forest, and a portion of the Los Padres National Forest are located in the County, and the Watershed Zone allows for any use owned and maintained by the Forest Service of the United States Department of Agriculture, and any authorized leased use designated to be part of the Forest Service overall recreational plan of development, including logging. In addition, the County has been mapped by the California Department of Forestry and Fire Protection to identify the different categories of land cover capable of being sustained therein, including forests, woodlands, wetlands, and shrubs, for example.

According to the maps prepared by the California Resources Agency, pursuant to the Farmland Mapping and Monitoring Program, only the rear portion of the property contains some area designated “Grazing Land”. The subject property does not contain any map designations of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and therefore will have no impact to designated farmland to a non-agricultural use.

The Santa Clarita Valley Area Plan did not designate any parcels within an Agricultural Opportunity Area nor did the County adopt a Williamson Act contract for this region.

The Project will not conflict with or cause the rezoning of land that is zoned for forest or timberland uses. The subject property is located within the A-1 (Light Agricultural) and A-2 (Heavy Agricultural) zones within the Santa Clarita Valley.

The subject property is also not located in or near any National Forest or National Forest land. Therefore a loss of forest land will not take place or the conversion of forest land to a non-forest use with this project request.

There are no other changes in the existing environment that could result in conversion of Farmland to a non-agricultural use or conversion of forest land to non-forest use, since the subject property does not contain any Farmland or forest land.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The air pollutants that are regulated by the Federal and California Clean Air Acts fall under three categories, each of which are monitored and regulated:

- Criteria air pollutants;
- Toxic air contaminants (TACs); and,
- Global warming and ozone-depleting gases.

In 1970, the U.S. Environmental Protection Agency (EPA) identified six “criteria” pollutants they found to be the most harmful to human health and welfare. They are:

- Ozone (O₃);
- Particulate Matter (PM);
- Carbon Monoxide (CO);
- Nitrogen Dioxide (NO₂);
- Sulfur Dioxide (SO₂); and,
- Lead (Pb).

The Federal government and the State of California have established air quality standards designed to protect public health from these criteria pollutants. Among the federally identified criteria pollutants, the levels of ozone, particulate matter, and carbon monoxide in Los Angeles County continually exceed federal and state health standards and the County is considered a non-attainment area for these pollutants.

In response to the region's poor air quality, the South Coast Air Quality Management District (SCAQMD) & the Antelope Valley Air Quality Management District (AVAQMD) were created. The SCAQMD and the AVAQMD are responsible for monitoring air quality as well as planning, implementing, and enforcing programs designed to attain and maintain state and federal ambient air quality standards in the region. The SCAQMD implements a wide range of programs and regulations, most notably, the Air Quality Management Plan (AQMP). The SCAQMD jurisdiction covers approximately 10,743 square-miles and includes all of Los Angeles County except for the Antelope Valley, which is covered by the AVAQMD.

Sensitive receptors are uses such as playgrounds, schools, senior citizen centers, hospitals or other uses that would be more highly impacted by poor air quality. AQMD Rule 402, which states "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals."

The proposed Project consists of the construction of a new 8,250 square foot facility for a HVC, as well as the renovation of eight large animal pens for some future farm animals, planting of a fruit-tree orchard, conversion of the use of a existing single-family residence to a caretaker's residence, the installation of a 34 foot tall decorative (non-functioning) windmill, and facade improvements on a existing office/storage building to simulate an old service station, which will remain as an office. This Project is not considered a large scale development nor requires a plan amendment, zone change, specific plans, or potential subdivision.

The project request would not conflict with the implementation of applicable air quality plans from the SCAQMD.

The project request will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

The project request is isolated to one property and will not required a lot truck delivery trips to have a cumulative impact on ambient air quality.

There are no sensitive receptors such as playground, schools, senior citizen centers, hospitals, or day-care centers located near the subject property and the proposed project will not substantially contribute pollutant concentrations.

The proposed project will not generate objectionable odors since the request is to construct an 8,250 square foot facility for a HVC and this is for the storage of cars, and the idling of vehicles will be minimal. Surrounding uses comprise of two single-family residences, a post office, and several acres of hillside open space.

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have 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 California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFG or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

EVALUATION OF ENVIRONMENTAL IMPACTS:

Biological resources are identified and protected through various federal, state, regional, and local laws and ordinances. The federal Endangered Species Act and the California Endangered Species Act (CESA) state that animals and plants that are threatened with extinction or are in a significant decline will be protected and preserved. The State Department of Fish and Game created the California Natural Diversity Database (CNDDDB), which is a program that inventories the status and locations of rare plants and animals in California.

Section 404 of the Clean Water Act defines wetlands as “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.”

The County’s primary mechanism to conserve biological diversity is an identification tool and planning overlay called Significant Ecological Areas (SEA). SEAs are ecologically important land and water systems that are valuable as plant and/or animal communities, often integral to the preservation of threatened or endangered species, and conservation of biological diversity in the County. These areas also include nearly all of the wildlife corridors in the County, as well as oak woodlands and other unique and/or native trees.

Sensitive biological resources in the Coastal Zone are known as Environmentally Sensitive Habitat Areas (ESHAs). ESHAs are defined in the Coastal Act as areas “in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. On Santa Catalina Island, there are both ESHAs and SEAs. In the Coastal Zone segment of the Santa Monica Mountains, sensitive biological resources are designated as Sensitive Environmental Resource Areas (SERAs) by the Malibu Land Use Plan, which contains terrestrial and marine resources that, because of their characteristics and/or vulnerability, require special protection. SERAs include the following sub-categories: ESHAs; Significant Woodlands and Savannahs; Significant Watersheds; the Malibu Cold Creek Resource Management Area; and Wildlife Migration Corridors.]

The subject property is located within a County-designated Santa Susana Mountains SEA. The CNDDDB identified several sensitive species on the subject property. The species identified are Palmer’s grapplinghook (*Harpagonella palmeri*), slender-horned spine flower (*Dodecabema leptoceras*), California Orcuttgrass (*Orcuttia Californica*), and California Walnut Woodland (*California Walnut Woodland*). There is no spotted owl identified on the property.

The proposed project location for the HVC facility is on a disturbed, level portion of the lot and should not adversely have an effect on the habitat and species identified. A Biological Constraints Analysis (BCA) was prepared to identify the location of these species.

There are no sensitive natural communities, such as riparian habitat, coastal sage scrub, oak woodland, or no-jurisdictional wetlands, identified on the subject property.

There are three oak trees located on the subject property and one oak tree adjacent to the subject property, which combined is a total of four individual oak trees, and does not qualify as an “oak woodlands”.

The subject property is not location in or near any federally or state protected wetlands or water.

There is no water features located on or near the property and would not substantially affect any marshes, vernal pools, wetland or drainages.

The subject property is located in an SEA and there is some likelihood of wildlife species moving through the property. Currently the property is surrounded by a 6 foot tall chain linked fence which would prohibit large animals from moving through the property. However, snakes and ground squirrels have been identified on the property and the construction of the HVC facility may prevent the movement of these species on this portion of the lot, but location of the facility is on a very small disturbed portion of the lot.

One of the Project mitigation measures, to restrict lighting on the certain portions of the subject property, is to shield the light source away from the sensitive resource areas of the property to help ensure wildlife movement at night would not be significantly affected. There are four oak trees identified on and adjacent to the subject property. California Walnuts tree have been identified on the subject property. The proposed building is located in an area with no trees and the project request does not involve the removal of any tree.

The subject property is located in a SEA and the applicant has presented the request to SEATAC. A BCA has been prepared and SEATAC recommended corrections and mitigation measures. Oak trees have been identified on the property and the location of the HVC facility will not require an Oak Tree Permit, since there are no oak trees located where the proposed building will be sited. The mobilehome residence is located closest to the oak trees, but the structure is existing and no work or physical development is being proposed to the caretaker’s residence.

The proposed project has been reviewed by SEATAC, who evaluated the Project scope and determined that the Project will not adversely impact the health of the overall Santa Susana Mountains SEA, as long as required mitigation measures are followed:

1. **BCA REVISION:** The Coordinator presented a list of needs for a BCA revision (see Appendix A). The BCA did not have the materials normally expected for SEATAC review. The BCA needed more maps and labeling of maps, a spring survey, vegetation map, grassland analysis, oak tree report, sensitive species table, and list of flora and fauna observed. SEATAC members added needs for proofreading and checking of current names for species and species distribution.
2. **LIGHTING:** Removal of mercury lamps will be important. Do not use anti-crime lights. With the six antique street lamps planned for the pathway, be careful of light pollution into natural areas. Shielding preventing projection of light into areas above and wildlife areas nearby should be done. That the lights will only be used when personnel is present is good. This will be important to mention as an improvement on the amount of initially existing light pollution.
3. **OAK TREE CAVITIES:** For cavities in trees near the structures, cover with a fine mesh screen that excludes bees but allows air exchange. These cavities are probably important to tree drainage and airing to protect from rot. For trees distant from structures, allow the cavities to remain open. They will function as animal homes as well as protect the tree from rot. For nuisance bee swarms and hives, use a beekeeper for removal. There is usually a time of less aggression before creation of the honeycomb when bees are fairly easy to capture and move.
4. **OAK TREE FENCING:** Provide protective fencing during construction for all oak trees that might be impacted at dripline + five ft. This is the protected zone. Neither equipment nor personnel should go into this protected zone during construction.

5. OAK WOODLAND: The trees near the buildings could be part of the woodland if the trees are interacting and the structures were placed into the woodland. It is confusing to have these large oak trees separate from the woodland but adjacent to it. Applicant stated that a mobile home and debris were removed from beneath the oaks, and this may cause the woodland area to look disturbed.
6. GRASSLAND: Applicant stated that only 5 non-native grasses were found in grassland of project. Coordinator explained that SEATAC needs to know if the grassland is native or non-native according to the SEATAC criterion of 10% relative cover of all native herbaceous plants being classified as “native grassland.” This datum is needed since SEATAC deals with the entire parcel and its relation to the SEA.
7. VEGETATION MAP: Figure 4 is closest to a vegetation map, but needs more detail and needs to be specific for vegetation alone. The proposed project uses should be in a separate map. Show the invasive Tree-of-heaven also.
8. FUEL MODIFICATION: Do not use domestic animals (goats, sheep, cattle) for trimming grass fuels. Domestic animals could defecate weed seeds and will uproot native plants and contribute to erosion on the hill. Instead use weed whips with appropriate timing to allow native wildflowers to propagate—go to seed. Perpetuating and expanding the Coast live-oak woodland will also be a fire protection in that oaks are not very flammable and the woodland will shade out the grasses and other flashing fuel plants.
9. FUEL MODIFICATION TIMING: Late August would probably be the best for native plant seeds, but this might conflict with fire prescription. Late March before *Calochortus* sp. emerges would possibly be good timing for weed whackers. Glyphosate (Roundup) application in early January to early emerging nonnatives might be beneficial. A comprehensive plant list of native plants in the grassland area will be a good aid to planning the timing and coordinating with fire department specifications. Be careful to observe the fuel modification prescription, stopping at 200 ft. from structures.
10. FENCING: Removal of fencing from the hilly, natural area of the project will open it up to wildlife movement, which is an important function of this SEA. Perhaps only the western end fencing would need removal to allow ready access. A replacement could be split-rail fencing.
11. RATTLESNAKES: Applicant stated they were considering moving the boundary fencing eastward to the area near the old residence pad. They will probably be using hardware cloth as a flashing 4-ft. high and 1-ft. deep into the ground around the outside periphery of fencing on the developed area to diminish access for rattlesnakes to the developed section of the project. The property has a large number of gophers, ground squirrels, and rabbits, which is an attraction for rattlesnakes. At the wildland-urban interface any project will always have more rattlesnakes than a more urban setting. Removal of protective fencing from the hilly, natural section will allow predators such as rattlesnakes to continue controlling the herbivores so that they do not overpopulate this area. The flashing will diminish access of rattlesnakes to the developed part of the property. Cleaning up the developed area of debris should also help control nuisance rodent habitat and provide less rattlesnake food inside the development.
12. LIVESTOCK: Keeping domestic animals on the property may create an attractive nuisance in that it could attract predators to the property (*Puma* or mountain lions). The high fence might be useful to retain in the area where the domestic animals will roam, but *Puma* would be able to jump a 6-7 ft. fence.
13. REMOVAL OF INVASIVE PLANTS (Tree-of-Heaven) The traditional method of painting cut-off trunks with Glyphosate does not work well for Tree-of-Heaven (*Ailanthus altissima*) because it sprouts so readily from roots and root pieces. A more effective removal practice is to dig out the tree and roots as much as possible, and send the pieces to the landfill. This will need to continue for several years. After removal, immediately plant and nurture native trees such as Coast live oak (*Quercus agrifolia*) and Southern California black walnut (*Juglans californica*). In fall, plant acorns and walnuts from the trees on the project parcels. Removal of the neighboring parcels’ Tree-of-Heaven is a good prevention tactic also, because this plant also readily propagates from seed. This will really benefit the SEA.
14. RCD: The Resource Conservation District (RCD) for the project area may have funds for renewal of native plants at the wildland-urban interface and may be able to connect the applicant with possibilities for funding projects from Natural Resources Conservation Service in the form of low-interest loans or grants.

Contact:

Rosi Dagit, Senior Conservation Biologist, RCD of the Santa Monica Mountains, rdagit@rcdsmm.org
P.O. Box 638, 30000 Mulholland Highway, Agoura Hills, CA 91376-0638, 310-455-7528

ACTION: SEATAC recommended that the Biological Constraints Analysis be corrected, augmented as directed, and incorporated into a Biota Report. The Biota Report shall include lists of impacts and mitigations.

| The BCA was updated and corrected as of July 2012. (See Attache_d)

5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The subject property is not designated or located near a national or state-designated historic resource according to the list of Historic resources and points of interest designated by the State of California in unincorporated Los Angeles County.

The subject property has already been developed on the flat portion of the lot and the hillsides remain undeveloped.

The construction of the HVC facility is located on the disturbed flat portion of the property. The subject property does not contain any unique geologic features such as rock formations.

The project request does not require a plan amendment and is not presently a cemetery or located adjacent or near a cemetery.

6. ENERGY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

Per Appendix F of CEQA guidelines, the goal of conserving energy implies decreasing overall per capita energy consumption, decreasing reliance on fossil fuels such as coal, natural gas and oil, and increasing reliance on renewable energy sources. In 2008, the County adopted a Green Building Program to address these goals. Section 22.52.2100 of Title 22 (Los Angeles County Code) states that the purpose of the County’s Green Building Program was to establish green building development standards for new projects with the intent to, conserve water; conserve energy, conserve natural resources, divert waste from landfills, minimize impacts to existing infrastructure, and promote a healthier environment. The Green Building Program includes Green-Building Standards, Low-Impact Development standards, and Drought Tolerant Landscaping requirements. In January 2011, the State of California adopted the CALGreen Building Code with mandatory measures that establish a minimum for green construction practices.

The proposed HVC building is 8,250 square feet and the threshold for following green building requirements are for structures greater than 10,000 square feet, therefore green building requirements do not apply to this project, and however the Drought Tolerant Landscaping Ordinance does apply.

The impact energy resources during construction activities should be minor since new construction for the project includes development in the SEA, HVC use, the renovation of eight large animal pens for some future farm animals, planting of a fruit-tree orchard, conversion of the existing mobilehome to a caretaker’s residence, installation of a 34-foot tall decorative (non-functioning) windmill, and the facade improvements on a existing office/storage building to simulate an old gas service station., which will remain as an office. The amount of average daily trips by vehicle visiting the site will not significantly increase since this facility is for private use.

7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The Alquist-Priolo Earthquake Fault Zoning Act of 1972 prohibits the location of most structures for human occupancy across the traces of active faults, and lessens the impacts of fault rupture. The Seismic Hazards Mapping Act requires the California Geological Survey to prepare Seismic Hazard Zone Maps that show areas where earthquake induced liquefaction or landslides have historically occurred, or where there is a high potential for such occurrences. Liquefaction is a process by which water saturated granular soils transform from a solid to a liquid state during strong ground shaking. A landslide is a general term for a falling, sliding or flowing mass of soil, rocks, water and debris. The County General Plan prohibits new developments, as defined by the Alquist-Priolo Act, within fault traces until a comprehensive geological study has been completed.

More than 50 percent of the unincorporated areas are comprised of hilly or mountainous terrain. The vast majority of hillside hazards include mud and debris flows, active deep seated landslides, hillside erosion, and man induced slope instability. These geologic hazards include artificially-saturated or rainfall saturated slopes, the erosion and undercutting of slopes, earthquake induced rock falls and shallow failures, and natural or artificial compaction of unstable ground. The General Plan Hillside Management Area (HMA) Ordinance regulates development in hillsides of 25 percent slope or greater to address these potential hazards.

The subject property is not located within an earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Map issued by the State Geologist for the area. Southern California is seismically active and no project site will be free from potential seismic impacts. There are no active faults or fault zones on the subject property. The flat area of the subject property is located in a liquefaction zone according to the CGS Alquist-Priolo Maps and the proposed structure will be located in this area. The hillside portion of the subject property is located in a landslide zone according to the CGS Seismic Hazard Maps. The proposed facility is not located in the landslide zone. The proposed construction of the HVC facility is located on a portion of the lot that has been disturbed and previously graded, therefore will not result in a further loss of topsoil or cause substantial soil erosion. A soils report is not required by the County Department of Public Works, to determine if there is a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, collapse or expansive soil. The subject property currently has an on-site wastewater treatment system and will require a new system for the restroom facility proposed in the HVC facility. Although the Hillside Management land use designation is identified on the subject property, the development of the HVC facility is not located within this area and Hillside Management Area Ordinance does not apply to this project.

8. GREENHOUSE GAS EMISSIONS

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The proposed Project’s construction components include building the HVC facility, installing a new septic system for the half-bath in the HVC facility, repaving an 22-foot access driveway, façade improvements on the existing office, installation of a non-functional windmill, planting crops, and installation of a new 6-foot high masonry wall in the front yard. The project will not create a overall significant impact on Global Climate Change since there will not be an increase in traffic to the site nor create a cumulative impact on surrounding projects in the area. The construction phase of the project may generate a few truck trips for delivery of construction products and some heavy machinery may be used, but the size of the project does not constitute a significant impact.

The proposed project is not in conflict with the Santa Clarita Valley Area Plan nor the Countywide General Plan in regards to policies designed to reduce GHG emissions.

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the				

project is located:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| i) within a Very High Fire Hazard Severity Zones (Zone 4)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) within a high fire hazard area with inadequate access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) within an area with inadequate water and pressure to meet fire flow standards? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) within proximity to land uses that have the potential for dangerous fire hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) Does the proposed use constitute a potentially dangerous fire hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

EVALUATION OF ENVIRONMENTAL IMPACTS:

Hazardous materials are generally defined as any material that because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or future hazard to human health and safety or to the environment, if released into the workplace or the environment (Health and Safety Code (H&SC), §25501(o)). The California Department of Toxic Substances (DTSC) is responsible for classifying hazardous materials in the state of California. Hazardous materials are commonly stored and used by a variety of businesses and are commonly encountered during construction activities.

DTSC oversees the cleanup of disposal and industrial sites that have resulted in contamination of soil and groundwater. In close cooperation with the United States Environmental Protection Agency, DTSC administers both state and federal hazardous waste programs including The Resource Conservation and Recovery Act (RCRA) the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, 42 U.S.C. § 9601–9675), the Toxic Substances Control Act (TSCA) and a number of other State and Federal bodies of law dealing with hazardous materials and the environment. The Envirostar database lists properties regulated by DTSC where extensive investigation and/or cleanup actions are planned or have been completed at permitted facilities and clean-up sites. No hazardous materials sites or properties listed in compliance with California Government Code, Section 65962.5 (e.g., Comprehensive Environmental Response, Compensation and Liability Information System [CERCLIS], Resource Conservation and Recovery Act [RCRA]) are located on the project site. Any sites within the general vicinity are not likely to have contaminated the project site.

Projects in close proximity to airports are within the jurisdiction of the Airport Land Use Commission (ALUC). The Regional Planning Commission meets in the capacity of the ALUC to consider projects requiring ALUC review and it makes a determination of the compatibility of the proposed project with the nearby airport.

The Office of Emergency Management is responsible for organizing and directing the preparedness efforts of the Emergency Management Organization of Los Angeles County. The OEM is the day-to-day Los Angeles County Operational Area coordinator for the County. The emergency response plan for the unincorporated areas is the Operational Area Emergency Response Plan (OAERP), which is prepared by OEM. The OAERP strengthens short and long-term emergency response and recovery capability, and identifies emergency procedures and emergency management routes in the County. The disaster response plan is the County Local All Hazards Mitigation Plan.

The proposed project is a vehicle storage facility that will use cleaning solvents from time to time to maintain the pristine look of these historic vehicles. In addition, most of these vehicles will have gasoline in automobile gas tanks and may require oil changes. The use of landscaping chemicals to maintain the property may also exist. It is not likely that these materials will create a significant hazard to the public or environment but should be disclosed.

The project request does not involve the storage of large quantities of hazardous materials or products to create a significant hazard to the public or environment. The mentioned products will be stored inside a cargo container on the property and in the proposed HVC facility and if an accident would occur, the hazardous material would be contained in those areas and not be released into the environment.

There are two single-family residences to the west of the subject property and a post office to the south. There are no schools, hospitals, playgrounds, or any other sensitive use within a quarter mile of the project site. The amount of hazardous materials kept on site will not pose a danger to the adjacent single-family residences nor the proposed caretaker's residence onsite.

The project site was not listed on the State of California's Envirostor database, which is a program that maintains a database of all known contaminated sites throughout the State. The proposed project would not create a significant hazard to the public or the environment nor is located on a contaminated site.

There are no public airports, public use airports, or private airstrips located within two miles of the project site and the proposed project will not result in a safety hazard for people residing or working in the project area.

The subject property is located along The Old Road, which is not a designated route on the emergency response plan for emergency evacuation. However, The Old Road is adjacent to the Interstate 5 Freeway, which is a designated route on the emergency evacuation plan. The proposed HVC facility is not sited close enough to either route to impair implementation of the adopted emergency response plan or emergency evacuation plan.

The subject property is located completely within a Very High Fire Hazard Severity Zone (Zone 4).

There is adequate access to and from the property through a 20 foot driveway with a sliding gate.

There is a fire hydrant located 250 feet away in front of the post office property, which should meet fire low standards.

All the surrounding properties are located in the Very High Fire Hazard Severity Zone, but uses that do have the potential for dangerous fire hazard activities. The surrounding property's land uses include a post office to the south, single-family residences to west, open space to the east, and a vacant ranch to the north. The open space to the east would have the most potential for dangerous fire hazards. The subject property will have to incorporate proper brush clearance techniques, recommended by the County Fire Department to ensure the safety of the structures on the property.

The proposed project itself would not be a source of a dangerous fire hazard since the products (cleaning solvents and yard maintenance products) stored on-site are not produced in large quantities. The gasoline stored in the gas tanks of the vehicles is considered a safe place to store gasoline. The vehicles that will be utilized in this facility are collector vehicles that are maintained in excellent condition, which supports the safety concern of the gasoline stored in the vehicle, would not pose a threat to the project site or surrounding properties.

10. HYDROLOGY AND WATER QUALITY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Ch. 12.84 and Title 22, Ch. 22.52)?

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| k) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| m) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| n) Place structures in areas subject to inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

EVALUATION OF ENVIRONMENTAL IMPACTS:

Los Angeles County is split between two water quality regions: the Los Angeles Region and the Lahontan Region. Each regional board prepares and maintains a Basin Plan which identifies narrative and numerical water quality objectives to protect all beneficial uses of the waters of that region. The Basin Plans achieve the identified water quality objectives through implementation of Waste Discharge Requirements (WDRs) and by employing three strategies for addressing water quality issues: control of point source pollutants, control of nonpoint source pollutants, and remediation of existing contamination.

Point sources of pollutants are well-defined locations at which pollutants flow into water bodies (discharges from wastewater treatment plants and industrial sources, for example). These sources are controlled through regulatory systems including permitting under California’s Waste Discharge Requirements and the National

Pollutant Discharge Elimination System (NPDES) program; permits are issued by the appropriate Regional Water Quality Control Board and may set discharge limitation or other discharge provisions.

Nonpoint sources of pollutants are typically derived from project site runoff caused by rain or irrigation and have been classified by the United States Environmental Protection Agency (USEPA) into one of the following categories: agriculture, urban runoff, construction, hydromodification, resource extraction, silviculture, and land disposal, according to the Basin Plan for the Los Angeles Regional Water Quality Control Board. This type of pollution is not ideally suited to be addressed by the same regulatory mechanisms used to control point sources. Instead, California's Nonpoint Source Management Plan describes a three-tiered approach including the voluntary use of Best Management Practices, the regulatory enforcement of the use of Best Management Practices, and effluent limitations. Generally speaking, each Regional Water Quality Control Board implements the least restrictive tier until more stringent enforcement is necessary.

The Los Angeles Regional Water Quality Control Board addresses on-site drainage through its construction, industrial, and municipal permit programs. These permits require measures to minimize or prevent erosion and reduce the volume of sediments and pollutants in a project's runoff and discharges based upon the size of the project site

During the construction phase of a proposed project, the pollutants of greatest concern are sediment, which may run off the project site due to site grading or other site preparation activities, and hydrocarbon or fossil fuel remnants from the construction equipment. Construction runoff is regulated by the National Pollutant Discharge Elimination System (NPDES) Construction General Permit. This permit applies to all construction which disturbs an area of at least one acre.

The Los Angeles County Low Impact Development Ordinance is designed to promote sustainability and improve the County's watersheds by preserving drainage paths and natural water supplies in order to '...retain, detain, store, change the timing of, or filter stormwater or runoff.'

Areas of Special Biological Significance are "...those areas designated by the State Water Board as ocean areas requiring protection of species or biological communities to the extent that alteration of natural water quality is undesirable. All Areas of Special Biological Significance are also classified as a subset of STATE WATER QUALITY PROTECTION AREAS." Note that all of these areas are located off the coast of California and not within any inland water courses or bodies.

FEMA, the Federal Emergency Management Agency, prepares hydrological studies throughout the country, called Flood Insurance Studies, in order to identify areas that are prone to flooding. From the results of these studies, FEMA prepares Flood Insurance Rate Maps (FIRMs) that are designed to geographically depict the location of areas prone to flooding for purposes of determining risk assessment for flood insurance. An area that has been designated a 100-year flood plain is considered likely to flood under the 100-year storm event.

Dam inundation areas are areas that have been identified as being potentially susceptible to flooding from a catastrophic failure of one or more of the dams in Los Angeles County. These areas were mapped in accordance with California Government Code Section 8589.5 and do not suggest with certainty that a particular plot of land would be inundated given a catastrophic dam failure.

A seiche is the sudden oscillation of water that occurs in an enclosed, landlocked body of water due to wind, earthquake, or other factors. A tsunami is an unusually large wave or set of waves that is triggered in most

cases by a seaquake or an underwater volcanic eruption. A mudflow is flow consisting predominantly of earthen materials/soil and water.

The subject property utilizes an on-site wastewater treatment system for the mobilehome residence and the office. The proposed HVC facility will also have a restroom and will require an additional treatment system.

The site is served by public water and does not have a well located on the property. Connection to the existing waste treatment system or a new system will require approve from County Department of Public Health and the applicant will be required to follow their guidelines to ensure that the proposed project will violate any waste discharge requirements. The subject property is served by public water from the Newhall County Water District.

There is a proposed 22 foot wide asphalt driveway located from the property line located along The Old Road leading to the proposed HVC facility. In addition to the proposed HVC facility, the asphalt access road would be the only impermeable surface located on the lot and would only occupy approximately 20 percent of the lot surface. The remainder of the property will remain in its existing natural state of dirt, which is a permeable surface for recharging groundwater.

The subject property does not contain a stream or river that could be altered.

The proposed HVC facility is located on a flat surfaced area of the property that contains no vegetation and may result in substantial erosion or siltation on-site or off-site. The proposed HVC facility building and the proposed asphalt access road may substantially increase the rate of surface water run-off in a manner which could result in flooding, but the majority of surface on the property is still permeable. The applicant is proposing to install rainwater percolation tanks adjacent to the proposed building to minimize surface runoff impact. The street frontage of the subject property is currently not improved with sidewalks, curbs or gutters and water runoff would mostly be retained on-site and possibly flow to the stormdrain in front on the post office and with the installation of the rainwater percolation tanks, requested project will not create a runoff situation to exceed the capacity of the stormwater drainage system.

The requested project does not require a National Pollution Discharge Elimination System (NPDES) Construction General Permit since the project area is already disturbed and the project area is less than an acre. The lot has already been cleared and minimal grading will be necessary for the building pad. Some construction runoff may occur but should not significantly affect water or groundwater quality.

The project request is subject to the Low Impact Development Ordinance and will conform to the requirements. There is proposed rainwater percolation tanks located next to the proposed HVC facility building and approximately 80% percent of the lot will remain unimproved.

The subject property is located in the Los Angeles Regional Water Quality Control Board region. The proposed facility will not create point or nonpoint source pollutant discharge into the Santa Clara River Watershed since most rain water will be retained on-site and some will run off-site. The amount of water that runs off-site should not be significant.

The subject property currently has an on-site wastewater treatment system for the existing mobilehome residence and the office. A new on-site wastewater treatment system installed for the proposed HVC facility or a connection may be made to the existing treatment system.

Currently there are no geologic limitations identified on the property. The subject property is not located in proximity to stream, lake or drainage courses. The proposed project should not substantially degrade water quality since the project site will not be exposed to significant amounts of hazardous materials. The subject property is not located within a 100-year flood plain according to the FEMA Flood Insurance Rate Maps.

The subject property is not located in an area identified as a dam inundation area.

The subject property is a landlocked parcel and is not subject to inundation by seiche or tsunami. The western portion of the property is a hillside area and may have potential for mudflow during a heavy rain.

11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be inconsistent with the County zoning ordinance as applicable to the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The request is for a HVC facility and will not physically divide the community. The requested project location is consistent with the land uses allowed in the N-1 (Non-Urban 1 – up to 0.5 dwelling units per acre) land use designation within the Santa Clarita Valley Area Plan (SCV Plan), since residential projects are allowed in this category. The requested HVC facility is considered a non-residential use in a non-urban area and since the private facility is designed in a manner compatible with and sensitive to surrounding scenic and natural resources it is found to be consistent with the SCV Plan. The project request is also permitted in the A-2 (Heavy Agricultural) zone with a Conditional Use Permit (CUP) for development in the SEA, use of a caretaker's unit and Director's Review procedure for the HVC facility to authorize this request. With an approved CUP, including Director's Review approval for the HVC, the use would be found consistent with the zoning ordinance. The subject property has a Hillside Management land use designation from the Santa Clarita Valley Area Plan for the hillside portion of the lot. The hillside portion of the property has slopes over 25 percent. The Hillside Management CUP is not required for this project however since the location of the requested facility is not located in the Hillside Management area of the lot and does not exceed the threshold requiring a Hillside Management CUP. The requested project is also subject to the SEA CUP process, and is required to present the requested Project to the SEA Technical Advisory Committee (SEATAC) to obtain their recommendation to minimize impact to the underlying SEA. The project request will not be in conflict since the applicant will be complying with the required procedure for the SEA CUP. Mitigation measures have been prepared to minimize potential conflict with SEA conformance criteria for the development in the SEA. In addition, a Director's Review procedure is required to authorize the HVC facility.

12. MINERAL RESOURCES

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The County depends on the State of California’s Geological Survey (State Department of Conservation, Division of Mines and Geology) to identify deposits of regionally- significant aggregate resources. These clusters or belts of mineral deposits are designated as Mineral Resources Zones (MRZ-2s), and there are four major MRZ-2s are designated in the County: the Little Rock Creek Fan, Soledad Production Area, Sun Valley Production Area, and Irwindale Production Area. The California Department of Conservation protects mineral resources to ensure adequate supplies for future production.

The California Surface Mining and Reclamation Act of 1975 (SMARA) was adopted to encourage the production and conservation of mineral resources, prevent or minimize adverse effects to the environment, and protect public health and safety. In addition, Title 22 of the Los Angeles County Code (Part 9 of Chapter 22.56) requires that applicants of surface mining projects submit a Reclamation Plan prior to receiving a permit to mine, which must describe how the excavated site will ultimately be remediated and transformed into another use.

Small-scale oil production still occurs in many parts of the County, including the Baldwin Hills and the Santa Clarita Valley. The California Division of Oil, Gas, and Geothermal Resources (DOGGR) permits and tracks each operating production well and natural gas storage well and ultimately monitors the decommissioning process.

The subject property is not located in a mineral resource zone according to the Special Management Area map in the 1980 Countywide General Plan and the State of California’s Geological Survey map.

Since the subject property is not located in a mineral resource zone, according to the General Plan, so then the requested project would not result in the loss of availability of locally-important resource recovery site.

13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in:				
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The proposed project will conform to Los Angeles County Code Title 12, Chapter 12.08 (Noise Control Ordinance). Section 12.08.390 of the County Code provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10:00 p.m. (daytime) in Noise Zone II (residential areas).

Noise generated by construction equipment during the construction phase of the project may result in a substantial temporary increase in ambient noise levels. Construction activities will be conducted according to best management practices, including maintaining construction vehicles and equipment in good working order by using mufflers where applicable, limiting the hours of construction, and limiting the idle time of diesel engines. Noise from construction equipment will be limited by compliance with the Noise Control Ordinance and County Code Section 12.12.

The requested HVC facility may utilize a vacuum for cleaning, an air compressor for tools, occasional truck delivery and may turn over an engine from time to time. The noise that may transmit from the facility would not exceed noise level standards established by the noise ordinance.

There are two single-family residences across The Old Road that are considered sensitive receptors that may feel a slight groundborne vibration or noise when vehicles are unloaded into the facility. There are no other sensitive receptors such as schools, hospitals, senior citizen facility, day-care facilities located in the surrounding area.

There may be periodic changes in ambient noise levels with vehicle detailing inside the facility or loaded vehicles on and off a trailer for car shows outside the facility.

The project request is for a private historic vehicle collection building and is not a considered a residential project that would not generate significant vehicle noise.

There would not be a substantial permanent increase in ambient noise levels in the surrounding area.

There is no public airport, public use airport, or private airstrip located within two miles of the subject property according the airport land use plan.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

Typical local thresholds of significance for housing and population growth include effects that would induce substantial growth or concentration of a population beyond a city's or county's projections; alter the location, distribution, density, or growth rate of the population beyond that projected in the city or county general plan housing element; result in a substantial increase in demand for additional housing, or create a development that significantly reduces the ability of the county to meet housing objectives set forth in the city or county general plan housing element.

The Los Angeles County General Plan and Housing Element uses population, household, and employment projections from a growth forecast that is developed from the Southern California Association of Governments 2008 Regional Transportation Plan (RTP). The population projections and household projections for unincorporated County are organized by eight SCAG sub-regions.

The proposed project is located in the North LA County sub-region for 71,389 people by 2014. SCAG has also established the County's RHNA allocation at 57,176 units.

The project request is for a vehicle storage facility and is not considered a residential project that would not induce substantial population growth in the area either directly or indirectly.

The requested use will not displace substantial numbers of any housing type or people.

This request will not exceed official regional or local population projections.

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15. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheriff protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Libraries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

Fire suppression services in unincorporated Los Angeles County are provided by the Los Angeles County Fire Department (LACoFD), which has 21 battalions providing services to the whole of the unincorporated County. Development in the unincorporated areas must comply with the requirements of the Fire Code (Title 32), which provides design standards for all development in the unincorporated County. Development must also comply with standards for response times between fire stations and the project site. These times are: 5 minutes or less for projects in urban areas, 8 minutes or less for projects in suburban areas, and 12 minutes or less for projects in rural areas.

Law enforcement services within the unincorporated Los Angeles County are provided by the Los Angeles County Sheriff's Department. The Los Angeles County Sheriff's Department strives to maintain a service ratio of approximately one officer for every 1,000 residents within the communities it serves.

In Los Angeles County, parks are operated and maintained by the Department of Parks and Recreation. As of 2010, there were approximately 153 recreational facilities managed by the Department of Parks and Recreation totaling approximately 65,528 acres of recreation and open space. The Los Angeles County General Plan, Regional Recreation Areas Plan, provides the standard for the allocation of parkland in the unincorporated county. This standard is four acres of local parkland per 1,000 residents and six acres of regional parkland per 1,000 residents. For subdivision projects, the Quimby Act permits the County, by ordinance, to require the dedication of parkland or the payment of an in-lieu fee to achieve the parkland-to-

population ratio sought in the General Plan. Further, as a condition of a zone change approval, General Plan amendment, or Specific Plan approval, the County may require the applicant pursuing the subdivision to dedicate and/or improve land according to the following General Plan standards. This requirement is justified as long as an appropriate nexus between the proposed project and the dedication can be shown.

In the unincorporated portions of Los Angeles County, as well as in 50 of the 88 cities within the County, library services are provided by the County of Los Angeles Public Library. There are approximately 84 libraries operated by the County with roughly 7.5 million volumes in its book collection. The County of Los Angeles Public Library is a special district and is primarily funded by property taxes, but other funding mechanisms include a Mello-Roos Community Facilities District, developer impact fees, developer agreements, and a voter-approved special tax.

According to the Draft General Plan, the Library’s planning guidelines specify that 2.75 library material items should be available per capita as well as 0.5 square feet of library space per capita. The Public Library also imposes a mitigation fee on residential development based on the cost estimation of providing the appropriate library facilities and services to each library planning area. The fees are as follows:

Planning Area 1: Santa Clarita Valley per dwelling unit	\$846.00
Planning Area 2: Antelope Valley per dwelling unit	\$820.00
Planning Area 3: West San Gabriel Valley per dwelling unit	\$856.00
Planning Area 4: East San Gabriel Valley per dwelling unit	\$844.00
Planning Area 5: Southeast per dwelling unit	\$847.00
Planning Area 6: Southwest per dwelling unit	\$853.00
Planning Area 7: Santa Monica Mountains per dwelling unit	\$849.00

The request is for a vehicle storage facility and the subject property is located in a very high fire hazard severity zone. The nearest Los Angeles County Fire Station is approximately 3.6 miles from the subject property.

The post office to the south has a fire hydrant that is approximately 250 feet from the entrance to the subject property.

The nearest Los Angeles County Sheriff’s station is approximately 6 miles from the subject property. The addition of a historic vehicle collection to locate rare and unique collectible cars may increase the chance of a burglary, but as long as the facility is secured, then the chance of an incident would be reduced.

The requested use is not a considered a growth inducing residential project that would require the need to more schools, parks, or libraries to be built.

The nearest park is the Ed Davis Regional Park which approximately 600 feet away and adjacent to the subject property.

16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The Los Angeles County General Plan standard for the provision of parkland is four acres of local parkland per 1,000 residents of the population in the County's unincorporated areas, and six acres of regional parkland per 1,000 residents of the County's total population.

The requested vehicle storage facility is for private use located on private property and will not increase the use of the existing neighborhood and regional parks or other recreational facilities.

This project will not be growth inducing requiring a need for more parkland. The rear portion of the subject property, approximately 0.85 acres, is adjacent to existing open space and is proposed to remain undeveloped which will continue regional open space connectivity.

17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

Traffic conditions are determined by using a system that measures the volume of traffic going through an intersection at a specific point in time relative to the intersection's maximum possible automobile throughput. This volume-to-capacity ratio is referred to as Level of Service (LOS) and ranges from the best-case scenario LOS A (free-flowing conditions) to the worst-case scenario LOS F (gridlock).

The requested project does not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for performance of the circulation system. The frontage of the subject property has a County Trail alignment called the Sand Canyon Trail running north and south. The Department of Parks and Recreation did not require a trail easement. This type of project does not increase traffic since it is a vehicle storage facility being used for private use. The proposed project will not conflict with the congestion management program since this vehicle storage facility will not generate additional trips to the neighborhood. Periodically there will be come show cars being put on trailers and transported off-site for a car show; however the HVC is a private collection and not open to the public on the subject property. The subject property fronts a private "Old Road" before gaining access The Old Road, which is a designated Major Highway on the County Master Plan of Highways. The Old Road is improved with a 100-foot of right of way with a center divider. It is very unlikely that any congestion would result with the installation of this private storage facility because of limited visits to the property. The proposed structure is 25-feet in height on the flat previously disturbed portion of the subject property and would not interfere with air traffic patterns. The subject property has a 22-foot access driveway leading out to The Old Road and would not result in inadequate emergency access. If a trailer were to jackknife it would only affect the subject property since the adjacent property to the north has an alternative access route to the north of that property. This request does not conflict with adopted polices, plans, or programs regarding public transit, or pedestrian facilities, since the request is for a private HVC facility.

18. UTILITIES AND SERVICE SYSTEMS

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impa ct</i>
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

All public wastewater disposal (sewer) systems are required to obtain and operate under the terms of an NPDES (National Pollution Discharge Elimination System) permit, which is issued by the local Regional Water Quality Control Board (RWQCB). The NPDES is a permitting program that established a framework for regulating municipal, industrial, and construction stormwater discharges into surface water bodies and stormwater channels.

The Los Angeles and Lahontan Regional Water Quality Control Boards are responsible for implementing the federally-mandated NPDES program in the County through the adoption of an Order, which is effectively the NPDES Permit for that region. The Los Angeles Regional Board's Permit designates 84 cities within the Board's region as permittees, and the County as the principal permittee of the NPDES Permit. The NPDES Permit defines the responsibilities of each permittee to control pollutants, including the adoption and enforcement of local ordinances and monitoring programs. The principal permittee is responsible for coordinating activities to comply with the requirements set forth in the NPDES Permit, but is not responsible for ensuring the compliance of any other permittee. The County's Stormwater Ordinance requires that the discharge, deposit, or disposal of any stormwater and/or runoff to storm drains must be covered by a NPDES permit.

For the unincorporated areas, in accordance with the NPDES Permit, the County implements a Standard Urban Stormwater Mitigation Plan (SUSMP) at the project site level to address pollutants generated by specific activities and types of development. The main purpose of this planning program is to identify new construction and redevelopment projects that could contribute to stormwater pollution, and to mitigate run-off from those projects by requiring that certain Best Management Practices be implemented during and after construction. Moreover, the SUSMP prevents erosion by controlling runoff rates, protecting natural slopes and channels, and conserving natural areas.

The Los Angeles County Integrated Waste Management Plan (IWMP), which is compiled by the interagency Integrated Waste Management Task Force and updated annually, has identified landfills with sufficient disposal capacity for the next 15 years, assuming current growth and development patterns remain the same. In addition to the projections of the IWMP (see above), all projects must comply with other documents required by the California Integrated Waste Management Act of 1989 (AB 939).

The County's Green Building Program's three ordinances were adopted in 2008 and were created to implement new green-building practices for projects in the County with the goals to conserve water, conserve energy, conserve natural resources, divert waste from landfills, minimize impacts to existing infrastructure, and promote a healthier environment. The Green Building Program consists of the Green Building Ordinance, the Low Impact Development Ordinance, and the Drought Tolerant Landscaping Ordinance

The subject property currently has an on-site wastewater treatment system (OWTS) serving the existing mobilehome and office. The proposed HVC facility has a proposed restroom located in the building and will require a new OWTS.

The subject property does not have access to a sewer system. The installation of a new treatment system will require a permit from the County Department of Public Health and this process will ensure that a new system will not exceed wastewater requirements of the Los Angeles Regional Water Quality Control Board.

There is not a new storm water drainage facility proposed, however there are proposed rainwater percolation tanks to be installed adjacent to the eastern side of the proposed storage facility. There may be additional storm water runoff due to the proposed 22-foot wide asphalt driveway.

There are sufficient reliable water supplies available from the Newhall County Water District to serve the subject property with the additional proposed building.

The requested project will require electricity and will not create energy utility system capacity problems or result in the construction of new energy facilities or expansion of facilities. The electricity used for the facility would be for lighting, air conditioning and electric tools.

The proposed facility is for a historic vehicle collection and the use would not significantly increase the amount of solid waste disposal currently transported off the subject property to the landfill.

The project will comply with federal, state, and local statutes and regulation to solid waste, since there will not be a significant change than the amount of waste produced by a single-family residence. The construction of the HVC facility will not be cumulatively significant, since the remainder of the project request includes authorizing an existing mobilehome to be a caretaker's residence, planting an orchard in a disturbed portion of the lot, retaining some animal pens for future farm animals, and the use of a private office. The existing residence will not significantly increase water usage. There may be a slight increase of green waste and need for some additional water for the proposed orchard and if future farm animals are raised on the site there will be some animal waste generated. Overall the impacts are not significant enough to cause a need for a new water source or over burden the landfill.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to 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, substantially 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? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a 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)? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project impacts on the biological environment have all been found to be less than significant, and there are no examples of California history or prehistory on the subject property. The proposed HVC facility is located in a disturbed area of the lot and environmental resources will not be affected, since mitigations are in place to protect the Oak resource identified during the construction phase and the rest of the property that contains resources will be remain undeveloped.

The mitigation measures for the project will ensure that the natural resource identified in the SEA will be preserved and be consistent with the long-term environmental goals of having a protected environment for future habitats and species.

The project's individual impacts are generally less than significant in nature, except where mitigation is proposed, and none are cumulatively considerable. The construction of the HVC facility will not be cumulatively significant, since the remainder of the project request includes authorizing an existing mobilehome to be a caretaker's residence, planting an orchard in a disturbed portion of the lot, retaining some animal pens for future farm animals, and the use of a private office. Water usage, electricity use, and traffic from the project are less than significant, and do not have the potential to be cumulatively considerable.

The project does not have any substantial environmental impacts that could not be addressed with proper mitigation measures to protect the sensitive resource on the subject property.