



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

July 8, 2008

Bruce W. McClendon FAICP
Director of Planning

TO: Librarian
Canyon Country Jo Anne Darcy Library
18601 Soledad Canyon Road
Santa Clarita, California 91351

FROM: Ramon Cordova *RKC*
Senior Regional Planning Assistant
Department of Regional Planning
320 West Temple Street, Room 1382
Los Angeles, California 90012

SUBJECT: TENTATIVE TRACT MAP NO. 062985

Tentative Tract Map No. 062985 is scheduled for a Public Hearing before the Regional Planning Commission of Los Angeles County on **August 13, 2008**.

Please have the materials listed below available to the public through Monday, August 25, 2008.

If you have any questions regarding this matter, please call the Land Divisions Section of the Department of Regional Planning at (213) 974-6433.

Thank you.

- Attachments:
1. Copy of Tentative Tract Map No. 062985, dated January 2, 2008
 2. 500-Foot Radius Land Use Map
 3. Notice of Public Hearing
 4. Draft Factual
 5. Draft Reports/Recommendation
 6. Environmental Document



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

**NOTICE OF PUBLIC HEARING
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

TENTATIVE TRACT MAP NO. 062985

Notice is hereby given that the Regional Planning Commission of Los Angeles County will conduct a public hearing concerning this proposed land development on August 13, 2008, at 9:00 a.m., in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. **Room 150 will open to the public at 8:50 am.** Interested persons will be given an opportunity to testify.

This project received a Mitigated Negative Declaration pursuant to State and County Environmental Reporting Guidelines.

General description of proposal: The tract map proposes to create 16 single-family lots on 19.6 gross acres.

General location of property: Northeast corner of Crown Valley Road and Banson Street, Acton, in the Sand Canyon Zoned District of Los Angeles County.

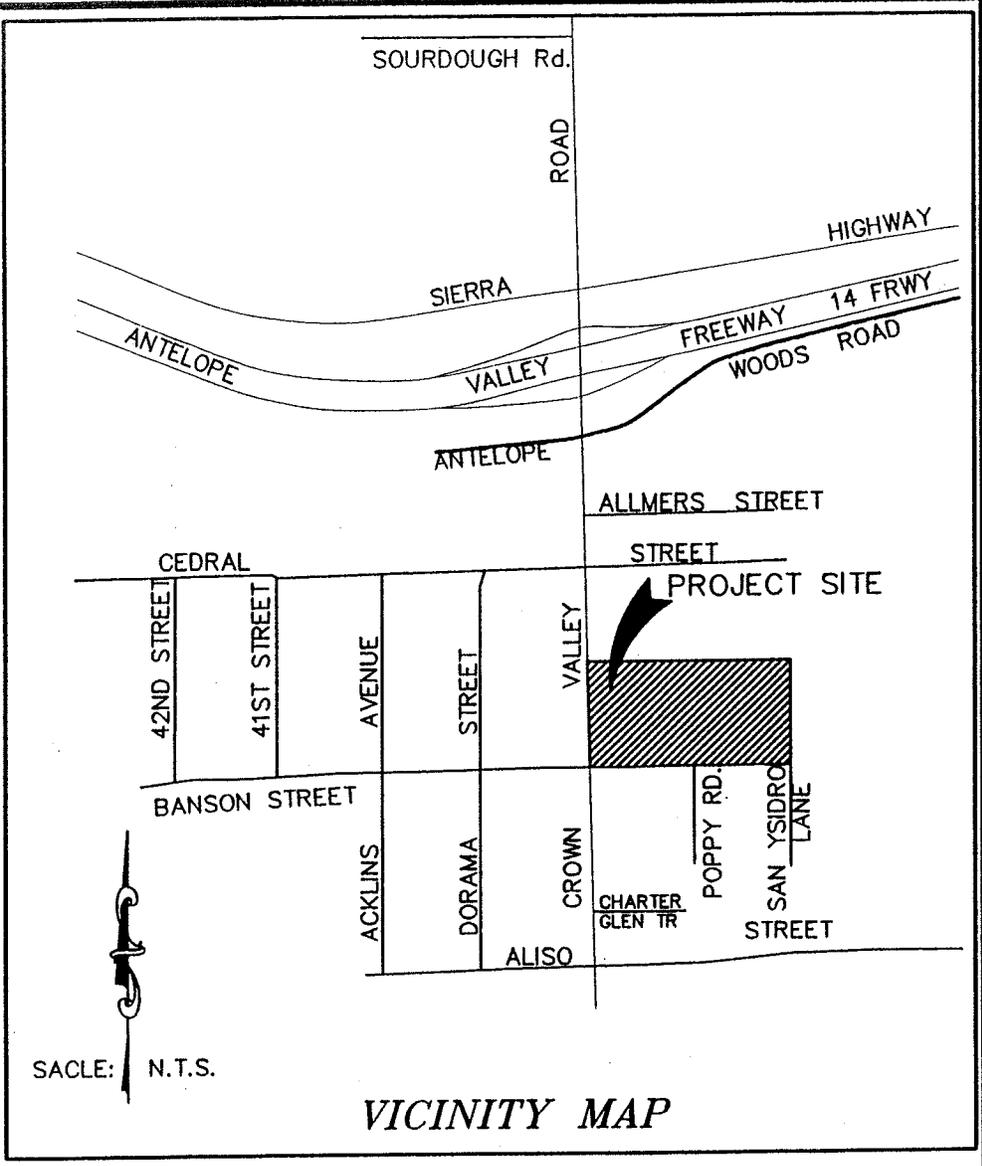
These cases do not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send written comments, please write to the Department of Regional Planning at the address given below, Attention: Mr. Ramon Cordova. You may also obtain additional information concerning this case by phoning Mr. Ramon Cordova at (213) 974-6433. Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) and then ask to be connected to (213) 974-6433. Public service hours: 7:30 a.m. to 6:00 p.m., Monday through Thursday. Our offices are closed on Fridays.

If you challenge a County action in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Regional Planning Commission at, or prior to, the public hearing.

Case materials are available for inspection during regular working hours at the Department of Regional Planning, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. These materials will also be available for review beginning July 13, 2008 at the Canyon Country Jo Anne Darcy Library, 18601 Soledad Canyon Road, Santa Clarita, California 91351. Selected materials are also available on the Department of Regional Planning website at "<http://planning.lacounty.gov/case.htm>."

"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice."

"Este es un aviso de una audiencia publica de acuerdo al Decreto de la Proteccion del Medio Ambiente de California. El proyecto que se considera por el Condado de Los Angeles es una propuesta para crear 16 lotes en 19.6 acres. La audiencia publica para considerar el proyecto se llevara acabo el 13 de Agosto de 2008. Si necesita mas informacion o si quiere este aviso en Espanol, favor de llamar al Departamento de Planificacion al (213) 974-6466."





Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6433

TENTATIVE TRACT MAP NO 062985

RPC MEETING DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE August 13, 2008	

APPLICANT Harwood Homes	OWNER Roy and Sarah Signer	REPRESENTATIVE JT Engineering
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REQUEST
Tentative Tract Map: To create 16 Single-Family Lots on 19.6 gross acres.

LOCATION/ADDRESS Northeast corner of Crown Valley Road and Banson Street	ZONED DISTRICT Sand Canyon
ACCESS Crown Valley Road, Banson Street, San Ysidro Lane and proposed Poppy Road	COMMUNITY Acton
	EXISTING ZONING A-1-10,000 (Light Agricultural-10,000 Square Feet Minimum Required Lot Area)

SIZE Gross: 19.6 Acres Net: 16.4 Acres	EXISTING LAND USE Unimproved	SHAPE Rectangular	TOPOGRAPHY Slightly sloping terrain
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SURROUNDING LAND USES & ZONING			
North: Single-family residences and unimproved property/A-1-10,000		East: Unimproved property/A-1-1 (Light Agricultural-One Acre Minimum Required Lot Area)	
South: Single-family residences/A-1-10,000		West: Single-family residences/A-1-10,000	

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Antelope Valley Area Plan	N2 (Non-Urban 2-One DU/AC)	19 DU	Yes

ENVIRONMENTAL STATUS
Mitigated Negative Declaration—Impacts reduced to less than significant levels with project mitigation include fire, water quality, and biota.

DESCRIPTION OF SITE PLAN
The tentative map, dated January 2, 2008, depicts a proposed subdivision of 16 lots on 19.6 gross acres. The applicant is proposing retention basins within Lot Nos. 4, 5 and 13 for a total of three retention basins to be maintained by the homeowners association. Poppy Road to the south will be extended northerly to serve the project. The size of the proposed single-family lots range from 40,000 to 50,500 net square feet. A 12-foot wide trail easement is required by the Los Angeles County Department of Parks & Recreation adjoining Crown Valley Road for the Backbone to Crown Valley Trail. Sewage disposal will be provided by individual concrete septic tanks. The project proposes approximately 8,000 cubic yards of cut & fill grading.

KEY ISSUES

- The proposed subdivision is within the boundaries of the Acton CSD and will be required to comply with minimum lot area lot width and length and setback standards. A lot line between Lot Nos. 12 and 13 has to be adjusted to meet CSD requirement for minimum lot area and will no longer be consistent with the approved tentative map. The amendment map will be required to be circulated to members of the Subdivision Committee for review and approval.
- The applicant will be required to submit an amendment once the tentative map is approved in order to depict consistency with the 40,000 Net Square Feet Minimum Required Lot Area of the Acton CSD.

(If more space is required, use opposite side)

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

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

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

- APPROVAL DENIAL
- No improvements ___ 20 Acre Lots ___ 10 Acre Lots ___ 2½ Acre Lots ___ Sect 191.2
- Street improvements _X_ Paving _X_ Curbs and Gutters _X_ Street Lights
- _X_ Street Trees ___ Inverted Shoulder _X_ Sidewalks ___ Off Site Paving ___ ft.
- Water Mains and Hydrants
- Drainage Facilities
- Sewer Septic Tanks Other _____
- Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning

ADDITIONAL ISSUES AND ANALYSIS

DRAFT CONDITIONS:

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance), the area requirements of the A-1-10,000 zone, the requirements of the Acton Community Standards District ("CSD"), and the Mitigation Monitoring Program.
2. The subject property shall be developed and maintained in substantial compliance with the approved tentative map, dated January 2, 2008.
3. The subdivider shall submit a copy of the project's maintenance agreements and Covenants, Conditions and Restrictions ("CC&R's") to the Los Angeles County Department of Regional Planning ("Regional Planning") for review and approval.
4. The subdivider shall record a covenant with the County of Los Angeles agreeing to comply with the required environmental mitigation measures prior to final map approval. Prior to recordation, submit a copy of the covenant to the Director of Regional Planning ("Director of Planning") for review and approval.
5. the subdivider shall submit an amendment map depicting the adjusted boundary lines between Lot Nos. 12 and 13 prior to final map approval.
6. Provide at least 40 feet of street frontage at the property line for each lot fronting on a cul-de-sac and knuckle and at least 50 feet of street frontage at the property line for all other lots, except for flag lots. Provide approximately radial lot lines for each lot.
7. Provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include conditions in the tract's CC&Rs or maintenance agreements which would require continued maintenance of the plantings for lots having planted slopes. Prior to final map approval, submit a copy of the document to be reviewed and approved by Regional Planning prior to recordation.
8. No grading permit shall be issued prior to the recordation of a final map, unless as authorized by the Director of Regional Planning ("Director of Planning") determines that the proposed grading conforms to the conditions of this grant and the Acton CSD.
9. Three copies of a landscape plan which may be incorporated into a revised site plan, shall be submitted and approved by the Director of Planning prior to issuance of a grading permit and/or building permit.

10. Per Section 21.32.195 of the County Code, plant or cause to be planted at least one tree of a non-invasive species within the front yard of each residential lot. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Director of Planning and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
11. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest shall pay a fee to the Los Angeles County Librarian prior to issuance of any building permit, as this project's contribution to mitigating impacts on the library system in the Santa Clarita Planning Area, in the amount required by Chapter 22.72 at the time of payment and provide proof of payment to the Department of Regional Planning. The current fee amount is \$767.00 per dwelling unit (\$767.00 X 16 dwelling units = \$12,272.00). The Fee is subject to adjustment as provided for in applicable local and State law. The subdivider may contact the County Librarian at (562) 940-8450 regarding payment of fees.
12. Upon completion of the appeal period, remit processing fees (currently \$1,926.75) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
13. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Mitigated Negative Declaration for the project are incorporated by this reference and made conditions of Tentative Tract Map No. 062985. Comply with all such mitigation measures in accordance with the attached Mitigation Monitoring Program ("MMP"). After completion of the appeal period, record a covenant and agreement, and submit a copy to Regional Planning for approval, agreeing to the mitigation measures imposed by the Mitigated Negative Declaration for this project. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit mitigation monitoring reports to Regional Planning as frequently as may be required by the department. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.
14. Upon completion of the appeal period, deposit the sum of \$1,500.00 with Regional Planning in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the Mitigation Monitoring Program.
15. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action or proceeding against the County or

its agents, officers, and employees to attack, set aside, void or annul this tract map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 65499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall reasonably cooperate in the defense

16. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to subdivider, or subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional fund to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by subdivider according to Section 2.170.010 of the County Code.

This approval is subject to all those conditions set forth in the attached mitigation monitoring program, and the attached reports recommended by the Los Angeles County Subdivision Committee, which also consists of members of the Public Works, Fire Department, Department of Parks and Recreation, and Public Health.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

Page 1 of 3

TRACT NO. 062985 (Rev.)

TENTATIVE MAP DATED 01-02-2008

The following reports consisting of 14 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

Dated Rev'd 06-02-2008

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

Page 2 of 3

TRACT NO. 062985 (Rev.)

TENTATIVE MAP DATED 01-02-2008

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
8. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
9. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.
10. Grant ingress/egress and utility easements to the public over the private and future or future streets.
11. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
12. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
13. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

TRACT NO. 062985 (Rev.)

TENTATIVE MAP DATED 01-02-2008

14. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

Prepared by Conrad M. Green
tr62985L-rev2.doc

Phone (626) 458-4917

Date 02-25-2008



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 062985

TENTATIVE MAP DATE: 01/02/08

STORM DRAIN SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Improvement Plans Approval:

1. Comply with the requirements of the Drainage Concept/Standard Urban Stormwater Mitigation Plan (SUSMP)/Hydrology Study, which was conceptually approved on 12/18/07 to the satisfaction of the Department of Public Works.
2. Obtain approval or letter of non-jurisdictional from the State Department of Fish and Game.
3. Obtain approval or letter of non-jurisdictional from the State Water Resources Control Board.
4. Obtain approval or letter of non-jurisdictional from the Corps of Engineers.
5. This site is located in Zone A per the Federal Flood Insurance Rate Map. Obtain a Conditional Letter of Map Revision (CLOMR) from FEMA to the satisfaction of the Department of Public Works.
6. Provide a permit from LACDPW for any construction/encroachment within Department of Public Works easements and/or right of way to the satisfaction of the Department of Public Works.

Prior to recordation of a Final Map or Parcel map Waiver:

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.
 - Size of percolation basins subject to details of design and construction and shall be addressed with improvement plans to the satisfaction of Public Works.
2. Show and dedicate to Flood Control District or to the County of Los Angeles easements and/or right of way on the final map to the satisfaction of the Department of Public Works.
3. Show and label all natural drainage courses.
4. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area.
5. An assessment district shall be formed to finance the future ongoing maintenance and capital replacement of all drainage devices/systems identified by the Department of Public Works. The Subdivider shall deposit the first year's total assessment based on the Public Works engineering report. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent year's assessment will be collected through the property tax bill. This is required to the satisfaction of the Department of Public Works.
6. Deed restrictions for cross-lot drainage will be required to the satisfaction of the Department of Public Works.



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

Prior to Improvement Acceptance for Public Maintenance:

1. A Letter of Map Revision (LOMR) from FEMA must be obtained. Public Works, Watershed Management Division, (626) 458-4322, should be contacted to obtain required procedures.

Name Lizbeth Coidava Date 2/21/08 Phone (626) 458-4921
DS

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE PARCEL MAP 62985
SUBDIVIDER Roy Signer Trustee
ENGINEER JT Engineering, Inc.
GEOLOGIST John Helms
SOILS ENGINEER JT Engineering

TENTATIVE MAP DATED 1/2/08 (Revision)
LOCATION Acton
REPORT DATE 4/11/07, 12/18/06
REPORT DATE 4/23/08, 2/28/08, 4/16/07, 1/26/07, 6/1/06, 12/18/05

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://www.dpw.lacounty.gov/gmed/manual.pdf>).
2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at <http://www.dpw.lacounty.gov/gmed/manual.pdf>).
4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas (refer to GS063.0 in the manual for preparation of Geotechnical Reports).
5. The Soils Engineering review dated 4/24/08 is attached.

NOTE Provide a copy of this review with your resubmittal

Prepared by _____ Reviewed by  Date 4/24/08
Geir Mathisen

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 8.2
PCA GMPH
Sheet 1 of 1

Review No. 6

Tentative Tract Map 62985
Location Acton
Developer/Owner Roy Signer Trustee
Engineer/Architect JT Engineering, Inc.
Soils Engineer JT Engineering, Inc. (1361)
Geologist John Helms

DISTRIBUTION:

Drainage
 Grading
 Geo/Soils Central File
 District Engineer
 Geologist
 Soils Engineer
 Engineer/Architect

Review of:

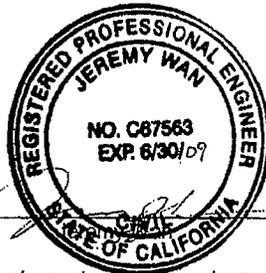
Tentative Map Dated by Regional Planning 1/2/08 (rev.)
Soils Engineering Report Dated 12/18/05
Soils Engineering Addenda Dated 4/23/08, 2/28/08, 4/16/07, 1/26/07, 6/1/06
Geologic Report Dated 12/18/06
Geologic Addendum Dated 4/11/07
Previous Review Sheet Dated 3/24/08

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. At the grading plan stage, provide static slope stability analysis for the proposed 2:1 (H:V) slopes at the proposed basins. Also, provide a geotechnical cross-section, for each section analyzed, showing the critical failure plane used in the analyses. Indicate the various shear strength parameters used in the analyses, in the appropriate segments of each failure plane. (Note: Residual shear strength parameters must be used for static slope stability analysis.) Show locations of the cross sections used in slope stability analyses on the geotechnical map. Recommend mitigation if factors of safety are below County minimum standards.



Prepared by _____ Date 4/24/08

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/g0/gmedsurvey>.

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\gme\pub\Soils Review\Jeremy\TR 62985, Acton, TTM-A_9.doc

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Show disposition of all the easements (i.e. quit claimed, relocate, or easement holder permission will be obtained).
2. Provide landscaping plans per grading ordinance (Section 3316.3 of chapter 33, of LACO Building Code).
3. Provide soil/geology approval of the grading plan by the Geotechnical & Materials Engineering Division (GMED).
4. Debris desilting "mulch areas" shown on the approved drainage concept/hydrology/SUSMP, dated 12/18/07, shall be reviewed and approved as part of the grading plan.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

5. Submit a grading plan for approval. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, and the SUSMP devices if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.
6. A maintenance agreement may be required for privately maintained drainage devices.

137 Name John C. [Signature] Date 2/2/08 Phone (626) 458-4921

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. All street and highway sections shown on the tentative map are not necessarily approved. The subdivider shall conform with the right of way and improvements required below.
2. Dedicate right of way 32 feet from centerline and make an offer of private and future right of way 8 feet beyond the 32 feet dedication along the property frontage on Crown Valley Road.
3. Dedicate the right to restrict vehicular access on Crown Valley Road.
4. Dedicate right of way 32 feet from centerline along the property frontage on Banson Street. Twenty feet of additional right of way is required.
5. Make an offer of private and future right of way 32 feet from centerline along the property frontage on San Ysidro Lane. The right of way may be dedicated if the subdivider initiates the acceptance of the offer of right-of-way along the easterly half of San Ysidro Lane per Instrument No: 20072484831.
6. Whenever there is an offer of a future street or a private and future street, provide a drainage statement/letter.
7. Dedicate right of way 29 feet from centerline on Poppy Lane for a total width of 58 feet plus additional right of way for a standard cul-de-sac bulb to the satisfaction of Public Works.
8. Provide minimum landing area of 50 feet at a maximum three percent grade on San Ysidro Lane at Banson Street and 25 feet at a maximum three percent grade on Poppy Lane at Banson Street to the satisfaction Public Works.
9. Construct rural cross-sections consistent with a standard limited secondary highway along Crown Valley Road to the satisfaction of Public Works.
10. Provide standard property line return radii of 13 feet at all local street intersections, including intersections of Banson Street with Crown Valley Road.
11. Construct inverted shoulder pavement 14 feet (lane width) and 4 feet (shoulder width) with concrete flow lines along the property frontage on Banson Street to the

satisfaction of Public Works. Grade remaining parkway/shoulder at 2 percent cross-slope to the right of way to the satisfaction of Public Works.

12. Construct inverted shoulder pavement 14 feet (lane width) and 4 feet (shoulder width) with concrete flow lines along the property frontage on San Ysidro Lane to the satisfaction of Public Works. Provide additional paving on the easterly half of San Ysidro Lane to achieve a minimum 24 feet of pavement section, exclusive of the inverted shoulders. Grade remaining parkway/shoulder at 2 percent cross-slope to the right of way to the satisfaction of Public Works. If San Ysidro Lane is to be dedicated to the County, additional paving may be required to achieve the standard inverted shoulder section to the satisfaction of Public Works.
13. Construct inverted shoulder pavement 14 feet (lane width) and 4 feet (shoulder width) with concrete flow lines on Poppy Lane to the satisfaction of Public Works. In addition, construct inverted shoulder pavement to provide a cul-de-sac bulb with a turning radius of 32 feet and 4 feet (shoulder width) with concrete flow lines to the satisfaction of Public Works. Grade remaining parkway/shoulder at 2 percent cross-slope to the right of way to the satisfaction of Public Works.
14. Construct a standard cross gutter along Banson Lane at Ysidro Lane to the satisfaction of Public Works.
15. Construct additional pavement (off-site pavement if required) and transition for a 55 mile per hour design speed to provide a left-turn lane on Crown Valley Road at Banson Street to the satisfaction of Public Works.
16. Provide a detailed Signing and Striping Plan (scale 1:40) on Crown Valley Road and Banson Street to the satisfaction of Public Works. Conform with all required transition paving to the satisfaction of Public Works.
17. Provide and install street name signs prior to occupancy of buildings.
18. Underground all new utility lines to the satisfaction of Public Works. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
19. Comply with the following street lighting requirements (A revised condition by Traffic & Lighting addressing the rural sections is pending):
 - a. Provide street lights on concrete poles with underground wiring on Crown

Valley Road to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.

- b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation is required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
 - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- c. The annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
- d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the

development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.

20. Install postal delivery receptacles in groups to serve two or more residential lots.
21. Prior to final map approval, the subdivider shall enter into an agreement with the County's franchised cable television operator (if an area is served) to permit the installation of cable in a common utility trench; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

PC ASW

Prepared by Patricia Constanza

Phone (626) 458-4921

Date 02-19-2008

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 062985 (Rev.)

Page 1/1

TENTATIVE MAP DATED 01-02-2008

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

Approved without conditions. There are no existing public sewer facilities within proximity of the project and the subdivider proposes to use private sewer systems.

Prepared by  Allen Ma
tr62985s-rev2.doc

Phone (626) 458-4921

Date 02-25-2008

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.
3. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.



COUNTY OF LOS ANGELES

R.P. - Ramon

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 62985 Map Date January 02, 2008

C.U.P. _____ Map Grid 2878D

- FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: Access is adequate as shown on the Tentative Map.

By Inspector: Juan C. Padilla Date February 21, 2008

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



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 62985 Tentative Map Date January 02, 2008

Revised Report YES

- Checkboxes for fire flow requirements, hydrant specifications, and installation conditions.

Comments: Per L.A.Co. Waterworks 37, fire flow of existing fire hydrants is adequate. The required 2 new fire hydrants shall be bonded for or installed and tested prior to Final Map clearance.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations.

By Inspector Juan C. Padilla Date February 21, 2008



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION REPORT

Tentative Map #	62985	DRP Map Date:	01/02/2008	SCM Date:	02/25/2008	Report Date:	02/21/2008
Park Planning Area #	43B		AGUA DULCE / ACTON			Map Type:	REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.15
IN-LIEU FEES:	\$6,176

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$6,176 in-lieu fees.

Trails:

See also attached Trail Report.

See Conditions of the map approval above.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: 
James Barber, Developer Obligations/Land Acquisitions



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	62985	DRP Map Date:	01/02/2008	SMC Date:	02/25/2008	Report Date:	02/21/2008
Park Planning Area #	43B		AGUA DULCE / ACTON			Map Type:	REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

(P)people x (0.003) Goal x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

- Where:
- P =** Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
 - Goal =** The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.
 - U =** Total approved number of Dwelling Units.
 - X =** Local park space obligation expressed in terms of acres.
 - RLV/Acre =** Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.11	0.0030	16	0.15
M.F. < 5 Units	2.02	0.0030	0	0.00
M.F. >= 5 Units	2.51	0.0030	0	0.00
Mobile Units	2.40	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.15

Park Planning Area = **43B AGUA DULCE / ACTON**

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.15	\$41,170	\$6,176

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.15	0.00	0.00	0.15	\$41,170	\$6,176



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

February 25, 2008

Mr. Ramon Cordova
Regional Planning Assistant II
Land Divisions Section
Department of Regional Planning
320 West Temple Street, Room 1346
Los Angeles, California 90012

Dear Mr. Cordova:

TRAIL CONDITIONS OF MAP APPROVAL
Tentative Tract Map #062985-(Harwood Homes)
Map Date-Stamped by Regional Planning: January 2, 2008

The Department of Parks and Recreation has completed the review of TTM #062985. The proposed trail alignment is acceptable to us. We request that Applicant provide a twelve (12) foot wide trail easement and build trail to the satisfaction of Parks and Recreation Standards. The trail hold is released. The map is approved with the following conditions prior to final map recordation:

Map Specific Conditions

1. Dedications and the exact following language must be shown for trail dedications on the first phase of final map recordation:
 - a. Title Page: We hereby dedicate to the County of Los Angeles, Department of Parks and Recreation a twelve (12) foot width easement, estimated length of six-hundred and ten (610) linear feet, designated as the "Backbone to Crown Valley Trail".
 - b. If a waiver is filed, a Plat Map depicting the trail alignment must accompany the waiver.

Standard Conditions

1. Full public access shall be provided for the trail easement.
2. The Applicant shall provide the submittal of the rough grading plans, to include detailed grading information for the segment of trails the County will accept. The detailed grading information for the trail construction, shall include all pertinent information required, per Department trail standards and all applicable codes, but not limited to the following:

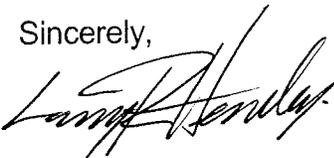
- a. Cross slope gradients not to exceed two percent (2%), and longitudinal (running) slope gradients not to exceed fifteen percent (15%) for more than 300 linear feet. The Department will review and allow slopes slightly greater than fifteen percent (15%) on a case by case basis.
 - b. Typical trail section and details to include:
 - Longitudinal (running) gradients
 - Cross slope gradients
 - Name of trail
 - Width of trail or, if requested by Department of Parks and Recreation, denote as variable width.
 - c. Bush Hammer (or equivalent) finishes at minimum width of trail for crossings at all concrete surfaces.
 - d. Twelve (12) foot minimum vertical clearance at all approved bridge under-crossings.
 - e. Appropriate retaining walls as needed.
 - f. State of California Department of Fish and Game approval for any streambed crossings.
 - g. Appropriate fencing where deemed necessary, for user safety and property security, as approved by the Department.
 - h. Trail easement must be outside of the road right-of-way.
 - i. If equestrian street crossing requested, streetlight pole(s) must have cross-walk activation buttons at two heights to accommodate both pedestrian and equestrian traffic. Work with Public Works to address crosswalk design standards.
3. The Applicant shall submit a cost estimate for the construction of the trails with the rough grading plans. An electronic copy (AutoCAD 2005 or newer version) of the rough grading plans shall also be submitted in a burned CD or DVD with the cost estimate.
 4. After Department approval of the trail alignments shown on the rough grading plans, the Applicant shall post Faithful Performance and Labor and Materials (FPLM) bonds with the Department for construction of the trail.

Mr. Ramon Cordova
February 25, 2008
Page 3

5. The Applicant then shall submit a preliminary construction schedule showing milestones for completing the trail.
6. Prior to the start of trail construction, the Applicant's authorized representative (project manager, licensed surveyor, etc.) shall stake or flag the centerline of the trail. The Applicant's representative shall then schedule a site meeting with the Department's Trails Coordinator for the Department's inspection and approval.
7. The Applicant's representative shall provide updated trail construction schedules to the Department on a monthly basis. All schedule submittals shall provide a "Two Week Look-Ahead" schedule, to reflect any modifications to the original schedule.
8. Within five (5) business days after completing the trail, the Applicant shall notify the Department for a Final Inspection Trail Walk.
9. After the initial Final Inspection Trail Walk, any portions of the constructed trail not approved shall be corrected and brought into compliance, with the County of Los Angeles Department of Parks and Recreation Standards within thirty (30) calendar days. Applicant shall then call for another final inspection with the Department.
10. Upon Departmental approval and acceptance of the trail construction, the Applicant shall:
 - a. Issue a letter to the Department requesting acceptance of the dedicated trail.
 - b. Submit copies of the As-Built Trail drawings.

If you have any questions or comments, please contact Robert Eittleman, Trails Coordinator, at (213) 351-5134.

Sincerely,



Larry R. Hensley
Chief of Planning

LH:RLE:tlis:trlrpt062985-08c

c: Ramon Cordova (Regional Planning)
Harwood Homes
James Barber, Frank Moreno, Robert Eittleman (Parks and Recreation)



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

JONATHAN FREEDMAN
Acting Chief Deputy

Environmental Health
ANGELO BELLOMO, REHS
Director of Environmental Health

Bureau of Environmental Protection
Land Use Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm

BOARD OF SUPERVISORS

Gloria Molina
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Michael D. Antonovich
Fifth District

February 21, 2008

RFS No. 08-0002695

Tract Map No. 062985

Vicinity: Soledad

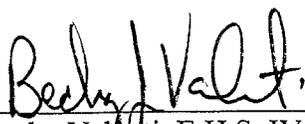
Tentative Tract Map Date: January 2, 2008 (2nd Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Tract Map 062985** has been cleared for public hearing. The following conditions still apply and are in force:

1. **Prior to installation of any septic system**, a more detailed analysis, including site inspection by the Department will be completed in accordance with the Los Angeles County Plumbing Code and the Los Angeles County Health and Safety Code. Any factors that may influence the efficient operation of the private sewage disposal systems will be evaluated:
2. Public sanitary sewers are not available within 200 feet of any part of the property and the project is dependent upon the use of an on-site private sewage disposal system.
3. **In the event that the requirements of the plumbing code cannot be met on certain lots, due to future grading or for any other reason, the County of Los Angeles Department of Public Health will deny issuance of a building permit for the construction of homes on these lots.**
4. Potable water will be provided by the **Los Angeles County Waterworks District #37**, a public water system.

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

Respectfully,


Becky Valenti, E.H.S. IV
Land Use Program



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon, FAICP
Director of Planning

PROJECT CHANGES/CONDITIONS DUE TO ENVIRONMENTAL EVALUATION

PROJECT No. PM062985/RENV200500096

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

The applicant shall deposit the sum of \$1,500 with the DRP within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the requested reports by a Mitigation Monitoring Program.

Fire

To reduce project's potential impact on fire hazard, the applicant shall submit landscape and fuel modification plans utilizing locally indigenous plant species and varieties to DRP for review and approval prior to issuance of any building or grading permit.

Water Quality

Prior to installation of any septic system, a more detailed analysis, including site inspection by the Department of Health Services shall be completed in accordance with the Los Angeles County Plumbing Code and the Los Angeles county Health and Safety Code. In the event that the requirements of the plumbing code cannot be met on certain lots, due to future grading or for any other reason, the Department of Health Services shall recommend denial of a building permit for the construction of homes on these lots. Any factors that may influence the efficient operation of the private sewage disposal systems shall be evaluated.

Prior to installation of any septic system, an adequate, sustainable supply of potable water for the project shall be demonstrated. The potable water shall be from an approved source in compliance with the California Safe Drinking Water Act and the Los Angeles County Code, Title 11, chapter 11:38.

Applicant shall comply with all pertinent NPDES requirements of the Regional Water Quality Control Board and the Los Angeles County Department of Public Works.

Biota

Project related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless a project biologist acceptable to the Director of Planning surveys the project area prior to disturbance to confirm that disturbance to habit will not result in the failure of nests on-site or immediately adjacent to the area of disturbance. Disturbance shall be defined as any activity that physically

removes and/or damages vegetation or habitat, any action that may cause disruption of nesting behavior such as noise exceeding 90dB from equipment, or direct artificial night lighting. Surveys shall be conducted on the subject property within 300 feet of disturbance areas (500 feet for raptors) no earlier than seven (7) days prior to the commencement of disturbance. If an active nest is discovered on-site or can be reasonably deduced to exist immediately adjacent off-site (in cases where access to adjacent properties is prevented), the project biologist shall demarcate an area to be avoided by construction activity until the active nest(s) is vacated for the season and there is no evidence of further nesting attempts. This demarcated area shall incorporate a buffer area surrounding the active nest that is suitable in size and habitat type to provide a reasonable expectation of breeding success for nesting birds. Limits of avoidance shall be demarcated with flagging or fencing. The project proponent shall record the results of the surveys and recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.

To avoid impacts to nighttime wildlife activities, exterior night lighting shall be directed downward onto the property, of low intensity, at low height and shielded to prevent illumination of surrounding properties and undeveloped areas. Security lighting, if used, shall be controlled by a motion detector.

To reduce the long term loss of native habitat and the potential of invasive species establishment, a landscape plan shall be prepared for all graded areas outside of any mandated brush clearance zones and shall be submitted for review and approval by the County of Los Angeles Department of Regional Planning prior to the issuance of a grading permit. The landscape plan shall limit irrigation to within Fuel Modification Zone A and shall utilize only locally indigenous plant species and varieties.

Prior to grading, a qualified biologist shall be retained by the applicant as the biological monitor subject to the approval of the County of Los Angeles. That person shall ensure that impacts to biological resources (inclusive of special-status plants) are avoided or minimized, and shall conduct pre-grading field surveys for special-status plant and animal species that may be affected and/or eliminated as a result of grading and/or site preparation activities. During earthmoving activities, the biological monitor shall be present to relocate any vertebrate species that may come into harm's way to an appropriate offsite location of similar habitat. The biological monitor shall be authorized to stop specific grading activities if violations of mitigation measures or any local, state, or federal laws are suspected.

Prior to alteration of any streambeds, the applicant shall enter into an agreement with the California State Department of Fish and Game, pursuant to Sections 1601 through 1603 of the State Fish and Game Code.

Mitigation Compliance

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

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

Applicant

Date

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

Staff

Date

STAFF USE ONLY

PROJECT NO.: PM062985
CASES : RENV200500096



**** INITIAL STUDY ****

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

GENERAL INFORMATION

I.A. Map Date: June 22, 2005 Staff Member: Rick Kuo

Thomas Guide: 4375-B7 USGS Quad: Acton

Location: Northeast corner of Crown Valley Road and Banson Street, Acton, CA

Description of Project: The proposed project is an application for a Tentative Tract Map to subdivide the subject parcel to build 16 single-family residences. Fifteen of the proposed residences will have lot sizes of 1.1 acres each and one will have 1.046 acres. The proposed project will require the installation of individual septic systems, a water main connection through the Los Angeles County Waterworks District #37, and 16,000 cubic yards of grading to be balanced on-site for building pads. Project site access will be taken from Crown Valley Road, San Ysidro Lane, and Poppy Road. Poppy Road will be extended north onto the center of the project site to a cul-de-sac end. There is an existing single-family residence on-site.

Gross Area: 19.63 acres

Environmental Setting: The project site is located in the unincorporated community of Acton and is bordered by Crown Valley Road to the west, San Ysidro to the east, and Banson Street to the south. State Route 14 is approximately 1/2 mile to the north. Land uses within 500 feet consist of vacant lots and one single-family residence to the north and east, and single-family residences and a Los Angeles County Pump Station to the west and south. The project site is largely vacant and undisturbed and contains Rabbitbrush scrub and juniper trees. The site topography is flat land.

Zoning: A-1-1 (Light Agriculture)

General Plan: Category R : Non-urban

Community/Area Wide Plan: Antelope Valley Areawide General Plan - Non-urban 2 (1 DU per acre)

Major projects in area:

<u>Project Number</u>	<u>Description & Status</u>
<u>TR060464/03-329</u>	<u>56 sf lots on 83.96 acres (Pending).</u>
<u>PM26508/01-216</u>	<u>4 sf lots on 4.54 acres (Approved 12/7/04).</u>
<u>TR43196/03-025</u>	<u>22 sf lots on 25.5 acres (Pending).</u>
<u>TR062944/RENV200500091</u>	<u>4 sf lots on 20.95 acres (Pending).</u>

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

REVIEWING AGENCIES

Responsible Agencies

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

Trustee Agencies

- None
- State Fish and Game
- State Parks
- _____
- _____

Special Reviewing Agencies

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

- CHP
- Acton Town Council
- SC Valley Historical Society
- CSU-Fullerton
- _____
- _____
- _____

Regional Significance

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

County Reviewing Agencies

- Subdivision Committee
- DPW: Waterworks, Land Development CEQA Section
- Health Services: Environmental Health
- Fire Department
- _____

IMPACT ANALYSIS MATRIX

		ANALYSIS SUMMARY (See individual pages for details)			
		Less than Significant Impact/No Impact			
		Less than Significant Impact with Project Mitigation			
		Potentially Significant Impact			
		Potential Concern			
CATEGORY	FACTOR	Pg			
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Fire	7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RESOURCES	1. Water Quality	9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Biota	11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Pop./Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mandatory Findings	25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DEVELOPMENT MONITORING SYSTEM (DMS) *

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

- Development Policy Map Designation: Category 6: Rural Communities
- Yes No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- Yes No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

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

Check if DMS printout generated (attached)

Date of printout: _____

Check if DMS overview worksheet completed (attached)

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

Environmental Finding:

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

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

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

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

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

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

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

Reviewed by: *Rick Kwo* Date: *May 24, 2007*

Approved by: *Paul A. Carthy* Date: *May 30, 2007*

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

Determination appealed--see attached sheet.

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

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

- Yes No Maybe
- a. Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
(State of CA Seismic Hazard Zones Map - Acton Quad and LA County Safety Element - Fault Rupture Hazards and Historic Seismicity Map).
- b. Is the project site located in an area containing a major landslide(s)?
(State of CA Seismic Hazard Zones Map - Acton Quad).
- c. Is the project site located in an area having high slope instability?
- d. Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
(State of CA Seismic Hazard Zones Map - Acton Quad).
- e. Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
- f. Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?
16,000 cubic yards of grading proposed for building pads.
- g. Would the project 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?
- h. Other factors? _____

STANDARD CODE REQUIREMENTS

Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot Size Project Design Approval of Geotechnical Report by DPW

CONCLUSION

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

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

HAZARDS - 2. Flood

SETTING/IMPACTS

- Yes No Maybe
- a. Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
Non-blueline drainage course on west side of property.
- b. Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
1/2 mile from a 100-yr flood area (LA County Safety Element - Flood Inundation Hazards Map).
- c. Is the project site located in or subject to high mudflow conditions?
- d. Could the project contribute or be subject to high erosion and debris deposition from run off?
- e. Would the project substantially alter the existing drainage pattern of the site or area?
- f. Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

- Building Ordinance No. 2225 C Section 308A Ordinance No. 12,114 (Floodways)
 Approval of Drainage Concept by DPW

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

- Lot Size Project Design

CONCLUSION

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

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

HAZARDS - 3. Fire

SETTING/IMPACTS

- Yes No Maybe
- a. Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
Fire Zone 4 (LA County Safety Element - Wildland and Urban Fire Hazards Map).
- b. Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?
Project access to be taken from Crown Valley Road, Poppy Road, and San Ysidro Lane.
- c. Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? _____
- d. Is the project site located in an area having inadequate water and pressure to meet fire flow standards? Proposed water main connection to LA County Waterworks District #37.
- e. Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? _____
- f. Does the proposed use constitute a potentially dangerous fire hazard? _____
- g. Other factors? _____

STANDARD CODE REQUIREMENTS

Water Ordinance No. 7834 Fire Ordinance No. 2947 Fire Regulation No. 8

Fuel Modification/Landscape Plan

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

Project Design

Compatible Use

To reduce project's potential impact on fire hazard, the applicant shall submit landscape and fuel modification plans utilizing locally indigenous plant species and varieties to the Dept. of Regional Planning for review and approval prior to issuance of any building or grading permit.

CONCLUSION

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

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

HAZARDS - 4. Noise

SETTING/IMPACTS

- Yes No Maybe
- a. Is the project site located near a high noise source (airports, railroads, freeways, industry)?
1/2 mile south of State Route 14.
- b. Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?

- c. Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?

- d. Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
Temporary construction noise.
- e. Other factors? _____

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size Project Design Compatible Use
-

CONCLUSION

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

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

RESOURCES - 1. Water Quality

SETTING/IMPACTS

- Yes No Maybe
- a. Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
Water to be provided by the LA County Waterworks District #37.
- b. Will the proposed project require the use of a private sewage disposal system?
Septic systems will be proposed for development of each lot.
- If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?
Drainage course on west side of project site.
- c. Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
Comply with NPDES.
- d. Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
Comply with NPDES.
- e. Other factors? _____

STANDARD CODE REQUIREMENTS

- Industrial Waste Permit Health Code Ordinance No. 7583, Chapter 5
- Plumbing Code Ordinance No. 2269 NPDES Permit Compliance (DPW)

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

- Lot Size Project Design

CONCLUSION

Prior to installation of any septic system, a more detailed analysis, including site inspection by the Dept. of Health Services will be completed in accordance with the Los Angeles County Plumbing Code and the Los Angeles County Health and Safety Code.

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

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

RESOURCES - 2. Air Quality

SETTING/IMPACTS

- Yes No Maybe
- a. Will the proposed project exceed the State's criteria for regional significance (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. Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
-
- c. Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?
-
- d. Would the project conflict with or obstruct implementation of the applicable air quality plan?
-
- e. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
-
- f. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- g. Other factors: _____

STANDARD CODE REQUIREMENTS

- Health and Safety Code Section 40506
- MITIGATION MEASURES** / **OTHER CONSIDERATIONS**
- Project Design Air Quality Report

CONCLUSION

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

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

RESOURCES - 3. Biota

SETTING/IMPACTS

- Yes No Maybe
- a. Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
Project site is largely undisturbed.
- b. Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
Fuel modification will eliminate substantial habitat areas.
- c. Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?
Non-blueline drainage course on western half of property.
- d. Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?
Rabbitbrush scrub with juniper woodlands.
- e. Does the project site contain oak or other unique native trees (specify kinds of trees)?
Juniper trees.
- f. Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
Coast-horned lizard.
- g. Other factors (e.g., wildlife corridor, adjacent open space linkage)? _____

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

Lot Size Project Design Oak Tree Permit ERB/SEATAC Review

Biological Constraints Analysis (7/15/05) by Impact Sciences and proposed mitigation measures by staff biologist are on file.

CONCLUSION

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

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

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

Yes No Maybe

a. Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?

b. Does the project site contain rock formations indicating potential paleontological resources?

c. Does the project site contain known historic structures or sites?

d. Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?

e. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

f. Other factors? Project site is largely undisturbed.

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot Size Project Design Phase I Archaeology Report

A Phase I Cultural Resources Investigations prepared by Jeanette A. McKenna dated 1/4/06 is on file. The project site does not contain prehistoric archaeological resources.

CONCLUSION

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

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

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

- Yes No Maybe
- a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- b. Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?

- c. Other factors? _____

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

Lot Size Project Design

CONCLUSION

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

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

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

- Yes No Maybe
- a. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

(Los Angeles County Important Farmland 2002 Map).

- b. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
-

- c. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
-

- d. Other factors? _____
-

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

- Lot Size Project Design
-
-
-
-

CONCLUSION

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

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

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

- Yes No Maybe
- a. Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?

- b. Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
(Los Angeles County Trail System Map). _____
- c. Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features? _____

- d. Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?

- e. Is the project likely to create substantial sun shadow, light or glare problems?

- f. Other factors (e.g., grading or land form alteration): _____

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

- Lot Size Project Design Visual Report Compatible Use
- _____
- _____

CONCLUSION

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

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

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

- Yes No Maybe
- a. Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?

- b. Will the project result in any hazardous traffic conditions?

- c. Will the project result in parking problems with a subsequent impact on traffic conditions?

- d. Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?

- e. Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?

- f. Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

- g. Other factors? _____

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

Project Design Traffic Report Consultation with Traffic & Lighting Division

CONCLUSION

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

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

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

- Yes No Maybe
- a. If served by a community sewage system, could the project create capacity problems at the treatment plant?
N/A
- b. Could the project create capacity problems in the sewer lines serving the project site?
N/A
- c. Other factors? _____

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

CONCLUSION

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

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

SERVICES - 3. Education

SETTING/IMPACTS

- Yes No Maybe
- a. Could the project create capacity problems at the district level?

- b. Could the project create capacity problems at individual schools which will serve the project site?

- c. Could the project create student transportation problems?

- d. Could the project create substantial library impacts due to increased population and demand?

- e. Other factors? _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Site Dedication Government Code Section 65995 Library Facilities Mitigation Fee

Subject property is served by the Acton-Agua Dulce Unified School District.

CONCLUSION

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

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

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

- Yes No Maybe
- a. Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
- _____
- b. Are there any special fire or law enforcement problems associated with the project or the general area?
- _____
- c. Other factors? _____
- _____
- _____

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

Fire Mitigation Fees

Nearest County fire station serving project site is 4.5 miles at 1533 W. Sierra Hwy, Acton, CA 93510.

Nearest Sheriffs station serving project site is 12.8 miles at 1020 E. Palmdale Blvd., Palmdale, CA 93553.

CONCLUSION

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

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

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

Yes No Maybe
a. Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?

Water to be provided by the LA County Waterworks District #37.

b. Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?

c. Could the project create problems with providing utility services, such as electricity, gas, or propane?

Served by SCE, SBC, Aldephia Cable Company, and propane tanks for natural gas.

d. Are there any other known service problem areas (e.g., solid waste)?

e. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?

f. Other factors? _____

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot Size Project Design

A certification of water service availability for the project site from the Dept. of Public Works is on file.

CONCLUSION

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

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

OTHER FACTORS - 1. General

SETTING/IMPACTS

- Yes No Maybe
- a. Will the project result in an inefficient use of energy resources?

- b. Will the project result in a major change in the patterns, scale, or character of the general area or community?

- c. Will the project result in a significant reduction in the amount of agricultural land?

- d. Other factors? _____

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

Lot size Project Design Compatible Use

CONCLUSION

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

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

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

Yes No Maybe

- a. Are any hazardous materials used, transported, produced, handled, or stored on-site?

- b. Are any pressurized tanks to be used or any hazardous wastes stored on-site?

- c. Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?

- d. Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
- d. Have there been previous uses which indicate residual soil toxicity of the site?

- e. Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?

- f. Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- g. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?

- h. Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?

- i. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- j. Other factors? _____

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

Toxic Clean up Plan

CONCLUSION

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

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

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

- Yes No Maybe
- a. Can the project be found to be inconsistent with the plan designation(s) of the subject property?

- b. Can the project be found to be inconsistent with the zoning designation of the subject property?

- c. _____ Can the project be found to be inconsistent with the following applicable land use criteria:
- Hillside Management Criteria?
- SEA Conformance Criteria?
- Other? _____
- d. Would the project physically divide an established community?

- e. Other factors? _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

CONCLUSION

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

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

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

SETTING/IMPACTS

Yes No Maybe

- a. Could the project cumulatively exceed official regional or local population projections?

- b. Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?

- c. Could the project displace existing housing, especially affordable housing?

- d. Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?

- e. Could the project require new or expanded recreational facilities for future residents?

- f. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- g. Other factors? _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

CONCLUSION

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

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

MANDATORY FINDINGS OF SIGNIFICANCE

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

- Yes No Maybe
- a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Biota. _____

- b. Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

- c. Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

CONCLUSION

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

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

MITIGATION MONITORING PROGRAM
PROJECT NO. PM062985/RENV200500096

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Fire</p> <p>To reduce project's potential impact on fire hazard, the applicant shall submit landscape and fuel modification plans utilizing locally indigenous plant species and varieties to the Los Angeles County Department of Regional Planning for review and approval prior to issuance of any building or grading permit.</p>	<p>Submit for approval of landscape and fuel modification plans.</p>	<p>Prior to issuance of building or grading permit.</p>	<p>Applicant</p>	<p>Dept. of Regional Planning</p>
<p>Water Quality</p> <p>Prior to installation of any septic system, a more detailed analysis, including site inspection by the Department of Health Services shall be completed in accordance with the Los Angeles County Plumbing Code and the Los Angeles county Health and Safety Code. In the event that the requirements of the plumbing code cannot be met on certain lots, due to future grading or for any other reason, the Department of Health Services shall recommend denial of a building permit for the construction of homes on these lots. Any factors that may influence the efficient operation of the private sewage disposal systems shall be evaluated.</p>	<p>Complete a more detailed analysis.</p>	<p>Prior to installation of any septic system.</p>	<p>Applicant</p>	<p>Dept. of Health Services</p>
<p>Prior to installation of any septic system, an adequate, sustainable supply of potable water for the project shall be demonstrated. The potable water shall be from an approved source in compliance with the California Safe Drinking Water Act and the Los Angeles County Code, Title 11, chapter 11:38.</p>	<p>Demonstrate an adequate, sustainable supply of potable water.</p>	<p>Prior to installation of any septic system.</p>	<p>Applicant</p>	<p>Dept. of Health Services</p>
<p>Applicant shall comply with all pertinent NPDES requirements of the Regional Water Quality Control Board and the Los Angeles County Department of Public Works.</p>	<p>Provide copy of approval or waiver of NPDES permit.</p>	<p>Prior to issuance of grading permit.</p>	<p>Applicant</p>	<p>Dept. of Public Works</p>
<p>Biota</p> <p>Project related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless a project biologist acceptable to the Director of Planning surveys the project area prior to disturbance to confirm that disturbance to habitat will not result in the failure of nests on-site or immediately adjacent to the area of disturbance. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat, any action that may cause</p>	<p>On-site monitoring during all vegetation removal within 300 feet of project activities to determine the presence of active passerine bird nests. A</p>	<p>Prior to any ground disturbing activities, including grading.</p>	<p>Applicant</p>	<p>Dept. Regional Planning</p>

MITIGATION MONITORING PROGRAM
PROJECT NO. PM062985/RENTV200500096

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>disruption of nesting behavior such as noise exceeding 90dB from equipment, or direct artificial night lighting. Surveys shall be conducted on the subject property within 300 feet of disturbance areas (500 feet for raptors) no earlier than seven (7) days prior to the commencement of disturbance. If an active nest is discovered on-site or can be reasonably deduced to exist immediately adjacent off-site (in cases where access to adjacent properties is prevented), the project biologist shall demarcate an area to be avoided by construction activity until the active nest(s) is vacated for the season and there is no evidence of further nesting attempts. This demarcated area shall incorporate a buffer area surrounding the active nest that is suitable in size and habitat type to provide a reasonable expectation of breeding success for nesting birds. Limits of avoidance shall be demarcated with flagging or fencing. The project proponent shall record the results of the surveys and recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p>	<p>copy of the monitoring report shall be submitted to the Dept. of Regional Planning.</p>			
<p>To avoid impacts to nighttime wildlife activities, exterior night lighting shall be directed downward onto the property, of low intensity, at low height and shielded to prevent illumination of surrounding properties and undeveloped areas. Security lighting, if used, shall be controlled by a motion detector.</p>	<p>Submit lighting plan for approval.</p>	<p>Prior to issuance of building permit.</p>	<p>Applicant</p>	<p>Dept. of Regional Planning</p>
<p>To reduce the long term loss of native habitat and the potential of invasive species establishment, a landscape plan shall be prepared for all graded areas outside of any mandated brush clearance zones and shall be submitted for review and approval by the County of Los Angeles Department of Regional Planning prior to the issuance of a grading permit. The landscape plan shall limit irrigation to within Fuel Modification Zone A and shall utilize only locally indigenous plant species and varieties.</p>	<p>Submit landscape plan for approval.</p>	<p>Prior to issuance of grading permit.</p>	<p>Applicant</p>	<p>Dept. of Regional Planning</p>
<p>Prior to grading, a qualified biologist shall be retained by the applicant as the biological monitor subject to the</p>	<p>Conduct pre-grading field</p>	<p>Prior to issuance of grading permit.</p>	<p>Applicant</p>	<p>Dept. of Regional Planning</p>

MITIGATION MONITORING PROGRAM
PROJECT NO. PM062985/RENV200500096

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>approval of the County of Los Angeles. That person shall ensure that impacts to biological resources (inclusive of special-status plants) are avoided or minimized, and shall conduct pre-grading field surveys for special-status plant and animal species that may be affected and/or eliminated as a result of grading and/or site preparation activities. During earthmoving activities, the biological monitor shall be present to relocate any vertebrate species that may come into harm's way to an appropriate offsite location of similar habitat. The biological monitor shall be authorized to stop specific grading activities if violations of mitigation measures or any local, state, or federal laws are suspected.</p>	<p>surveys for special-status plant and animal species and relocate any vertebrate species that come into harm's way to appropriate off-site location.</p>			
<p>Prior to alteration of any streambeds, the applicant shall enter into an agreement with the California State Department of Fish and Game, pursuant to Sections 1601 through 1603 of the State Fish and Game Code.</p>	<p>Submit an approved Game Agreement to the Dept. of Regional Planning.</p>	<p>Prior to alteration of any streambeds</p>	<p>Applicant</p>	<p>CA State Fish and Game Dept. of Regional Planning</p>
<p>Mitigation Compliance As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting annual mitigation compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such time as all mitigation have been implemented and completed.</p>	<p>Submit annual Mitigation Measure Compliance report and replenish Mitigation Monitoring account.</p>	<p>Annual under such time as all mitigation measures have been implemented.</p>	<p>Applicant</p>	<p>Dept. of Regional Planning</p>