



## NOTICE OF PREPARATION NOTICE OF SCOPING MEETING

**Date:** December 19, 2013

**Project Title:** "Los Valles"     **Applicant:** SFI Los Valles, LLC

**Project No:** 98-034

**Case No(s):** ENV 201300138, Revised TR52584, VAR201300003, CUP201300081, OAK201300023

**APN(s):** 2866-062-032, 2866-062-033, 3247-032-052

The County of Los Angeles will be the lead agency and will prepare an Environmental Impact Report (EIR) for the projects listed above. In compliance with Section 15082 of the State CEQA Guidelines, the County of Los Angeles is sending this Notice of Preparation (NOP) to responsible agencies, interested parties, and federal agencies that may be involved in approving or permitting the project, and to trustee agencies responsible for natural resources affected by the project. Within 44 days after receiving the Notice of Preparation, each agency shall provide the County of Los Angeles with specific details about the scope and content of the environmental information to be contained in the EIR 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 responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project.

### **PROJECT LOCATION AND EXISTING CONDITIONS:**

The property which is the subject of the EIR is comprised of 430.4 acres of land owned by the Applicant, located in the Castaic community of unincorporated Los Angeles County, north of Hasley Canyon Road near its intersection with Del Valle Road (the Property). Primary access to the Property is from Hasley Canyon Road. The Property is within the boundaries of the Castaic Area Community Standards District (CSD) (Los Angeles County Code section (LACC) 22.44.137); but outside of any specific sub-area (such as the "Hasley Canyon Area") per the CSD.

Current Site Condition: Based on land use approvals issued by the County in 2002—Vesting Tentative Tract Map (VTTM) No. 52584 and Conditional Use Permit (CUP)/Oak Tree Permit (OTP) Nos. 98-034-(5) (the Prior Entitlements), the prior owner of the Property commenced substantial grading of 209 single-family lots and a private golf course on the Property. In accordance with approvals granted in the Prior Entitlements, the Property owner undertook significant landform grading (in excess of 12 million combined cubic yards) and infrastructure installation—including installation of electrical, storm drains, sewers, graded roadways, golf course fairways, and home pads and a 750,000-gallon water tank. Prior to grading in accordance with these authorized approvals, the Property included two ridgelines: an "easterly" ridgeline, located within the boundaries of VTTM No. 52584 Phase 1 (recorded) and Phase 2 (unrecorded) and the "westerly" ridgeline which traverses the Property from north to south and is located east of the connection with Barcelona Road on the north and east of Hasley Creek on the south. Although portions of these ridgelines were subsequently mapped by the County as significant primary and secondary ridgelines, as a result of grading authorized by the Prior Entitlements, areas of the "easterly" ridgeline designated by the County as primary significant ridgeline on the Property were almost entirely removed and areas designated as secondary ridgeline were removed or substantially degraded. The westerly ridgeline was also partially graded. The Property as a whole remains in this state, wherein about two-thirds of the site is substantially graded and the remaining portions less so graded or ungraded.

## PROJECT DESCRIPTION

The Applicant is proposing construction of a single-family residential development of 497 dwelling units on lot sizes ranging from approximately 7,000 – 12,000 square feet, together with community amenities for residents and the public including a community recreation center controlled by a homeowner's association, an approximately 19 acre community park, seven private recreational lots, and approximately 5 miles of pedestrian trails and accompanying infrastructure and public and private roadways (the Project). Vehicular access into portions of the residential community is proposed to be restricted via security gates, though unobstructed pedestrian access will be maintained at all gated entry points. Approximately 232 acres, comprising over 50 percent of the Property, will be utilized as recreational and open space. The Project utilizes the existing infrastructure and grading work of the prior approved project (described below) to the maximum extent feasible, while removing the golf course and providing additional dwelling units and a greater variety of common recreational spaces. The Project is designed at a low urban density of approximately 1.2 dwelling units per gross acre and with lot sizes comparable to the more urban, single-family homes to the east and north, while mostly preserving a ridgeline (to the west) and providing open space buffers against the more rural, non-urban land use designations located offsite to the west and the commerce center located offsite to its south.

## ENTITLEMENT REQUIREMENTS & DISCRETIONARY APPROVALS

The following approvals are requested as part of Project 98-034/Revised TR52584:

1. Revised Vesting Tentative Tract Map subdividing the Property into a total of 497 single-family lots, 13 open space lots, 7 recreation lots, one public park lot, one water tank lot, and seven debris basin lots, for a total of 526 lots. The proposed revised map would replace the existing VTTM 52584 and final tract map, which remain in effect.
2. Conditional Use Permits (CUP) authorizing (1) density-controlled development (LACC 22.24.150 & 22.56.205); (2) a CSD significant ridgeline exemption with respect to the westerly ridgeline for open space, construction of trails, landscape areas, stabilization of a pre-existing sand mining operation and access via extension of Barcelona Road and related infrastructure (LACC 22.44.137.D.6.d.i(B)); (3) development in accordance with the County's urban hillside management criteria (LACC 22.56.215); and (4) an on-site grading project involving more than 100,000 cubic yards of combined cut/fill (LACC 22.56.210). In addition, a CUP is requested for the installation of an additional 850,000-gallon water tank (LACC 22.24.150).
3. Oak Tree Permit for the removal of one or more protected oak trees on the Property.
4. Variance to authorize the non-exempted development of the easterly ridgeline, which is a mapped significant ridgeline located on the Property that has been substantially graded pursuant to the Prior Entitlements.

## ENVIRONMENTAL ISSUES TO BE ANALYZED IN EIR

Upon review of the entitlement applications and completion of an Initial Study (attached), the County of Los Angeles Department of Regional Planning (DRP) has determined that an EIR is required to address the potential impacts associated with the proposed development. A list of the environmental issues to be addressed in the EIR, with a brief discussion about why the issue is included, is provided below.

Pursuant to State CEQA Guidelines §15063, the County of Los Angeles prepared an Initial Study (see attached Initial Study) and determined that a project EIR will be required for the project. The Initial Study provides a preliminary analysis of the potential environmental effects to be analyzed in the Los Valles EIR. The Initial Study (attached) determined that the Project may have potentially significant effects relative to various environmental categories. The County estimates that there will be significant or potentially significant environmental effects for all or nearly all of the environmental categories listed under CEQA. Each of the areas for which significant impacts or potentially significant impacts are

identified in the Initial Study will be addressed in the EIR and mitigation proposed where feasible and required by CEQA.

For example, the geotechnical analysis will include analysis of earthquake shaking, landslides, soil stability, expansive soils, soil erosion, liquefaction, lateral spreading, and consistency with the Hillside Management Ordinance. The hydrology/water quality analysis will include flooding potential given the proximity of the Property to Hasley Creek, groundwater impacts, drainage patterns, LID (low-impact development) ordinance consistency, construction and Project water runoff quality, and quantities. The air quality analysis will examine construction and operational regional and local air emissions generated by the Project as well as the potential for cumulatively considerable Greenhouse Gas Emissions, and the biological resources section will examine impacts of the Project to sensitive habitats, County-protected oak trees, and any Threatened, Endangered, or otherwise special-status species. The cultural resources analysis will examine the likelihood of resource impacts to sensitive archaeological, paleontological or cultural resources; and the aesthetics and visual resources section of the EIR will include analysis of the aesthetic and visual impacts of the Project on the environment, including landform alteration, ridgeline and viewshed impacts, and including “before” and “after” simulations of common views of the Property. The traffic/access analysis will examine the number of traffic trips generated by the Project and whether roadways would be able to accommodate the additional traffic. The noise section will address noise impacts resulting from construction and operation, including traffic noise impacts. The utilities section will address water resources (quantity and availability), solid waste services, electricity, and gas to determine needs of the project and determine the availability of existing services to meet those needs. Based upon the number of residential uses proposed, the Project would estimate the amount of wastewater generated and how it can be accommodated.

The EIR will also assess impacts to public services, including library services, school services and fire and sheriff services. The potential for hazards, including human-made hazards and fire hazards, will be analyzed. The EIR will also address impacts of the Project from a land use and population/housing standpoint, including consistency with adopted County land use and housing policies, “Healthy Design” policies and code standards, baseline subdivision and zoning regulations, and satisfying various Burdens of Proof for the proposed Variance, CUPs and Oak Tree Permit. The Project’s population generation impacts will also be analyzed for their consistency with regional population, housing, and employment projections in the region. The recreational components of the Project will also be analyzed to determine how the Project will address recreational needs.

Additional Considerations: Surface water features on the Property subject to the regulatory authority of the U.S. Army Corps of Engineers and California Department of Fish and Wildlife are comprised of an unnamed stream that exits the Property at the westerly property line and a portion of Hasley Canyon Creek flowing southeasterly through the southwesterly portion of the Property. In addition, the far westerly portion of the Property is affected by out-flow from a County storm drain located north of the Property. Development in these areas of the Property has the potential to impact sensitive habitat including mainland cherry forest and oak woodlands. Nonetheless, as the creek and outflow areas are not proposed to be developed as part of the Project, direct impacts to these habitat areas are not anticipated. The Project proposes to preserve these areas as open space, including any cherry forest or oak woodlands. It is therefore anticipated that US Army Corps of Engineers, California Department of Fish and Wildlife and US Fish and Wildlife permits will not be required in connection with the Project. In the event that modifications to these areas or any jurisdictional waters on the Property are proposed at a later date, the EIR will analyze the potential impacts to these areas if any dredge and/or fill operations were to take place within the jurisdictional waters boundaries. The Project also proposes to remove one non-heritage oak tree, subject to provisions of the Los Angeles County Oak Tree Ordinance. In addition, pursuant to agreements between the County, Los Angeles County Waterworks District No. 36 (the District) and the Applicant, the Applicant has constructed and dedicated a potable water well and water system improvements to the District, all of which have been accepted by the District and are operational.

In addition to evaluating the potential effects of the proposed project, the EIR will address a reasonable range of project alternatives. The EIR will also include all other sections required under the State CEQA Guidelines, including Growth Inducing Impacts, Effects Found Not To Be Significant, and a list of

## Notice of Preparation and Notice of Scoping Meeting

organizations and persons involved in the preparation of the EIR. Appendices containing technical reports prepared in support of the EIR and all other required appendices (e.g. NOP, comments on NOP, Initial Study) will also be included.

### SCOPING MEETING

A **Scoping Meeting** will be held to present the proposed project and to solicit suggestions from the public and responsible agencies on the content of the Draft EIR.

The Scoping Meeting will be held January 16, 2014 at 6:30 pm at the following location:

Live Oak Elementary School  
27715 Saddleridge Way  
Castaic, CA  
661.257.4540

### NOTICE OF PREPARATION REVIEW AND COMMENTS

The Los Angeles County Department of Regional Planning is soliciting input concerning the scope of the EIR for the proposed project. To facilitate your review, the following materials are attached:

- Los Angeles County Initial Study
- Regional and Project Location Map
- Site Plans
- 1,000' Radius Land Use Map

The review period for the Notice of Preparation will be from December 19, 2013-January 31, 2014 (**44 days**). Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than **January 31, 2014**. In your written response, please include the name of a contact person in your agency, if applicable. Please direct all written comments to the following address:

Jodie Sackett  
County of Los Angeles  
Department of Regional Planning  
Land Divisions Section  
320 West Temple Street, Room 1382  
Los Angeles, CA 90012  
Tel: 213-974-6433  
Fax: (213) 626-0434  
E-mail: [jsackett@planning.lacounty.gov](mailto:jsackett@planning.lacounty.gov)

**Environmental Checklist Form (Initial Study)**  
County of Los Angeles, Department of Regional Planning



**Project title:** "Los Valles" (if applicable) / Project No. 98-034 / Case No(s): ENV 201300138, Revised Tract 52584, VAR 201300003, CUP 201300081, OAK: 201300023.

**Project location:** 28801 Hasley Canyon Road

*APN:* 2866-062-032, 2866-062-033, 3247-032-052 *Thomas Guide:* \_\_\_\_\_ *USGS Quad:* Val Verde

**Gross Acreage:** 430.4

**Description of project:**

The project applicant, SFI Los Valles LLC (Applicant), is proposing a single-family residential development in the Castaic community of unincorporated Los Angeles County located north of Hasley Canyon Road near its intersection with Del Valle Road. The proposed Project will be developed on 430.4 acres of land owned by the Applicant, with primary access from Hasley Canyon Road (the Property). The Property is within the boundaries of the Castaic Area Community Standards District (CACSD) (Los Angeles County Code section [LACC] 22.44.137); but outside of the "Hasley Canyon Area" per the CACSD.

The Property's land use designation per the controlling One Valley, One Vision area plan (OVOV) is H2 - Residential 2, an urban land use designation providing for residential neighborhoods at densities that require urban services. The Property is zoned A-2-2 (Heavy Agriculture, 2-acre Minimum Lot Area), an agricultural zone permitting development of single-family residences in conformance with development standards established under the County's Single-Family Residence (R-1) zone.

The Applicant is proposing construction of a single-family residential development of 497 dwelling units on lot sizes ranging from approximately 7,000 – 12,000 square feet, together with community amenities for residents and the public including a community recreation center controlled by a homeowner's association, an approximately 19-acre community park, seven private recreational lots, and approximately 5 miles of pedestrian trails and accompanying infrastructure and public and private roadways (the Project). Vehicular access into portions of the residential community is proposed to be restricted via security gates, though unobstructed pedestrian access will be maintained at all gated entry points. Approximately 232 acres, comprising over 50 percent of the Property, will be utilized as recreational and open space. The Project utilizes the existing infrastructure and grading work of the prior approved project (described below) to the maximum extent feasible, while removing the golf course and providing additional dwelling units and a greater variety of common recreational spaces. The Project is designed at a low urban density of approximately 1.2 dwelling units per gross acre and with lot sizes comparable to the more urban, single-family homes to the east and north, while mostly preserving a ridgeline (to the west) and providing open space buffers against the more rural, non-urban land use designations located offsite to the west and the commerce center located offsite to its south. See **Exhibit A, Conceptual Project Site Plan.**

Based on land use approvals issued by the County in 2002—Vesting Tentative Tract Map (VTM) No. 52584 and Conditional Use Permit (CUP)/Oak Tree Permit (OTP) Nos. 98-034-(5) (the Prior Entitlements), the prior owner of the Property commenced substantial grading of 209 single-family lots and a private golf course on the Property. In accordance with approvals granted in the Prior Entitlements, the Property owner undertook significant landform grading (in excess of 12 million combined cubic yards) and infrastructure installation—including installation of electrical, storm drains, sewers, graded roadways, golf course fairways, and home pads and a 750,000-gallon water tank. Prior to grading in accordance with these

authorized approvals, the Property included two ridgelines: an “easterly” ridgeline, located within the boundaries of VTTM No. 52584 Phase 1 (recorded) and Phase 2 (unrecorded) and the “westerly” ridgeline which traverses the Property from north to south and is located east of the connection with Barcelona Road on the north and east of Hasley Creek on the south. Although portions of these ridgelines were subsequently mapped by the County as significant primary and secondary ridgelines, as a result of grading authorized by the Prior Entitlements, areas of the “easterly” ridgeline designated by the County as primary significant ridgeline on the Property were almost entirely removed and areas designated as secondary ridgeline were removed or substantially degraded. The westerly ridgeline was also partially graded. The Property as a whole remains in this state, wherein about two-thirds of the site is substantially graded and the remaining portions less so graded or ungraded. See Exhibit B, Existing Conditions Aerial Photograph of Project Site. Subsequent to its approval of the Prior Entitlements, the County mapped two ridgelines on the Property as significant ridgelines.

Surface water features on the Property subject to the regulatory authority of the U.S. Army Corps of Engineers and California Department of Fish and Wildlife are comprised of an unnamed stream that exits the Property at the westerly property line and a portion of Hasley Canyon Creek flowing southeasterly through the southwesterly portion of the Property. In addition, the far westerly portion of the Property is affected by out-flow from a County storm drain located north of the Property. Development in these areas of the Property has the potential to impact sensitive habitat including mainland cherry forest and oak woodlands. Nonetheless, as the creek and outflow areas are not proposed to be developed as part of the Project, direct impacts to these habitat areas are not anticipated. The Project proposes to preserve these areas as open space, including any cherry forest or oak woodlands. It is therefore anticipated that US Army Corps of Engineers, California Department of Fish and Wildlife and US Fish and Wildlife permits will not be required in connection with the Project. In the event that modifications to these areas or any jurisdictional waters on the Property are proposed at a later date, the EIR will analyze the potential impacts to these areas if any dredge and/or fill operations were to take place within the jurisdictional waters boundaries. The Project also proposes to remove one non-heritage oak tree, subject to provisions of the Los Angeles County Oak Tree Ordinance. In addition, pursuant to agreements between the County, Los Angeles County Waterworks District No. 36 (the District) and the Applicant, the Applicant has constructed and dedicated a water well and water system improvements to the District, all of which have been accepted by the District and are operational.

The following discretionary land use approvals are requested by this application:

1. Revised Vesting Tentative Tract Map subdividing the Property into a total of 497 single-family lots, 13 open space lots, 7 recreation lots, one public park lot, one water tank lot, and seven debris basin lots, for a total of 526 lots. The proposed revised map would replace the existing VTTM 52584 and final tract map, which remain in effect.
2. Conditional Use Permits (CUP) authorizing (1) density-controlled development (LACC 22.24.150 & 22.56.205); (2) a CSD significant ridgeline exemption with respect to the westerly ridgeline for open space, construction of trails, landscape areas, stabilization of a pre-existing sand mining operation and access via extension of Barcelona Road and related infrastructure (LACC 22.44.137.D.6.d.i(B)); (3) development in accordance with the County’s urban hillside management criteria (LACC 22.56.215); and (4) an on-site grading project involving more than 100,000 cubic yards of combined cut/fill (LACC 22.56.210). In addition, a CUP is requested for the installation of an additional 850,000 gallon water tank (LACC 22.24.150).
3. Oak Tree Permit for the removal of one or more protected oak trees on the Property.
4. Variance to authorize the non-exempted development of the easterly ridgeline, which is a mapped significant ridgeline located on the Property that has been substantially graded pursuant to the Prior Entitlements.

**General plan designation:** Urban (U)

**Community/Area wide Plan designation:** H-2-Residential 2

**Zoning:** A2-2 (Heavy Agriculture, 2-acre Minimum Lot Area)

**Surrounding land uses and setting:** The Property is encompassed by single-family residential development to the north and east, the Val Verde Community to the southwest, single-family to and equestrian uses to the west and manufacturing/industrial uses to the south.

**Major projects in the area:**

*Project/Case No.*

*Description and Status*

**Reviewing Agencies:**

*Responsible Agencies*

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

*Special Reviewing Agencies*

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

*Regional Significance*

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

*Trustee Agencies*

- None
- State Fish and Wildlife
- State Parks

*County Reviewing Agencies*

- Subdivision Committee
- DPW:

**Public agency approvals which may be required:**

***Public Agency***

California Regional Water Quality Control Board

California Department of Fish and Wildlife

US Fish and Wildlife Services

United States Department of the Army, Corps of Engineers

South Coast Air Quality Management District

***Approval Required***

National Pollutant Discharge Elimination System Permit; and Section 401 permit under the federal Clean Water Act

A Streambed Alteration Agreement per Fish & Game Code Section 1602 would be required for modification of a blue line stream on the Property.

Incidental Take Permits would be required to authorize impacts, if any, to listed species under Section 20981 of the Fish & Game Code.

Federal permits would be required if habitat is to be disturbed for a federally listed species.

Section 404 Permit under the federal Clean Water Act

Various permits for air emissions regulation found in the Air Quality Management Plan

**Lead agency name and address:**

County of Los Angeles  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**Project sponsor's name and address:**

SFI Los Valles, LLC  
10960 Wilshire Blvd., 1260  
Los Angeles, California 90024

**Contact person and phone number:** Jodie Sackett, (213) 974-6433

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

<b>IMPACT ANALYSIS SUMMARY MATRIX</b>		<b>No Impact</b>				<i>Potential Concern</i>
		<b>Less than Significant Impact</b>				
		<b>Less than Significant Impact w/ Project Mitigation</b>				
		<b>Potentially Significant Impact</b>				
<b>Environmental Factor</b>	<b>Pg.</b>					
1. Aesthetics		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Substantial landform alteration, ridgeline and viewsbed impacts</i>
2. Agriculture/Forest		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>There are no agricultural resources on the site</i>
3. Air Quality		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Construction and operational impacts (local and regional)</i>
4. Biological Resources		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Special status plants, oak trees</i>
5. Cultural Resources		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Potential cultural resource impacts</i>
6. Energy		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Project site is transitional, low-density with lack of planned bikeway connectivity</i>
7. Geology/Soils		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>4.5million cu. yds. of soil to be balanced on-site</i>
8. Greenhouse Gas Emissions		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Potential greenhouse gas emissions (cumulative impact only)</i>
9. Hazards/Hazardous Materials		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Project is located in a High Fire Hazard Area; Petroleum storage and extraction use</i>
10. Hydrology/Water Quality		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>A portion of the site has been graded and a portion undeveloped, NPDES, LID standards</i>
11. Land Use/Planning		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Conditional use permits, oak tree permit and a variance are required</i>
12. Mineral Resources		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>There are no mineral resources on the project site.</i>
13. Noise		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Project will generate new noise impacts, project near existing residential and other sensitive uses</i>
14. Population/Housing		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>A new planned community will induce some growth</i>
15. Public Services		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Fire and Sheriff service impacts</i>
16. Recreation		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Increased need for recreational services</i>
17. Transportation/Traffic		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>New traffic trip will be generated by the project (construction and operational)</i>
18. Utilities/Services		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Water, solid waste services are required for the project</i>
19. Mandatory Findings of Significance		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Development of a mapped significant ridgeline, traffic, fire hazards</i>

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

11-6-13  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
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

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Have a substantial adverse effect on a scenic vista, including County-designated scenic resources areas (scenic highways as shown on the Scenic Highway Element, scenic corridors, scenic hillsides, and scenic ridgelines)?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The CACSD calls for the protection of significant ridgelines, defined as primary and secondary, in the CACSD area. As noted above, a significant ridgeline (consisting of both a primary and secondary ridgeline) is located on the westerly portion of the Property. Pursuant to the Prior Entitlements, removal of both the easterly and westerly ridgelines on the Property was authorized and over 12 million cubic yards of combined cut and fill grading occurred on the Property, leaving the site in its current substantially disturbed state. Prior site work included minor grading and a sand mining operation on portions of the westerly ridgeline; however, this ridgeline remains substantially intact and is visible from the Property and areas to the west, including from Hasley Canyon Road. The Project and the Prior Entitlements both incorporate an extension of Barcelona Road to Hasley Canyon Road from its current terminus at the northern boundary of the Property. Some housing on the Project Site to be developed in currently undeveloped areas may be visible from I-5 and from hillsides to the south of the Project site. Hasley Canyon Road is not a Scenic Highway. Therefore, it is recommended that this topic be analyzed further in an EIR.

b) Be visible from or obstruct views from a regional riding or hiking trail?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The Project may be visible from the Regional Backbone Trail System. Therefore, it is recommended that this topic be analyzed further in an EIR.

c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, historic buildings, or undeveloped or undisturbed areas?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Project implementation will substantially modify the visual perspective of the site. Pursuant to the Prior Entitlements, removal of both the easterly and westerly ridgelines on the Property was authorized and over 12 million cubic yards of combined cut and fill grading occurred on the Property, leaving the site in its current substantially disturbed state. Prior site work included minor grading and a sand mining operation on portions of the westerly ridgeline; however, this ridgeline remains substantially intact and is visible from the Property and areas to the west, including from Hasley Canyon Road. There are no significant rock outcroppings, or historic buildings located on the Project site. There are oak woodlands onsite. A portion of the site is undeveloped and will be disturbed as a result of Project implementation. Therefore, it is recommended that this topic be analyzed further in an EIR.

**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?**

The proposed uses are somewhat compatible with adjacent uses and the character of the surrounding area. (LACC Section 22.44.137.D.6.d.ii(A)). The surrounding uses primarily consist of industrial-warehouse/office buildings, undeveloped land and single-family residences. Therefore, it is recommended that this topic be analyzed further in an EIR.

**e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?**

Development of the site will bring new light sources to the area that are not currently present. The new light sources, while assumed and commonly associated with residential development may affect nighttime views. Therefore, it is recommended that this topic be analyzed further in an EIR. The residential units proposed would be no more than two stories in height and would therefore not create a new source for shadows. It is not expected that the Project will create substantial amounts of glare, which would affect daytime or nighttime views. No further analysis of shade, shadow or glare is necessary and no mitigation measures are required. .

## 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>
<p><b>Would the project:</b></p> <p><b>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?</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Project site is not mapped as a part of the Farmland Mapping and Monitoring Program of the California Resources Agency. The Project would not convert Prime, Unique, or Farmland of Statewide Importance as shown on the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural uses. No further analysis of this topic is necessary and no mitigation measures are required.

<p><b>b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project site is not a designated Agricultural Opportunity Area or a Williamson Act contract. The subject property is zoned A-2-2 (Heavy Agriculture, 2-acre Minimum Lot Area), an agricultural zone permitting development of single-family residences in conformance with development standards established under the County's Single-Family Residence (R-1) zone. No further analysis of this topic is necessary and no mitigation measures are required.

<p><b>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)) or timberland zoned Timberland Production (as defined in Public Resources Code § 4526)?</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There are no forest lands or timberlands on the Project site. Consequently there is no conflict with rezoning of forest or timberlands. No further analysis of this topic is necessary and no mitigation measures are required.

<p><b>d) Result in the loss of forest land or conversion of forest land to non-forest use?</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There are no forest lands on the Project site. Consequently there is no conflict with rezoning of forest or timberlands. No further analysis of this topic is necessary and no mitigation measures are required.

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?

There are no agricultural uses in close proximity to the Project site. Nearby uses include equestrian, rural residential and residential. In fact, the Project proposes an agricultural orchard use not presently found on the Project site. Therefore, development of the Project site would not result in the conversion to non-agricultural uses or conversion of forestland to non-forest uses. No further analysis of this topic is necessary and no mitigation measures are required.

### 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.*

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
<b>a) Conflict with or obstruct implementation of applicable air quality plans of the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Because there is the potential for air quality impacts, further analysis is required to determine if development of the proposed Project would conflict with or obstruct implementation of applicable air quality plans of the South Coast Air Quality Management District (SCAQMD). At this time, no air quality modeling has been conducted. As such, it is recommended that this topic be analyzed further in an EIR.

<b>b) Violate any applicable federal or state air quality standard or contribute substantially to an existing or projected air quality violation (i.e. exceed the state's criteria for regional significance which is generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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While the Project would develop 497 dwelling units for residential uses, there is nonetheless the potential for violation of federal and/or state air quality standards regarding construction and operational impacts. As such, it is recommended that this topic be analyzed further in an EIR.

<b>c) Exceed a South Coast AQMD or Antelope Valley AQMD CEQA significance threshold?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Development of the Project site (construction and operation) may exceed a SCAQMD significance threshold. As such, it is recommended that this topic be analyzed further in an EIR.

<b>d) Otherwise 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?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Development of the Project site (related to grading and operational trips) may result in a cumulatively considerable net increase of a criteria pollutant for which the Project site is in nonattainment. Therefore, it is recommended that this topic be analyzed further in an EIR.

e) Expose sensitive receptors (e.g., schools, hospitals, parks) to substantial pollutant concentrations due to location near a freeway or heavy industrial use?

The Project is not located near a freeway (the I-5 freeway is over 0.5 mile east of the Project site) or heavy industrial uses. South of the Project site is the Commerce Center Industrial Park which only allows light industrial uses. Some “waste” uses have been identified south of the site. Further analysis of this topic may be necessary and therefore, it is recommended that this topic be analyzed further in an EIR.

f) Create objectionable odors affecting a substantial number of people?

The 497 residential units proposed on the Project site would not create objectionable odors that would affect a substantial number of people. However the proposed orchard may produce some odors associated with operations, but these are anticipated to be less than significant. Off-site uses, including waste, oil wells and associated chemicals and manure from nearby rural properties may also create some odors from time and therefore, it is recommended that this topic be analyzed further in an EIR.

#### 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>
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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 (DFG) or U.S. Fish and Wildlife Service (USFWS)?

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Habitat on-site provides conditions potentially suitable to support western spadefoot toad, California gnatcatcher, San Fernando Valley Spineflower, and slender mariposa lily. Direct impacts to any of these species would be considered a potentially significant impact. Therefore, it is recommended that this topic be analyzed further in an EIR.

b) Have a substantial adverse effect on sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, and regulations DFG or USFWS? These communities include Significant Ecological Areas (SEAs) identified in the General Plan, SEA Buffer Areas, and Sensitive Environmental Resource Areas (SERAs) identified in the Coastal Zone Plan.

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The Project may impact sensitive habitat including Mainland Cherry Forest and Oak Woodlands. Surveys will be conducted to determine the presence of species. It should be noted that if any of the species are located in Hasley Creek they would not be impacted as the creek will not be impacted by development activities. The creek area may be used to provide mitigation. The Project site is not located in an SEA, SEA Buffer Area, or Sensitive Environmental Resource Area (SERA). It is recommended that this topic be analyzed further in an EIR.

**c) Have a substantial adverse effect on federally protected wetlands (including marshes, vernal pools, and coastal wetlands) or waters of the United States, as defined by § 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means?**

Development of the Project site may impact jurisdictional resources including waters of the US, and federal wetlands. Development plans illustrate that Hasley Creek, a blue line stream, will not be impacted by development. Nonetheless, impacts to biological resources will be discussed in depth in the environmental document.

**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?**

Existing impediments to movement of wildlife occur to the west of the Project Site, by Chiquito Canyon Road, by existing Commerce Center and the I-5 to the north and east, and by SR 126 to the south. As extensive development to the north, east and south, and additional development to the west of the Project Site already substantially constrain wildlife movement in the area, the Project has the potential to further restrict impacts to wildlife movement in the area. Therefore, it is recommended that this topic be analyzed further in an EIR.

**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 inches in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, etc.)?**

Oak woodlands, as defined by the state occur on-site and could potentially be substantially impacted. Any stands of oak woodlands located adjacent to Hasley Canyon Creek/Canyon are located in an area to be preserved as open space and not expected to be impacted by development activities. Nonetheless, impacts to oak woodlands and native trees will be analyzed further in an EIR.

**f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36) and the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16)?**

Individual oak trees occur on-site and could potentially be significantly impacted by Project implementation. Therefore, it is recommended that this topic be analyzed further in an EIR.

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

There are no adopted state, regional, or local habitat conservation plans applicable to the Project site. No further analysis of this topic is necessary and no mitigation measures are required.

## 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>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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There are no known historical resources located on the Project site. The Project site was used previously as a golf course. There is no other known use of the property. As such, no further analysis of this topic is necessary and no mitigation measures are required.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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In 2002, pursuant to the Prior Entitlements, the Property was entitled for 209 single-family residential units, a golf course, and ancillary facilities. The first phase of the associated VITM has been recorded. Pursuant to the Prior Entitlements, over 12 million cubic yards of combined cut and fill grading occurred on the subject property between 2006 and 2008, leaving the property in its current substantially disturbed state. There were no known archaeological resources located on the Project site during previous grading activities and none are anticipated. However, it has been over 10 years since the previous cultural resources study was prepared. It is appropriate to prepare a new Phase I archaeological resources report to determine if any resources have been located in the Project area. Thus, further evaluation is needed to determine the potential for, and significance of, any impacts from the Project on archeological resources.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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In 2002, pursuant to the Prior Entitlements, the Property was entitled for 209 single-family residential units, a golf course, and ancillary facilities. The first phase of the associated VITM has been recorded. Pursuant to the Prior Entitlements, over 12 million cubic yards of combined cut and fill grading occurred on the subject property between 2006 and 2008, leaving the property in its current substantially disturbed state. No paleontological or unique geological resources were found when grading was previously conducted on a portion of the Project site, and none are expected to be found with proposed development activities. Nonetheless there is a potential for paleontological resources to be found on that portion of the site that has not been graded. Further evaluation is needed to determine the potential for, and significance of, any impacts from the Project on paleontological resources.

d) Disturb any human remains, including those interred outside of formal cemeteries?

In 2002, pursuant to the Prior Entitlements, the Property was entitled for 209 single-family residential units, a golf course, and ancillary facilities. The first phase of the associated VTTM has been recorded. Pursuant to the Prior Entitlements, over 12 million cubic yards of combined cut and fill grading occurred on the subject property between 2006 and 2008, leaving the property in its current substantially disturbed state. No human remains were found when grading was previously conducted on a portion of the Project site and none are expected to be found with proposed development activities. Nonetheless there is a potential for human remains to be found on that portion of the site that has not been graded. Further evaluation is needed to determine the potential for, and significance of, any impacts from the Project to human remains.

**6. ENERGY**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Comply with Los Angeles County Green Building Standards?(L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440.)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Development of the Project will comply with with the Los Angeles County Green Building Standards as well as State green building standards. No further analysis of this topic is necessary and no mitigation measures are required.

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Development and construction of the Project will not involve the inefficient use of energy resources. Regarding the overall design of the project and long-term operational impacts, the project is a low-density urban residential development dispersed over 430 acres. Several recreational amenities are provided onsite and located within reasonable walking distance of residences. Due to the sloping terrain and use of existing grading designs planned for the previously-approved lower-density development, internal street connectivity is low, which tends to discourage pedestrian travel through the development; however, pedestrian connections have been installed for most of the street cul-de-sacs to allow through-access. The proposed northwesterly road access to the adjacent community in the north will provide access to existing schools through the project site, shortening trips that would otherwise be necessary to travel around the site in order to get to the schools. All this will help to reduce some automobile trips and/or decrease use of fossil fuel energy resources for automobile travel. However, the approximately 1,500 new residents expected to eventually live in the development will still need to travel by car to destinations that provide common needs (such as grocery, banking, pharmacy, dining, doctor/dentist, entertainment, etc.) as these are located beyond convenient walking distance near the I-5 freeway, with most being further away. Travel to reach these destinations is along Hasley Canyon Road, which is designed for high vehicle speeds and is not pedestrian-friendly. Furthermore, related to alternative transportation and energy conservation, no bikeway facilities are proposed within the project, and no bikeway connectivity is planned for proposed offsite public bikeways to the north and south of the site. Further analysis may be required in an EIR to consider how long-term operational energy uses (via private automobile) can be reduced via appropriate mitigation measures.

## 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>
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Would the project:

a) Expose people or structures to potential substantial adverse effects, including the loss, or death injury:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zone Map issued by the State Geologist for the area or based on substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The Project site is not located on a known earthquake fault as per the Val Verde Quadrant Map, State of California Department of Conservation. However, all development in Southern California is located in relatively close proximity to earthquake faults. Mitigation measures are required to minimize impacts to development. In addition, the proposed Project will be required to comply with recommended mitigation and stabilization measures set forth in the soils report provided by a licensed geologist and geotechnical engineer. Therefore, it is recommended that this topic be analyzed further in an EIR.

ii) Strong seismic ground shaking.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed Project will be required to comply with recommended mitigation and stabilization measures set forth in the soils report provided by a licensed geologist and geotechnical engineer.

iii) Seismic-related ground failure, including liquefaction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Based upon geotechnical reports prepared for the Project site, liquefaction or subsidence is not expected to occur on the Project site.<sup>1</sup> Thus, no further analysis of this topic is necessary and no mitigation measures are required.

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<sup>1</sup> Geologic and Geotechnical Report, Vesting Tentative Tract 52584, Castaic, California, Allan E. Seward, Engineering Geology, Inc., January 15, 1999

**iv) Landslides?**

The Project site contains slopes that are subject to landslides. In 2002, pursuant to the Prior Entitlements, the Property was entitled for 209 single-family residential units, a golf course, and ancillary facilities. The first phase of the associated VITM has been recorded. Pursuant to the Prior Entitlements, over 12 million cubic yards of combined cut and fill grading occurred on the subject property between 2006 and 2008, leaving the property in its current disturbed state. Project-related grading would require the additional movement of approximately 9 million cubic yards of combined cut and fill, which will be balanced on-site. The maximum graded slope on any portion of the Property will be at a 2:1 slope and these areas account for only a small portion of overall Project-related grading. A series of benches, swales and debris basins would also be constructed to collect, convey and release runoff in a controlled manner. Upon completion of the grading operations, additional work would be needed for fine grading for development pads. Mass grading would consist of rough grading operations for major roads and infrastructure, drainage patterns and building pads for the various land uses within the tract map site. Additional fine and custom grading may be necessary when residences are built depending upon future site-specific soils and geological investigations. Graded slopes would be landscaped and irrigated pursuant to County grading and regional erosion control requirements. The proposed Project will be required to comply with recommended mitigation and stabilization measures set forth in the soils report provided by a licensed geologist and geotechnical engineer. Therefore, it is recommended that this topic be analyzed further in an EIR.

**b) Result in substantial soil erosion or the loss of topsoil?**

Without remedial measures, earth movement activities could result in substantial soil erosion or the loss of topsoil. See a.iv., above. The proposed Project will be required to comply with recommended mitigation and stabilization measures set forth in the soils report provided by a licensed geologist and geotechnical engineer. Therefore, it is recommended that this topic be analyzed further in an EIR.

**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?**

Without soil remediation and mitigation, soils on the Project site could result in off-site landslides, lateral spreading, or collapse. See a.iv., above. A project soils report has been prepared for the Project by a licensed geologist and geotechnical engineer. The proposed Project will be required to comply with recommended mitigation and stabilization measures set forth in that soils report, and additional mitigation measures may be required based upon the findings in that report. Therefore, it is recommended that this topic be analyzed further in an EIR.

**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?**

Based upon geotechnical reports prepared for the Project site, liquefaction or subsidence is not expected to occur on the Project site.<sup>2</sup> Thus, no further analysis of this topic is necessary and no mitigation measures are required.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

The proposed Project will not use septic tanks or alternative wastewater disposal. Thus, no further analysis of this topic is necessary and no mitigation measures are required.

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?

The Property is depicted in the Hillside Management land use category of the Santa Clarita Valley Area Plan, a component of the Los Angeles Countywide General Plan. As noted, the Property carries an "urban" H2-Residential 2 land use designation under OVOV. As such, the Property is subject to the County's hillside management criteria for urban hillside management areas.

The proposed residential development at the location proposed will not adversely affect the health, peace, comfort, safety or welfare of persons residing or working in the surrounding area because the Project has been designed to fully conform to all applicable regulations and requirements of the County's Planning and Public Works ordinances and codes. The proposed Project will be required to comply with recommended mitigation and stabilization measures set forth in the soils report provided by a licensed geologist and geotechnical engineer. All grading operations will be conducted in strict conformance with the Los Angeles County Grading Ordinance and with all storm water prevention and protection requirements. The design of the residential development and the types of improvements proposed will not cause public health problems, since storm drainage, fire protection, flood control and geological and soils factors will be addressed, as appropriate, in the conditions of approval for the Project. Furthermore, the Property is surrounded by single-family residential development to the north and east, the Val Verde Community to the southwest, single-family and equestrian uses to the west and manufacturing/industrial uses to the south, so the residential Project will be compatible and "in character" with surrounding and adjacent land uses.

The project will be continuing a pattern of large-scale landform alteration in order to complete the development, which amounts to a total of approximately 21 million cubic yards of combined cut and fill grading (12 million previously authorized and completed; 9 million presently proposed). Such volume of earthwork can only be balanced by a project design that adheres to the natural topography, reserves open space and habitat, and avoids aesthetic impacts, each to the best extent feasible, given the reliance on grading and infrastructure work previously completed under the old project. As such, it is recommended that this topic be analyzed further in an EIR.

<sup>2</sup> Geologic and Geotechnical Report, VTT 52584, Allan E. Seward, Engineering Geology, Inc., January 15, 1999

**8. GREENHOUSE GAS EMISSIONS**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Generate greenhouse gas (GhGs) emissions, either directly or indirectly, that may have a significant impact on the environment (i.e., on global climate change)? Normally, the significance of the impacts of a project’s GhG emissions should be evaluated as a cumulative impact rather than a project-specific impact.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Greenhouse gases generated by development of the proposed Project may cumulatively contribute to the release of greenhouse gas emissions to the environment resulting in global climate change. The amount of GhG emissions associated with the proposed Project has not been estimated at this time. Therefore, it is recommended that this issue be further evaluated in an EIR.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases including regulations implementing AB 32 of 2006, General Plan policies and implementing actions for GhG emission reduction, and the Los Angeles Regional Climate Action Plan?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The amount of GhG emissions associated with the proposed Project has not been estimated at this time. Further evaluation is required to determine if the Project would achieve consistency with applicable plans, policies, or regulations adopted for the purpose of reducing 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>
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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 or use of pressurized tanks on-site?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed Project includes single-family residential units, an orchard, recreational uses, and open space. Single-family residential units do not involve the routine transport, storage, production, use, or disposal of hazardous materials or use of pressurized tanks on-site. Small amounts of pesticides may be stored for the maintenance of open space areas and orchard use. However storage of the pesticides are in small amounts and would not constitute a hazard to the public or the environment. At this time, there is no proposal or need for pressurized tanks to be located on-site. Consequently there are no impacts. Thus, no further analysis of this topic is necessary and no mitigation measures are required.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Accidental release of hazardous materials such as that associated with former oil drilling could occur with mechanical and grading equipment used during construction activities. Further, pesticides used in the maintenance of open space, lawn areas, gardens etc., have the potential to be released in an accidental manner. Therefore, it is recommended that this topic be analyzed further in an EIR.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 500 feet of sensitive land uses (e.g., homes, schools, hospitals)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Residential, open space and recreational uses would not emit hazardous emissions or require the handling of hazardous or acutely hazardous materials. Thus, no further analysis of this topic is necessary and no mitigation measures are required.

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?

A portion of the western property is located adjacent to active oil drilling. A search of hazardous material listings, pursuant to Government Code Section 65962.5, is appropriate to ensure that no releases have occurred.

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?

The Project is not located within 2 miles of a public airport or located within an airport land use plan. The nearest airport is Whiteman Airport located 22 miles to the southeast of the Project site. This airport is for private plan use only. Thus, no further analysis of this topic is necessary and no mitigation measures are required.

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?

The Project site is not located within the vicinity of a private airstrip. The nearest airport is Whiteman Airport located 22 miles to the southeast of the Project site. This airport is for private plan use only. Thus, no further analysis of this topic is necessary and no mitigation measures are required.

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

The proposed Project would not interfere with or physically impair an adopted emergency response plan or emergency evacuation plan. By providing roadway linkages to development in the north and east of the Property via Barcelona Road and Hayward Drive, respectively, the Project will provide access for residents in those communities and in the Project to local schools, shopping and jobs, as well as improving access for public services, including police and fire personnel. Thus, no further analysis of this topic is necessary and no mitigation measures are required.

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

See below.

**i) in a Very High Fire Hazard Severity Zones (Zone 4)?**

The Project site is located in Very High Fire Hazard Severity Zone 4. By providing roadway linkages to development in the north and east of the Property via Barcelona Road and Hayward Drive, respectively, the Project will provide access for residents in those communities and in the Project to improving access for public services, including police and fire personnel. It is recommended that this topic be analyzed further in an EIR.

**ii) in a high fire hazard area with inadequate access?**

While the Project site is located in Very High Fire Hazard Severity Zone 4, it has access to Hasley Canyon Road. By providing roadway linkages to development in the north and east of the Property via Barcelona Road and Hayward Drive, respectively, the Project will provide access for residents in those communities and in the Project to improving access for public services, including police and fire personnel. No further analysis of this topic is necessary and no mitigation measures are required.

**iii) in an area with inadequate water and pressure to meet fire flow hazards?**

The Property contains an existing 750,000-gallon water tank on the Property, constructed to serve the development under the Prior Entitlements. As per LACC Section 22.24.150, water tanks are permitted in Zone A-2, the Property designation, as a conditional use. Due to an increase in fire flow requirements associated with the Project, an additional 850,000-gallon water tank is requested to meet these requirements. The water tank is proposed to be located in proximity to the existing water tank, on the same lot, and to share common access and a common water main line. No further analysis of this topic is necessary and no mitigation measures are required.

**iv) in proximity to land uses that have the potential for dangerous fire hazard (such as refineries, flammables, and explosives manufacturing)?**

Off-site uses (such as oil wells, industrial uses) must meet all safety standards applicable to applicable usage and activities. Hazardous uses are regulated and permitted by the Los Angeles County Fire Department and all uses must abide by all permit restrictions and applicable measures. No further analysis of this topic is necessary and no mitigation measures are required.

## 10. HYDROLOGY AND WATER QUALITY

	<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) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The previously approved project received approval to be regulated under Order No. R4-2003-0108, General National Pollutant Discharge Elimination System (NPDES) and Waste Discharge Requirements for Discharges of Groundwater from Potable Water Supply Wells to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties, adopted by the Los Angeles County Regional Water Quality Control Board on August 7, 2003. Because the proposed Project is substantially changed from the previously approved project a new NPDES permit would be required. Further evaluation is needed to determine the potential for, and significance of, Project impacts on water quality.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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In 2011, District No. 36 began operating a groundwater extraction well on the Project Site pumping approximately 2,800 gallons per minute (gpm). This additional source of supply has increased the reliability of District No. 36's water supply. The 2010 Castaic Lake Water Agency (CLWA) Urban Water Management Plan (UWMP) includes a groundwater operating plan for the Eastern Basin. The groundwater operating plan calls for pumping from the Saugus formation in the range of 7,500 to 15,000 acre-feet per year (ac-ft/yr) in average/normal years and includes planned dry-year pumping from the Saugus formation of 21,000 to 35,000 ac-ft/yr for one to three consecutive dry years. The pumping ranges in the groundwater operation plan are based on an evaluation of groundwater basin yield conducted in 2009, which found the pumping ranges to be sustainable on a long-term basis.

Due to an increase in fire flow requirements associated with the Project, an additional 850,000-gallon water tank is requested to meet these requirements. The water tank is proposed to be located in proximity to the existing water tank, on the same lot, and to share common access and a common water main line. Further evaluation is needed to determine the potential for, and significance of, Project impacts on ground water supplies.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The grading proposed for the site will substantially alter the existing drainage pattern of the Project area. If not mitigated, impacts could result from substantial erosion on- or off-site. Therefore, it is recommended that this topic be analyzed further in an EIR.

**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?**                       

Project development through the earth movement of 4.4 million cubic yards of soil would substantially alter the existing drainage pattern of the site. The Project will be required to comply with local and regional requirements related to stormwater runoff and is therefore anticipated that all impacts will be mitigated. However, the projected rate and amount of stormwater runoff and the proposed drainage should be further analyzed. Therefore, it is recommended that this topic be analyzed further in an EIR.

**e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?**                       

It is not known if the stormwater system that will be able to accommodate existing and planned stormwater runoff. Therefore, it is recommended that this topic be analyzed further in an EIR.

**f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?**                       

The previously approved project received approval to be regulated under Order No. R4-2003-0108, *General National Pollutant Discharge Elimination System (NPDES) and Waste Discharge Requirements for Discharges of Groundwater from Potable Water Supply Wells to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties*, adopted by the Los Angeles County Regional Water Quality Control Board on August 7, 2003. Because the proposed Project is substantially changed from the previously approved project a new NPDES permit will be required as new water quality standards are applicable to the Project site. Further evaluation is needed to determine the potential for, and significance of, Project impacts on surface water and groundwater quality.

**g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?**                       

Although the Project will be required to comply with the Los Angeles County Low Impact Development Ordinance, the best management practices have yet to be determined for the Project site. Therefore, it is recommended that this topic be analyzed further in an EIR.

**h) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?**

As discussed above, the previously approved project received approval to be regulated under Order No. R4-2003-0108, General National Pollutant Discharge Elimination System (NPDES) and Waste Discharge Requirements for Discharges of Groundwater from Potable Water Supply Wells to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties, adopted by the Los Angeles County Regional Water Quality Control Board on August 7, 2003. Because the proposed Project is substantially changed from the previously approved project a new NPDES permit will be required. Further evaluation is needed to determine the potential for, and significance of, Project impacts on surface water and groundwater quality.

**i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?**

There are no Areas of Special Biological Significance near or on the Project site. No further analysis of this topic is necessary and no mitigation measures are required.

**j) Use septic tanks or other private sewage disposal system in areas with known septic tank limitations or in close proximity to a drainage course?**

The proposed Project would not use septic tanks. The proposed Project will connect to the areawide wastewater system. No further analysis of this topic is necessary and no mitigation measures are required.

**k) Otherwise substantially degrade water quality?**

As discussed above, the previously approved project received approval to be regulated under Order No. R4-2003-0108, General National Pollutant Discharge Elimination System (NPDES) and Waste Discharge Requirements for Discharges of Groundwater from Potable Water Supply Wells to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties, adopted by the Los Angeles County Regional Water Quality Control Board on August 7, 2003. Because the proposed Project is substantially changed from the previously approved project a new NPDES permit will be required. Further evaluation is needed to determine the potential for, and significance of, Project impacts on water quality.

**l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map, or within a floodway or floodplain?**

Hasley Canyon Creek, located at the western area of the property is designated as a FEMA floodway. No housing is proposed to be located near the floodway. No further analysis of this topic is necessary and no mitigation measures are required.

**m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?**                       

The proposed Project would not place any structures within the Hasley Canyon Creek floodway. No further analysis of this topic is necessary and no mitigation measures are required.

**n) 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?**                       

The Project site would not expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding resulting as a result of the failure of a levee or dam. No further analysis of this topic is necessary and no mitigation measures are required.

**o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?**                       

The Project site is not located in an area that would be inundated by seiche or tsunami. Mudflows would be highly unlikely to inundate the Project site, which would be as a result of off-site residential developments. No further analysis of this topic is necessary and no mitigation measures are required.

**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>
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Would the project:

a) Physically divide an established community?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The 430-acre site itself, currently partially graded but undeveloped, is located between two existing residential communities, one to the north and the other to the east. However, once constructed, the project will connect the two disparate communities with a public roadway (via Barcelona Dr. and Hayward Dr.). Thus, the project will not physically divide an established community (or communities) but actually help to connect them. Industrial development and scattered developed and undeveloped residential and agricultural parcels exist to the south and west, are accessible via Hasley Canyon Rd., and thus do not present any challenge or opportunity for connection by or through the proposed development. No further analysis of this topic is necessary and no mitigation measures are required.

b) Be inconsistent with the plan designations of the subject property? Applicable plans include: the County General Plan, County specific plans, County local coastal plans, County area plans, County community/neighborhood plans, or Community Standards Districts.

The Project's land use designation per OVOV is H2-Residential 2, an urban land use designation providing for residential neighborhoods at densities that require urban services. The Project's land uses, consisting of single-family residences, recreation building, parks, playgrounds, trails, a vineyard and a water tank, are consistent with the H-2-Residential 2 designation. The following approvals are being requested as part of the proposed project:

A Conditional Use Permit (CUP) authorizing (1) density-controlled development (LACC 22.24.150 & 22.56.205); (2) a CSD significant ridgeline exemption with respect to the westerly ridgeline for open space and access via extension of Barcelona Place to permit pedestrian and vehicular access between the residential areas of the proposed project, the residential community, and to Castaic Elementary School and Castaic Middle School to the north, related infrastructure and stabilization of a pre-existing sand mining operation. (LACC 22.44.137.D.6.d.i(B)); (3) grading and development in accordance with the County's hillside management criteria (LACC 22.56.215); and (4) an on-site grading project involving more than 100,000 cubic yards of cut/fill (LACC 22.56.210). In addition, a CUP is requested for the installation of a an additional 850,000 gallon water tank (LACC 22.24.150).

An Oak Tree Permit for removal of one protected, non-heritage oak tree on the Property.

A Variance to authorize the non-exempted development of the easterly ridgeline, which is a mapped CSD significant ridgeline located on the property that has been substantially graded pursuant to the Prior Entitlements. The westerly ridgeline and areas to the west of that ridgeline will be preserved as open space and avoided except for the construction of trails, landscape areas and the extension of Barcelona Place to provide public access to these areas.

Consistency with applicable plans, specifically the Los Angeles County Santa Clarita Valley Area Plan (One Valley One Vision or OVOV), is also a component of the necessary land use analysis. In recognition of the importance of land use planning to the County, and the necessity for the Project to demonstrate compliance with the regulatory framework, it is recommended that this topic be further analyzed in an EIR.

c) Be inconsistent with the zoning designation of the subject property?

The zoning on the Project site is A-2-2 (Heavy Agriculture, 2-acre Minimum Lot Area) which allows for single-family dwelling units. No further analysis of this topic is necessary and no mitigation measures are required.

d) Conflict with Hillside Management Criteria, SEA Conformance Criteria, or other applicable land use criteria?

Please see 7.f., above for a discussion of the Project's consistency with Hillside Management Criterion. The project is not located within an SEA or other special land use designation. The project should be further evaluated to determine full consistency with the LA County Healthy Design Ordinance (HDO), and should be further addressed in an EIR.

**12. MINERAL 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>
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Would the project:

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"/>
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There are no mapped sand and gravel mineral resources on the Project site. The site does overlay a former oil field. Consequently, there are no known mineral resources on the Project site that would be of value to the region or to residents of the state. No further analysis of this topic is necessary and no mitigation measures are required.

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"/>
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The Project site does not contain locally important mineral resources delineated on a general plan, specific plan, or other land use plan. No further analysis of this topic is necessary and no mitigation measures are required.

### 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>
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Would the project result in:

a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08) or the General Plan Noise Element?

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Construction activities may exceed County Noise Ordinance standards with regards to existing housing adjacent to the Project site. Operational noise would also be increased due to the new uses on the project site. Therefore, it is recommended that this topic be analyzed further in an EIR.

b) Exposure of sensitive receptors (e.g., schools, hospitals, senior citizen facilities) to excessive noise levels?

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The Project may expose sensitive receptors such as schools to high levels of construction noise. The Castaic Middle School Campus is located immediately north of the project site and Live Oak Elementary School is located approximately 0.6 miles southeast of the project site. Therefore, it is recommended that this topic be analyzed further in an EIR.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Currently the Project site is vacant and no noise is generated on the Project site. Development of the Project site will create an increase in ambient noise not currently on the Project site. Therefore, it is recommended that this topic be analyzed further in an EIR.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Currently the Project site is vacant and no noise is generated on the Project site. Development of the Project site may create temporary or periodic increase in ambient noise levels not currently on the Project site. Therefore, it is recommended that this topic be analyzed further in an EIR.

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?

The Project site is not located within an airport land use plan or within 2 miles of a public airport. No further analysis of this topic is necessary and no mitigation measures are required.

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?

The Project site is not located within the vicinity of a private airstrip. No further analysis of this topic is necessary and no mitigation measures are required.

## 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>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The Project site has an Area Plan designation and Zoning designation that allows for single-family residential units. The project will induce some growth through the construction of 497 new homes and more than five miles of additional road infrastructure. Therefore, further analysis of this topic is necessary and additional mitigation measures may be required.

b) Cumulatively exceed official regional or local population projections?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project site has an Area Plan and Zoning designation that allows for single-family residential units and is accounted for in official regional and local population projections (OVOV Area Plan). No further analysis of this topic is necessary and no mitigation measures are required.

c) Displace existing housing, especially affordable housing?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There are no housing units presently on the Project site; therefore, no housing units will be displaced. No further analysis of this topic is necessary and no mitigation measures are required.

d) 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"/>
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There are no housing units or persons presently residing on the Project site, therefore no housing units will be required elsewhere. No further analysis of this topic is necessary and no mitigation measures are required.

**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>
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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?**      
The construction of 497 single-family residential units may impact fire protection services. Therefore, it is recommended that this topic be analyzed further in an EIR.

**Sheriff protection?**      
The construction of 497 single-family residential units may impact sheriff protection services. Therefore, it is recommended that this topic be analyzed further in an EIR.

**Schools?**      
The construction of 497 single-family residential units may impact school services. Potential impact analysis to Castaic Union School District and the Wm. S. Hart Union High School District facilities is required. It is recommended that this topic be analyzed further in an EIR.

**Parks?**      
The construction of 497 single-family residential units may create impacts to local and regional parks. However, the Project proposes a community recreation center controlled by a homeowner's association, an approximately 19-acre community park, seven private recreation lots which provide neighborhood park amenities, and approximately 5 miles of pedestrian trails and accompanying infrastructure and public and private roadways. It is recommended that this topic be analyzed further in an EIR.

**Libraries?**      
The construction of 497 single-family residential units may impact regional library services. Therefore, it is recommended that this topic be analyzed further in an EIR.

**Other public facilities?**      
Other local and regional public facilities (such as religious and cultural) that would be impacted as a result of Project development have not yet been identified or analyzed. Thus, further analysis of this topic is necessary in an EIR, and mitigation measures may be required.

## 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>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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?

The proposed Project may increase the use of existing neighborhood and regional parks or other recreational facilities. However, the Project proposes a community recreation center controlled by a homeowner's association, an approximately 19-acre community park, seven private recreation lots which provide neighborhood park amenities, and approximately 5 miles of pedestrian trails and accompanying infrastructure and public and private roadways. It is recommended that this topic be analyzed further in an EIR.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project has allocated land for an approximately 19-acre community park, seven private recreation lots which provide neighborhood park amenities including tot lots, and approximately 5 miles of pedestrian trails. Although grading and construction of recreational facilities may have a significant impact on the environment, these impacts will not be distinguishable from and will be considered as part of the overall impact of the Project construction. It is not expected that the Project would require the expansion of existing recreational facilities. No further analysis of this topic is necessary and no mitigation measures are required.

c) Is the project consistent with the Department of Parks and Recreation Strategic Asset Management Plan for 2020 (SAMP) and the County General Plan standards for the provision of parkland?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Further analysis is required to determine Project compliance with the Department of Parks and Recreation Strategic Asset Management Plan for 2020 and the County General Plan standards for the provision of parkland.

d) Would the project interfere with regional open space connectivity?

232 acres of the Property will be preserved for recreational and open space use and will include an approximately 19 acre public park, approximately 5 miles of trails, preservation of the majority of the westerly mapped significant ridgeline and Hasley Canyon Creek, a blue line stream, in the southwesterly portion of the Property. The Property climbs over 400 feet in elevation from Hasley Canyon Road on the south to the northern boundary of the Property and contains many variations in elevation throughout. The Project is surrounded by existing development including single-family residential development to the north and east; the Val Verde community to the southwest, single-family and equestrian uses to the west and manufacturing/industrial uses to the south. As extensive development to the north, east, and south, and additional development to the west of the Project Site already substantially constrain open space connectivity in the area, the Project has the potential to further restrict impacts to open space connectivity in the area. Therefore, it is recommended that this topic be analyzed further in an EIR.

**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>
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Would the project:

a) Conflict with an applicable plan, ordinance, or policy establishing a measure 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? Measures of performance effectiveness include those found in the most up-to-date Southern California Association of Governments (SCAG) Regional Transportation Plan, County Congestion Management Plan, and County General Plan Mobility Element.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The Project proposes 497 residential dwelling units. A traffic study is required to determine potential impacts to the circulation system and consistency with the SCAG Regional Transportation Plan, Congestion Management Plan, and County General Plan Mobility Element both from construction and operation of the Project. Lacking adequate bikeway connectivity and facilities, the project may encourage additional and unnecessary vehicle trips for short distances (three miles or less). It is recommended that the Project's potential for impacts during construction and operation and its consistency with policies, plans, and programs supporting alternative transportation be further analyzed in an EIR.

b) Exceed the County Congestion Management Plan (CMP) Transportation Impact Analysis thresholds?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A traffic study is required to determine the potential impacts to the Congestion Management Plan. It is recommended that this topic be analyzed further in an EIR.

c) Conflict with an applicable congestion management program, 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 (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)?

Lacking adequate bikeway connectivity and facilities, the project may encourage additional and unnecessary vehicle trips for short distances (three miles or less). A traffic study is required to determine the potential impacts to the Congestion Management Plan. It is recommended that this topic be analyzed further in an EIR.

d) 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?

The proposed Project includes the construction of 497 single-family dwelling units and associated amenities. Housing structures are proposed at no more than two stories. As such, the proposed Project would not result in a change to air traffic patterns. No further analysis of this topic is necessary and no mitigation measures are required.

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The Vesting Tentative Tract Map design orientation does not include sharp curves or dangerous intersections nor would it permit incompatible uses. Farm equipment may be used for vineyard/orchard activities but given the small scale of the vineyard/orchard, and the relative small usage of specialized farming equipment, no adverse impacts would be expected. No further analysis of this topic is necessary and no mitigation measures are required.

f) Result in inadequate emergency access?

The proposed Project would not interfere with or physically impair an adopted emergency response plan or emergency evacuation plan. By providing public roadway linkages to development in the north and east of the Property via Barcelona Road and Hayward Drive, respectively, the Project improves access for public services, including police and fire personnel. Some private streets are proposed to be gated. Some further analysis of this topic is necessary and mitigation measures may be required.

g) Conflict with the Bikeway Plan, Pedestrian Plan, Transit Oriented District development standards in the County General Plan Mobility Element, or other adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

The proposed Project may conflict with the 2012 LA County Master Plan of Bikeways and other policies that promote alternative transportation modes. There is a proposed Class III bike path along Hasley Canyon Rd. abutting the project to the south. The Project currently does not propose any bikeways or bikeway connections adjacent to or within the proposed development area. Additional analysis is needed and mitigation measures may be required.

**h) Decrease the performance or safety of alternative transportation facilities?**

As there are proposed public bikeways in close proximity located offsite to the north (at the intersection of Barcelona Rd. and Madloy St.) and immediate south of the project, the project may decrease the performance of alternative transportation facilities (bikeways), since no north-south connection is currently proposed through the development. Further analysis of this topic is necessary and mitigation measures may be required.

## 18. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p><b>Would the project:</b></p> <p><b>a) Exceed wastewater treatment requirements of the Los Angeles or Lahontan Regional Water Quality Control Boards?</b></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The proposed Project has the potential to exceed wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board. Most wastewater generated within the Santa Clarita Valley is treated at two existing Water Reclamation Plants (WRPs), which are operated by the Santa Clarita Valley Sanitation District (SCVSD). The SCVSD is a member of the County Sanitation Districts of Los Angeles County (CSDLAC). The existing Saugus WRP is located at 26200 Springbrook Avenue in Saugus. The existing Valencia WRP is located at 28185 The Old Road in Valencia. Therefore, it is recommended that this topic be analyzed further in an EIR.

<p><b>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?</b></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The proposed Project has the potential to create water or wastewater system capacity problems. The existing wastewater facilities and Sanitation Districts within the immediate vicinity of the project site that provide primary, secondary, and tertiary treatment. The SCVSD has a permitted treatment capacity of 28.1 million gallons per day (mgd) and a treated average of 20.5 mgd. As such, it is recommended that this topic be analyzed further in an EIR. The Applicant has constructed and dedicated a water well and water system improvements to the District, all of which have been accepted by the District and are operational. An additional non-potable water well and retention facilities may be constructed on the Property to address irrigation needs of the Project. It is recommended that this topic be analyzed further in an EIR.

<p><b>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?</b></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The proposed Project has the potential to create drainage system capacity problems. Storm water drainage facilities would be required to size facilities to accommodate the projects storm water. It is recommended that this topic be analyzed further in an EIR.

**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?**

Water District 36 would serve the proposed project. Additionally, the Los Valles project water demand was used in the preparation of the 2010 Urban Water Management Plan. A water supply assessment will be prepared and it is recommended that this topic be analyzed further in an EIR.

**e) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 21, Part 21)?**

The previously approved project received approval to be regulated under Order No. R4-2003-0108, General National Pollutant Discharge Elimination System (NPDES) and Waste Discharge Requirements for Discharges of Groundwater from Potable Water Supply Wells to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties, adopted by the Los Angeles County Regional Water Quality Control Board on August 7, 2003. Because the proposed Project is substantially changed from the previously approved project a new NPDES permit would be required. Although the Project will be required to comply with the Los Angeles County Low Impact Development Ordinance, the best management practices have yet to be determined for the Project site. It is recommended that this topic be analyzed further in an EIR.

**f) 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?**

The proposed Project has the potential to create energy utility (electricity and natural gas) system capacity problems. It is recommended that this topic be analyzed further in an EIR.

**g) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

Landfills are a finite resource with limited capacity. Even with recycling efforts waste (both construction and operational) will be generated by the Project in amounts that have yet to be determined. It is recommended that this topic be analyzed further in an EIR.

**h) Comply with federal, state, and local statutes and regulations related to solid waste?**

All proposed developments, including the proposed Project, must comply with federal, state, and local statutes and regulations related to solid waste. No further analysis of this topic is necessary and no mitigation measures are required.

**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>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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?

As discussed within this Initial Study, the Project could result in environmental impacts that have the potential to degrade the quality of the environment as addressed herein. Potentially affected resources include Aesthetics, Air Quality, Biological Resources, Greenhouse Gases, Land Use and Planning, Noise, Public Services, and Utilities. An EIR will be prepared to analyze and document these potentially significant impacts.

As discussed in Section 4, above, the Project would not substantially reduce the habitat of fish or wildlife species.

b) 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The Project has the potential to have impacts which are individually limited but cumulatively considerable. All cumulative impacts will be further analyzed in an EIR.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The proposed Project may have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. Both direct and indirect impacts on human beings will be further analyzed in an EIR.



SOURCE: SITESCAPES, LANDSCAPE ARCHITECTURE & PLANNING, APRIL 2013

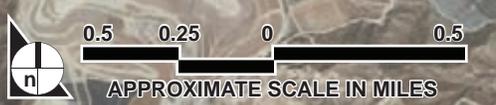
EXHIBIT A

Conceptual Site Plan



Project Site

Santa Clarita



SOURCE: Google, Inc., April 2013

EXHIBIT **B**



Existing Conditions Aerial





SOURCE: Google, Inc., April 2013





SOURCE: Google, Inc., April 2013

