



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Bruce W. McClendon FAICP  
Director of Planning

**NOTICE OF PREPARATION**

**DATE:** April 9, 2007

**PROJECT TITLE:** Sakaida & Sons Surface Mine Project  
Surface Mining Permit No. 01-154  
Oak Tree Permit No. ROAKT200700010

**PROJECT APPLICANT(S):** Ted Sakaida  
P.O. Box 7412  
Van Nuys, CA 91409  
(818) 881-5257

The County of Los Angeles Department of Regional Planning is the lead agency and will prepare an Environmental Impact Report (EIR) for the project identified below. In compliance with Section 15082 of the CEQA Guidelines, the County of Los Angeles is sending this Notice of Preparation (NOP) to each responsible and federal agency and interested parties involved in approving the project and to trustee agencies responsible for natural resources affected by the project. Within 30 days after receiving the NOP, each agency shall provide the County of Los Angeles with specific written details about the scope and content of the environmental information related to that agency's area of statutory responsibility.

The purpose of this NOP is to solicit the views of your agency as to the scope and content of the environmental information germane to your agency's statutory authority with respect to the proposed project. Your agency may need to use the EIR prepared by our agency when considering approval of applicable permits for the project.

**PROJECT LOCATION AND EXISTING CONDITIONS:** The project site is located in unincorporated Los Angeles County, adjacent to and west of the Angeles National Forest, approximately 2.5 miles north of the Foothill Freeway (Interstate 210) and approximately 4 miles northeast of the City of San Fernando (see Figure 1). The site is bordered to the north by open space and the Pacoima Dam and Reservoir; to the east by the Angeles National Forest; and to the south and west by open space. A recreational hiking trail known as the Pacoima Canyon Trail (or Rim of the Valley Trail) traverses the project site in an east to west direction. The only access to the site is from Hubbard Street via Interstate 210 Freeway to Gavina Avenue (east) and then north along Pacoima Canyon Road.

The proposed project site is located in mountainous terrain characterized by slight to steep slopes with elevations ranging from approximately 1,500 feet to 2,200 feet (see Figure 2). The site is undeveloped except for a hiking trail and an abandoned dirt access road that begins from Pacoima Canyon Road (the only access to the site) on the western edge of the project site leading eastward along the northern side of the site. The Pacoima wash and numerous tributaries traverse the project site, flowing in an east to west direction. Vegetation on the site consists of chaparral, coastal sage scrub, riparian habitat, oak trees, and Davidson's bush-mallow that are potential habitat for the California gnatcatcher and slender-horned spinyflower.

**PROJECT DESCRIPTION:** The project applicant proposes to construct and operate a mining operation and processing area (referred to as the mining area) on approximately 25 acres of the 73-acre project site. The processing area will consist of a scale house, an office trailer, generators to supply electricity, two water tanks, two above-ground fuel tanks, a crusher plant, a screening plant, two portable restrooms, and two stockpile areas. Other proposed improvements include a detention pond, an access road, and a truck loading area (see Figure 3). The onsite access road will be paved or improved with a gravel road-base material to reduce fugitive dust emissions from onsite and offsite aggregate transport. This access road will be approximately one mile long with two 10-foot wide lanes (one entry and one exit lane).

The applicant proposes to mine approximately 3,000,000 cubic yards of aggregate material (sand and gravel), fill-material, and limited amounts of base material over a period of seven years at a maximum annual rate of approximately 428,571 cubic yards. Bulldozers would be used to excavate raw material and front-end loaders would haul mined material to feeders. Electrically-powered feeders and conveyors would deliver excavated material to the processing screens, crushers, and eventually to separated storage stockpiles for offsite transport. Prior to departing the site for product delivery, truck beds would be covered and the exteriors would be washed down to control sand, grit or gravel that could become airborne during transport.

The excavated aggregate resources would be transported from the project site to various destinations within the San Fernando Valley including City and County material yards, various building supply yards, asphalt and cement batch plants, and construction sites. The expected haul route for transporting materials from the site would be along Gavina Avenue to Interstate-210 via Harding Street / McClay Street. A school and approximately 103 homes are located adjacent to the haul route. Based on expected market demands, project truck traffic would be distributed evenly on Interstate-210 for the north- and south-bound with the majority of the material being transported to locations in the San Fernando Valley, north and south of the site, while the remainder (approximately 10 percent) would be transported to central parts of Los Angeles County. Approximately 115 trucks would be used to transport aggregate material offsite of which 25 would be owned and operated by the applicant and the remaining 90 would be independently owned and operated. As envisioned, approximately 5 to 10 owner-operated trucks would be stored onsite at any given time while the remaining trucks would be stored at other project sites or the applicant's storage yard in Sylmar. Based on the estimated daily maximum throughput, the project would generate an average of 115 (one-way) truck trips per day. Two 10,000 gallon water tanks would be located onsite and filled by water delivery trucks. Based on the water needs of the project (estimated to be approximately 3,000 – 5,000 gallons per day), no more than five water truck deliveries would be required per week. The source of water for operations would be obtained from a metered City of Los Angeles fire hydrant. The applicant is also considering using reclaimed water for project operations. One truck visit per week would be expected from both the commercial bottled water provider and the commercially-serviced restroom provider.

Facility operations would occur Monday through Friday from 7 a.m. to 5 p.m. daily. In total the facility would operate approximately 2,500 to 3,000 hours per year depending upon market conditions. Most of the mobile equipment will be diesel-powered or hydraulically operated wheel and track mounted machines. Stationary equipment will be powered by electricity from the proposed generators. The mining operation and processing plant will utilize the following equipment and facilities:

- Two to four front-end loaders
- Two bulldozers
- Waterline and sprinkler systems (for dust suppression, reclamation and landscaping purposes)

- Two processing and conveyer systems (including crushers)
- Generators (maximum of seven rated at 250 HP)
- Self contained portable processing plant
- Ancillary facilities including: water supply trucks (owned by the applicant) and tanks; processing plants and equipment; a scale-house; two above-ground fuel tanks; an administration office; and portable restrooms (commercially serviced).

The applicant would implement a Reclamation Plan in consultation with Los Angeles County Departments of Public Works and Regional Planning and the California Department of Conservation Office of Mine Reclamation (OMR). The Plan must be developed in accordance with the Surface Mining and Reclamation Act (SMARA) and the County Mining Ordinance. The applicant would be required to post a financial assurance with the County to ensure reclamation is completed in accordance with the approved plan.

Generally, as aggregate resources within the existing disturbed areas are removed, a tier of benches would be created at the mining area. Finished slopes would begin at a finished floor elevation of approximately 1,625 feet, up to finished top-of-slope elevations ranging between 1,800 feet to a maximum of approximately 1,935 feet. The floor of the mining area would be maintained with slopes no steeper than 10:1 (horizontal:vertical). The finished slopes of the mining area would be no steeper than a ratio of 1.5:1 (horizontal:vertical) and would contain terraces (benches) at no greater than 30-foot intervals in elevation. The benches would alternate between 8-feet (at 25 foot intervals) and 20-foot wide (at 100 foot intervals). Down drains would be installed on the finished slopes to convey runoff from the slopes with energy dissipaters (e.g. rip rap) at the outlets in the adjacent ravine, where runoff would be directed. The final proposed contours of the site would be designed to approximate natural slopes and landforms of the project site and are depicted in Figure 4.

All final manufactured slopes will meet both of the following criteria:

- Have a slope stability safety factor of at least 1.5 for gross stability, and
- Have a slope angle ratio of no steeper than 1.5:1 (i.e., 1.5 feet horizontal rise to 1 foot vertical run).

The slope stability safety factor of 1.5 is designed to ensure the long-term gross stability of a slope based on the assumption that no maintenance is performed on the slope once the Mining and Reclamation Plan is fully implemented. The minimum slope angle ratio of 1.5:1 is designed to minimize the long-term erosion potential of manufactured slopes. To provide for adequate drainage and erosion control, the site would be reclaimed to the above specified finished slopes.

Reclamation will start on mined-out area of 5 acres before new mining can take place on the next 5 acres of the project site. Final Reclamation would occur within two years of the end of mining activities. The finest material and topsoil collected during operational phases would be stored for sale as topsoil and/or fill material, while a portion will also be employed in the reclamation of finished mine surfaces. At the time of final reclamation, all mining production and processing equipment, facilities, and support structures will be removed. With the exception of a small area (approximately 3 to 5 acres), all reclaimed areas will be re-vegetated with native vegetation. The small area will ultimately be used for nursery stock storage as the "end-use" for the project site. The main access road, generators, water storage tanks, and sprinkler system would remain to facilitate the maintenance of the nursery stock on the leveled areas. Water usage during operation of the nursery would vary depending on the type and amount of vegetation that can be supported on the reclaimed, leveled areas of the project site. However, no more

than 10,000 gallons of water per week would be required. No other utilities or public services would be expected during nursery operations.

**ENTITLEMENT REQUIREMENTS AND DISCRETIONARY APPROVALS:** The proposed project is an application for: 1) Surface Mining Permit to construct and operate a processing area and to mine approximately 3,000,000 cubic yards of material on a 25-acre mining area; and 2) Oak Tree Permit to remove five oak trees.

**POTENTIAL PROJECT IMPACTS:** The County of Los Angeles, as the Lead Agency, has identified in the Initial Study (see attachment) the following potential environmental impacts which will be discussed in the EIR:

- Geotechnical – the California State Seismic Hazard Zone Map indicates the project site is potentially subject to liquefaction and earthquake induced landslides; the project proposes mining 3,000,000 cubic yards of aggregate materials on slopes with gradients over 25 percent; and the project site is located in an area having high slope instability.
- Flood – Several drainage courses are located on the project site; the project site may be located within or contains a floodway, floodplain, or designated flood hazard zone; the project could contribute or be subject to high erosion and debris deposition from runoff; the project site is located in or subject to high mudflow conditions; the project will alter tributary drainages by paving and storm water runoff drainage structures.
- Fire – the project site is located in a Very High Fire Hazard Severity Zone; the project site may be served by inadequate access due to the lengths, width, surface materials, turnarounds or grade; the project site may be in an area having inadequate water and pressure to meet fire flow standards.
- Noise – the project could substantially increase ambient noise levels in the project vicinity as a result of operating heavy equipment onsite and transport trucks traveling along the haul route; and trucks will travel through residential areas and a school.
- Water Quality – the project's construction and operational activities could significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies; the project's post-development activities could potentially degrade the quality of storm water runoff and/or post-development non-storm water discharges could contribute potential pollutants to the storm water conveyance systems and/or receiving bodies; the project site is subject to high recharge capability; the project will involve removal of vegetation; and fertilizers may be used for nursery operation.
- Air Quality - the project could increase local emissions to a significant extent due to increased traffic congestion or exceed AQMD thresholds of potential significance; the project could generate obnoxious odors, dust, and/or hazardous emissions; operations may violate the PM10 standard or contribute substantially to an existing or projected air quality violation; the project may result in a cumulatively considerable net increase of a criteria pollutant due to its location in a non-attainment air basin; and mined materials will be transported offsite via local streets and through an established residential community.
- Biota – the project site is undisturbed and natural; mining operations will disturb approximately 25 acres of natural habitat including chaparral, Davidson's bush-mallow, coastal sage scrub, and riparian habitat; the Pacoima wash and tributaries are located within the site; the project site contains oak trees; and the project site may contain habitat for California gnatcatcher and slender-horned spineflower.
- Cultural Resources – the project contains Pacoima wash and tributaries as well as oak trees.
- Visual Qualities – the project site is visible from the Pacoima Canyon Trail (Rim of the Valley Trail); and the project proposes extensive mining and landform alterations and is currently an undisturbed area within view of residential communities.

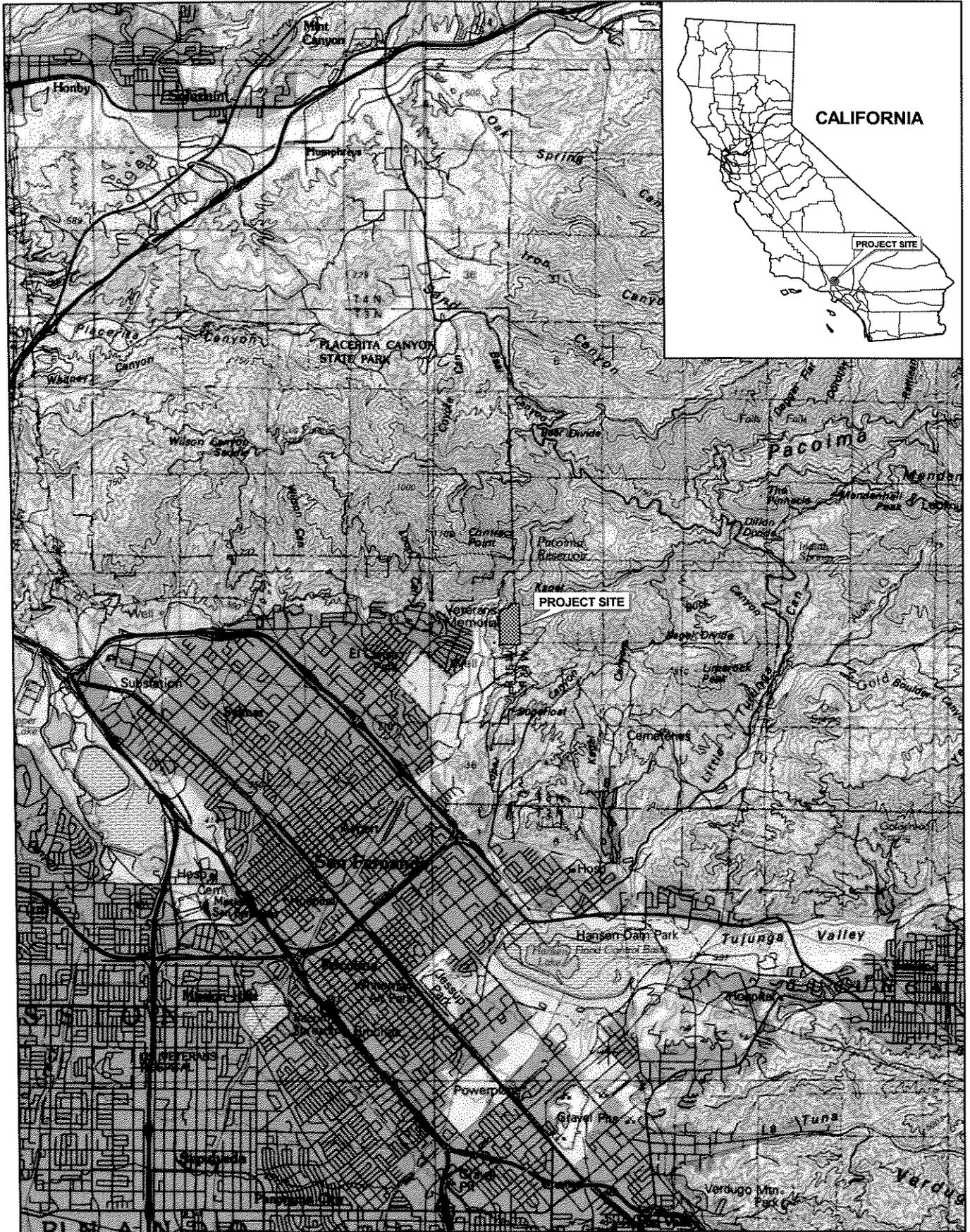
- Traffic/Access – project operations would generate truck trips and could affect local roadway systems, intersections and freeways; project could result in traffic hazards from project truck traffic traveling through residential areas; potentially inadequate access to/from the project site during an emergency (other than fire hazards) may result in problems for emergency vehicles or residents/employees in the area; and the project could exceed the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection.
- Fire / Sheriff Services – the project could create staffing or response time problems at the fire station or sheriff's substation serving the project site.
- Utilities – the project site may not have adequate water supply or pressure to meet fire fighting needs; and landfill capacity is limited.
- General – the project could result in a major change in the character of the general area or community.
- Environmental Safety – the project proposes onsite storage of diesel fuel and gasoline in aboveground tanks.
- Land Use – the project operations may be considered incompatible with nearby residential land uses; and the site is not designated as mineral resource area.

In addition to evaluating the potential effects of the proposed project, the EIR will address a full range of project alternatives, possibly including, but not necessarily restricted to: a “no project” alternative and a reduced mining intensity alternative.

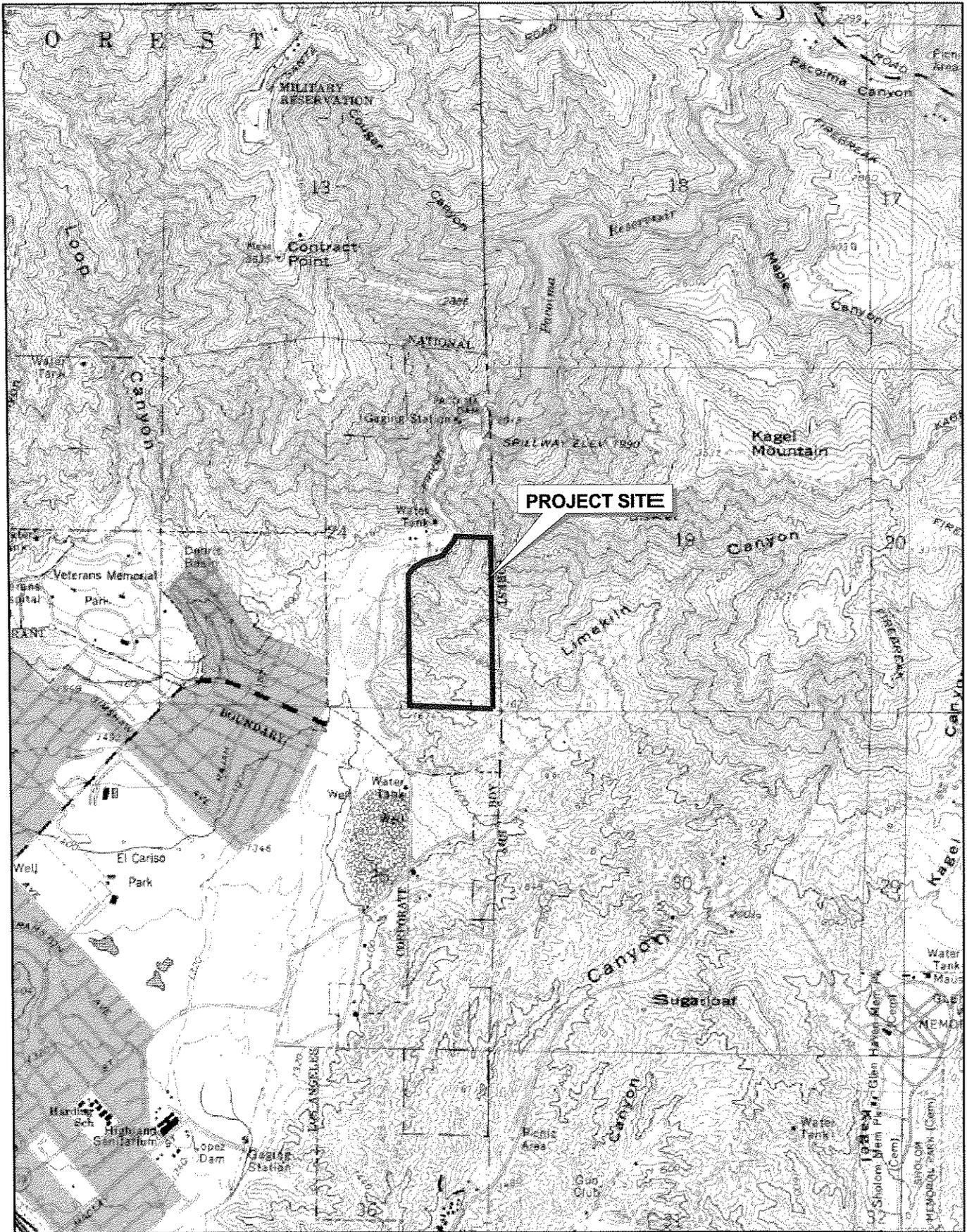
**NOTICE OF PREPARATION REVIEW AND COMMENTS**

The review period for the Notice of Preparation will be from April 11, 2007 to May 11, 2007. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than **May 18, 2007**. Please direct all written comments to the following address. In your written response, please include the name of a contact person in your agency.

Christina Tran  
 County of Los Angeles Regional Planning Department  
 Impact Analysis Section  
 320 West Temple Street, Room 1348  
 Los Angeles, CA 90012  
 Tel: (213) 974-6461  
 Fax: (213) 626-0434

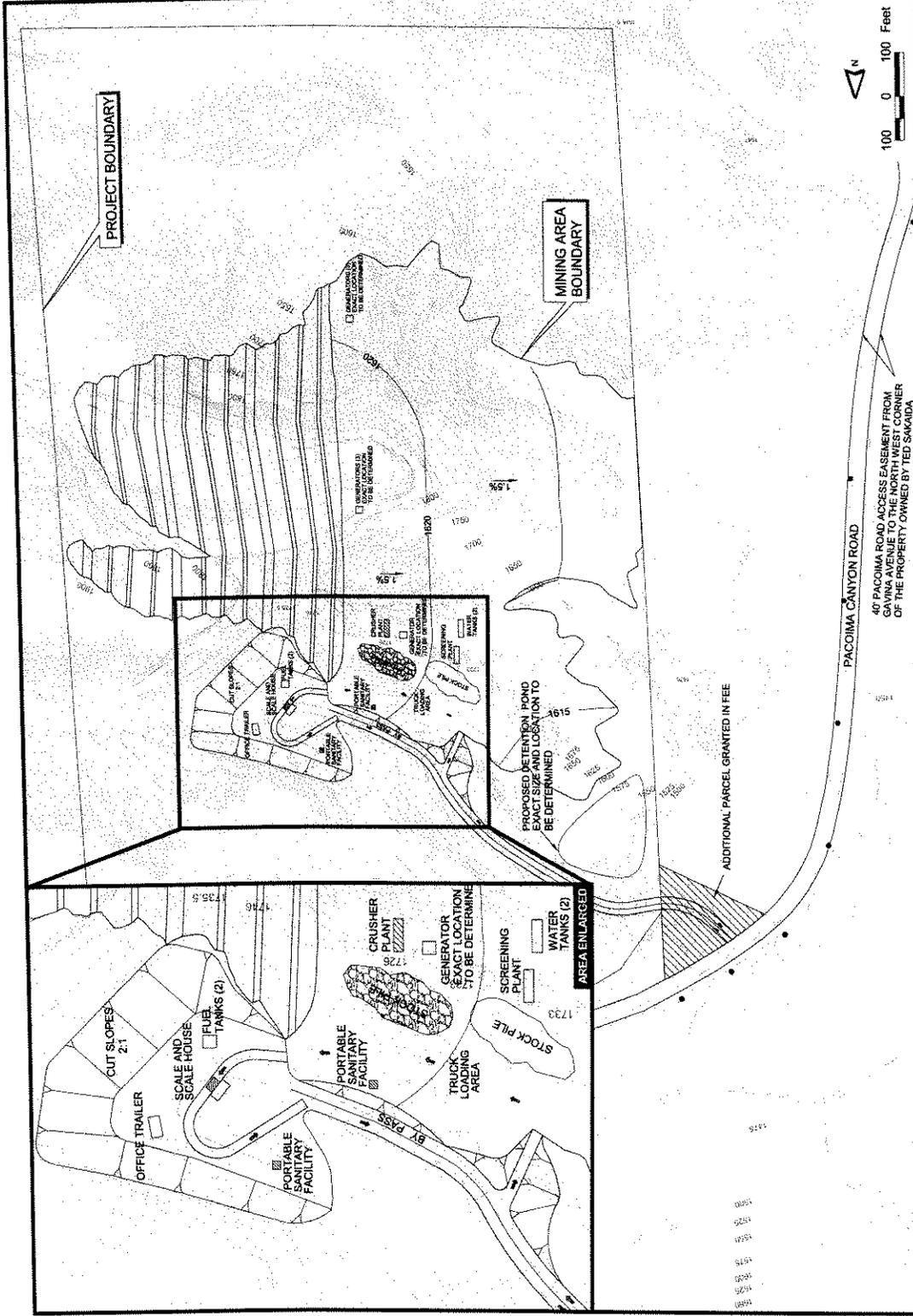


**REGIONAL LOCATION MAP**



**SITE LOCATION MAP**

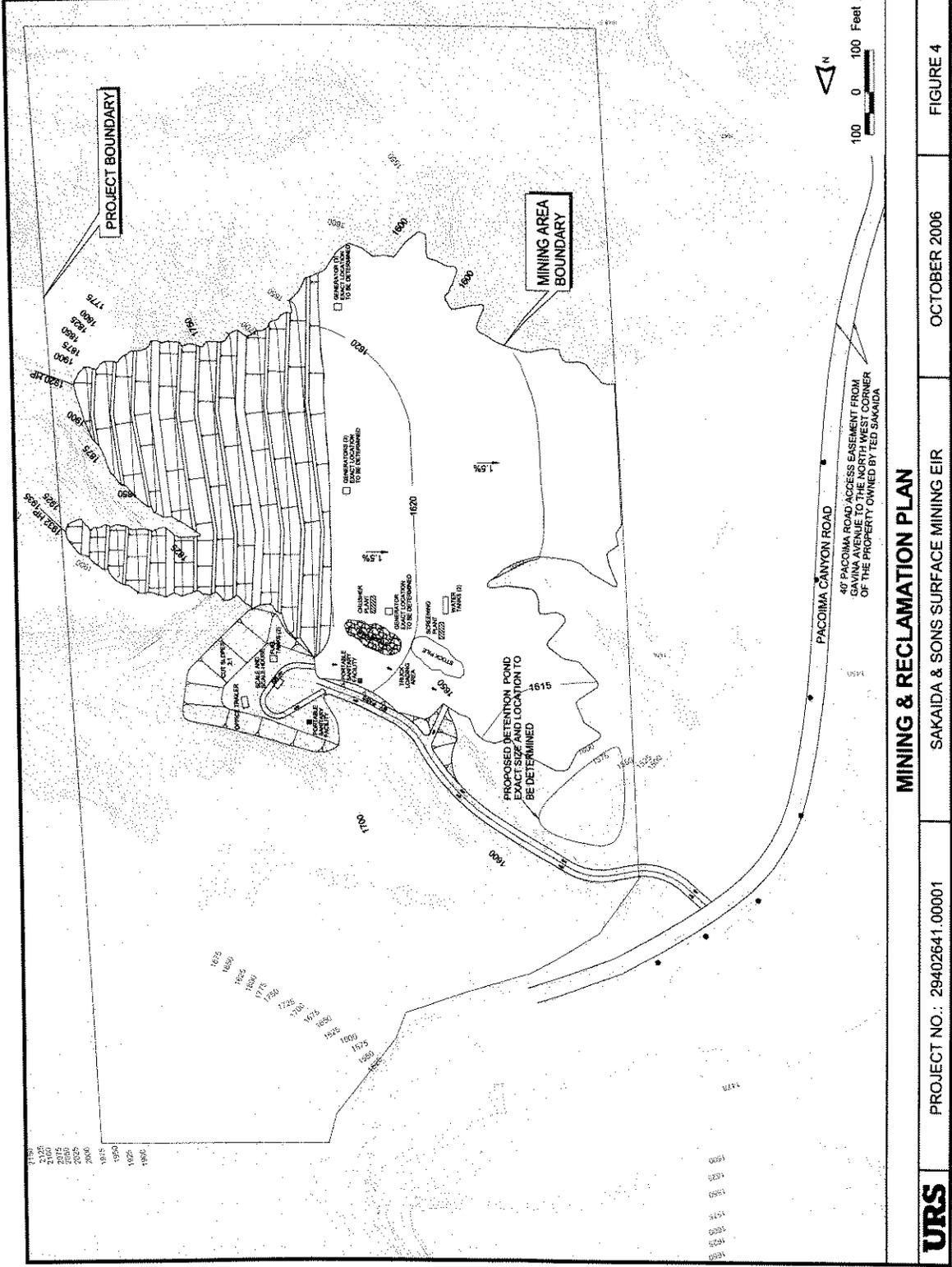
	PROJECT NO.: 29402641.00001	SAKAIDA & SONS SURFACE MINING EIR	OCTOBER 2006	FIGURE 2
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**PROPOSED PROJECT AND MINING BOUNDARY**

PROJECT NO.: 29402641.00001      SAKAIDA & SONS SURFACE MINING EIR      OCTOBER 2006      FIGURE 3





**URS**

PROJECT NO.: 29402641.00001

SAKAIDA & SONS SURFACE MINING EIR

OCTOBER 2006

FIGURE 4



**\*\*\*\* INITIAL STUDY \*\*\*\***

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

GENERAL INFORMATION

I.A. Map Date: October, 2006 Staff Member: Christina D. Tran

Thomas Guide: 482 F-1 USGS Quad: San Fernando

Location: South of Pacoima Dam and east of Pacoima Canyon Road, Sylmar

Description of Project: Application for a Surface Mining Permit to construct and operate a mining operation and processing area on 24.8 acres of a 73-acre project site comprised of two parcels. Approximately 3,000,000 cubic yards of material will be mined over a period of seven years at a maximum of 428,571 cubic yards per year. The mined materials will be exported to various customers in San Fernando Valley via Hubbard Street through residential areas and the I- 210. The proposed processing area will have a scale house, an office trailer, generators, two water tanks, two above-ground fuel tanks, a crusher plant, a screening plant, two portable restrooms, and two stockpile areas. Other proposed improvements include a detention pond, an access road, and a truck loading area. The processing plant would be removed and the reclaimed areas would be re-vegetated and used for nursery stock storage. The project will utilize portable sanitary facilities for sewage disposal and onsite water storage tanks for dust suppression. Operating hours will be five days a week from 7:00 a.m. to 5:00 p.m. with a maximum of 27 employees including approximately 20 truck drivers. Application also includes an Oak Tree Permit to remove five oak trees.

Gross Acres: 73 acres of which 24.8 acres is the proposed mining area

Environmental Setting: Project site is undeveloped except for an abandoned dirt road with topography ranging from gentle to steep slopes. The site contains several drainage courses and biological resources including chaparral, coastal sage scrub, riparian habitat, oak trees, and potentially California gnatcatcher, slender-horned spinesflower, and Davidson's bush-mallow. Surrounding land uses consist of the Angeles National Forest adjacent to the east, Pacoima Dam to the north, vacant land, and residential development to the far west and south.

Zoning: A-2-2 (heavy Agriculture, 2 acre minimum lot size)

General Plan: Non-urban

Community/Area wide Plan: N/A

**Major projects in area:**

PROJECT NUMBER

DESCRIPTION & STATUS

CP98041

Helistop (8-26-98 approved)

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

**REVIEWING AGENCIES**

Responsible Agencies

- None
- Regional Water Quality Control Board
  - Los Angeles Region
  - Lahontan Region
- Coastal Commission
- Army Corps of Engineers
- Caltrans
- CA Dept. of Conservation: Division of Mines & Geology, Office of Mine Reclamation
- 
- 

Trustee Agencies

- None
- State Fish and Game
- State Parks
- U.S. Fish & Wildlife (Carlsbad)

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mtns. Area
- CSU Fullerton Cultural Resource Center
- Bureau of Land Management
- CA Air Resource Board
- U.S. Fish & Wildlife Service
- L.A. City

- AQMD
- Native American Tribes
- L.A. City School District
- 
- 

Regional Significance

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

County Reviewing Agencies

- Subdivision Committee
- Health Services: Environmental Hygiene; Rural Mountain
- County Sheriff
- DPW: Land Development Division (Water supply, NPDES review); GMED; Drainage & Grading; Traffic & Lighting; Environmental Programs
- Fire Department
- Department of Parks & Recreation

<b>IMPACT ANALYSIS MATRIX</b>		<b>ANALYSIS SUMMARY</b> (See individual pages for details)				
			Less than Significant Impact/No Impact			
			Less than Significant Impact with Project Mitigation			
			Potentially Significant Impact			
<b>CATEGORY</b>	<b>FACTOR</b>	<b>Pg</b>				<b>Potential Concern</b>
<b>HAZARDS</b>	1. Geotechnical	5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Earthquake induced landslides, liquefaction
	2. Flood	6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Alteration of drainage pattern
	3. Fire	7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire zone 4
	4. Noise	8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mining operation, truck traffic noise
<b>RESOURCES</b>	1. Water Quality	9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NPDES requirement
	2. Air Quality	10	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3 million cubic yards of mining
	3. Biota	11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Flora and fauna resources
	4. Cultural Resources	12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage course and oak trees
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rim of the Valley trail traverses site
<b>SERVICES</b>	1. Traffic/Access	16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Truck traffic through residential areas, access
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Potential increase demand on existing resources
	5. Utilities	20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water supply; solid waste
<b>OTHER</b>	1. General	21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Residences are in the area
	2. Environmental Safety	22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Above-ground fuel tanks proposed
	3. Land Use	23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Non-designated mineral resource area
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Biota, noise, traffic, air quality

### DEVELOPMENT MONITORING SYSTEM (DMS)

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

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

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

Check if DMS printout generated (attached)

Date of printout: \_\_\_\_\_

Check if DMS overview worksheet completed (attached)

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

**Environmental Finding:**

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

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

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

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

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

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

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

Reviewed by: Christine Bran Date: 12-11-06

Approved by: Daryl Kontnik Date: 8 DECEMBER 2006

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

- Determination appealed – see attached sheet.

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

**HAZARDS - 1. Geotechnical**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <i>Earthquake induced landslides, Sierra Madre Fault, Liquefaction Zone</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)? <i>Earthquake induced landslides</i>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability? <i>Variable 14: Unstable, high potential for mass movement (ESRI map)</i>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? <i>liquefaction</i>
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? <i>3,000,000 cubic yards of grading proposed</i>
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other factors? <i>Variable 25: Severe soil limitations, generally unsuited for cultivation (ESRI map)</i>

**STANDARD CODE REQUIREMENTS**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70 | <input type="checkbox"/> <b>MITIGATION MEASURES</b> | <input type="checkbox"/> <b>OTHER CONSIDERATIONS</b>            |
| <input type="checkbox"/> Lot Size  | <input type="checkbox"/> Project Design             | <input type="checkbox"/> Approval of Geotechnical Report by DPW |

**CONCLUSION**

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

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Potentially significant | <input type="checkbox"/> Less than significant with project mitigation | <input type="checkbox"/> Less than significant/No Impact |
|---|--|--|



**HAZARDS - 3. Fire**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? <i>Fire Zone 4</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade? <i>Access may be inadequate</i>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards? <i>Potentially inadequate water and pressure</i>
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard?
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Project Design    Compatible Use

**CONCLUSION**

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

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

**HAZARDS - 4. Noise**

**SETTING/IMPACTS**

	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	<input type="checkbox"/>	<input type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<i>Mining operation and use of heavy equipments and trucks</i> Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<i>Mining operation and use of heavy equipments and trucks</i> Other factors? <i>Trucks will travel through residential areas and a school</i>

**STANDARD CODE REQUIREMENTS**

Noise Control (Title 12 -- Chapter 8)       Uniform Building Code (Title 26 - Chapter 35)

**MITIGATION MEASURES**       **OTHER CONSIDERATIONS**

Lot Size     Project Design     Compatible Use

**CONCLUSION**

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

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

**RESOURCES - 1. Water Quality**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system? <i>Portable facilities</i>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course? <i>Use commercially serviced toilets</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? <i>Hillside locations are subject to NPDES requirements</i>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies? <i>Hillside locations are subject to NPDES requirements</i>
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? <i>Variable 24: High recharge capability (ESRI map); removal of vegetation; fertilizers may be used for nursery operation</i>

**STANDARD CODE REQUIREMENTS**

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

**MITIGATION MEASURES**

- Lot Size     Project Design     Compatible Use

**OTHER CONSIDERATIONS**

**CONCLUSION**

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

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

**RESOURCES - 2. Air Quality**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
<hr/>				
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Project site is 73 acres</i> Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
<hr/>				
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance?
<hr/>				
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Truck traffic associated with mining operation</i> Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
<hr/>				
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All air pollutants associated with mining operations, approximately 3 million c.y. grading</i> Would the project conflict with or obstruct implementation of the applicable air quality plan?
<hr/>				
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Mining operations would contribute emissions over existing levels</i> Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
<hr/>				
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Mining operations would contribute emissions over existing levels</i> Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?
<hr/>				
h.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Site may be in non-attainment area</i> Other factors? <i>Materials will be shipped off-site via local streets and through an established residential community</i>

**STANDARD CODE REQUIREMENTS**

Health and Safety Code – Section 40506

**MITIGATION MEASURES**

Project Design     Air Quality Report

**OTHER CONSIDERATIONS**

*Prepare health risk assessment report*

**CONCLUSION**

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

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

**RESOURCES - 3. Biota**

**SETTING/IMPACTS**

	<input checked="" type="checkbox"/> Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?  <i>Site is undisturbed and natural</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?  <i>Chaparral, coastal sage scrub, drainages</i>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?  <i>Pacoima wash and tributaries</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?  <i>Riparian habitat, coastal sage scrub</i>
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)?  <i>Oak trees</i>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?  <i>California gnatcatcher and slender-horned spinyflower. Davidson's bush-mallow was observed onsite</i>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

**MITIGATION MEASURES**

Lot Size       Project Design

**OTHER CONSIDERATIONS**

ERB/SEATAC Review       Oak Tree Permit

*BCA required*

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**CONCLUSION**

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

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

**RESOURCES - 4. Archaeological/Historical/Paleontological**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
<i>Drainage courses and oak trees onsite</i>				
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Phase 1 Archaeology Report

**CONCLUSION**

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

Potentially significant

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

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

- |    | Yes                                 | No                                  | Maybe                    |   |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                 |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors?<br><u>Assessment of rock quality to determine amount of marketable materials and amount of grading needed</u>  |

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

To be discussed under Land Use

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CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**RESOURCES - 6. Agriculture Resources**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

**CONCLUSION**

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

Potentially significant

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

**RESOURCES - 7. Visual Qualities**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail? <i>Rim of the Valley Trail traverses the project site from west to east</i>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Visual Report

Compatible Use

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**SERVICES - 1. Traffic/Access**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project result in any hazardous traffic conditions? <i>Truck traffic traveling on narrow roads and through a residential community</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area? <i>Access may be inadequate</i>
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded? <i>3 million cubic yards of mining proposed, approximately 114 truckloads per day</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design     Traffic Report

Consultation with Traffic & Lighting Division

**CONCLUSION**

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

Potentially significant

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

**SERVICES - 2. Sewage Disposal**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

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**STANDARD CODE REQUIREMENTS**

- Sanitary Sewers and Industrial Waste – Ordinance No. 6130
- Plumbing Code – Ordinance No. 2269

MITIGATION MEASURES

OTHER CONSIDERATIONS

*Portable system such as Port-O-San or Andy Gump proposed*

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**CONCLUSION**

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

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

**SERVICES - 3. Education**

**SETTING/IMPACTS**

	<b>Yes</b>	<b>No</b>	<b>Maybe</b>	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

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**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Site Dedication     Government Code Section 65995     Library Facilities Mitigation Fee

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**CONCLUSION**

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

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

**SERVICES - 4. Fire/Sheriff Services**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?</p> <p><i>Nearest Fire Station No. 74 is located at 12587 N. Dexter Park Road in San Fernando; nearest sheriff station is Crescenta Valley Station located at 4554 N. Briggs Avenue in La Crescenta.</i></p>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Are there any special fire or law enforcement problems associated with the project or the general area?</p>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p> <hr/> <hr/> <hr/> <hr/>

MITIGATION MEASURES

OTHER CONSIDERATIONS

Fire Mitigation Fee

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**CONCLUSION**

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

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

**SERVICES - 5. Utilities/Other Services**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs? <i>Water supply and pressure may be inadequate</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)? <i>Limited landfill capacity</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

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

**MITIGATION MEASURES**

Lot Size       Project Design

**OTHER CONSIDERATIONS**

**CONCLUSION**

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

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

**OTHER FACTORS - 1. General**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in an inefficient use of energy resources?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the project result in a major change in the patterns, scale, or character of the general area or community? <i>Residences are in the area</i>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a significant reduction in the amount of agricultural land?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

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**STANDARD CODE REQUIREMENTS**

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Compatible Use

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**CONCLUSION**

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

Significant impact

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

**OTHER FACTORS - 2. Environmental Safety**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other factors? <i>A 10,000 gallon diesel and a 5,000 gallon gasoline above-ground tanks; seven generators proposed for electricity</i>

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Toxic Clean-up Plan

**CONCLUSION**

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

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

**OTHER FACTORS - 3. Land Use**

**SETTING/IMPACTS**

	<b>Yes</b>	<b>No</b>	<b>Maybe</b>	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property?
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other factors?
				<i>Area is not designated as mineral resource area</i>

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

*Need assessment of percentage of marketable materials*

**CONCLUSION**

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

**Potentially significant**

**Less than significant with project mitigation**

**Less than significant/No impact**

**OTHER FACTORS - 4. Population/Housing/Employment/Recreation**

**SETTING/IMPACTS**

- |    | No                                  | Maybe                    |   |
|----|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project cumulatively exceed official regional or local population projections?  |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)? |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project displace existing housing, especially affordable housing?   |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?  |
| e. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project require new or expanded recreational facilities for future residents?   |
| f. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?                                      |
| g. | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors?  |
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**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

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**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

**Potential Significant**

Less than significant with project mitigation

Less than significant/No impact

## MANDATORY FINDINGS OF SIGNIFICANCE

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

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?</p> <p><u>Biota, cultural resources</u></p>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.</p> <p><u>Water quality, air quality, visual, utilities, land use, fire/sheriff services, general</u></p>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?</p> <p><u>Noise, traffic, flood, geotechnical, fire hazard, environmental safety</u></p>

### CONCLUSION

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

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