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

TENTATIVE PARCEL MAP NO. 069445
CUP CASE NO. 2007-00144

RPC/**HO** MEETING DATE	CONTINUE TO
AGENDA ITEM **9 a, b, c**	
PUBLIC HEARING DATE November 18, 2008 (continued from Nov. 4, 2008)	

APPLICANT Daniel Guin, Jacque Mellor-Guin, Ellis Herz, and Sarah Herz	**OWNER** Daniel Guin, Jacque Mellor-Guin, Ellis Herz, and Sarah Herz	**REPRESENTATIVE** A. Laurence Tuma III

REQUEST

Vesting Tentative Parcel Map: To create 2 single family parcels with one shared water well on 12.49 gross acres.
Conditional Use Permit: To ensure compliance with non-urban hillside management design criteria.

LOCATION/ADDRESS	**ZONED DISTRICT**
On the south side of Michael Street, approximately 1000 feet east of Penman Road [APN: 3216-022-003]	Soledad
	COMMUNITY Agua Dulce
ACCESS Michael Street	**EXISTING ZONING** A-1-1 (Light Agricultural – 1 acre minimum lot size) and A-2-1 (Heavy Agricultural – 1 acre minimum lot size)

SIZE	**EXISTING LAND USE**	**SHAPE**	**TOPOGRAPHY**
12.49 gross / 12.00 net acres	Vacant	Rectangular	Sloped

SURROUNDING LAND USES & ZONING

North: Single Family Residential / A-1-1	**East:** Single Family Residential / A-1-1 and A-2-1
South: Vacant Land and Single Family Residential / A-2-1	**West:** Single Family Residential / A-1-1 and A-2-1

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Santa Clarita Valley Area Plan	N1 (Non-Urban 1)	0.5 dwelling units per acre	Yes

ENVIRONMENTAL STATUS: RENV 2007-00129

A Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. Based on the initial study, it has been determined that the project will not have a significant effect on the environment.

DESCRIPTION OF SITE PLAN

The Vesting Tentative Parcel Map and Exhibit "A" dated May 20, 2008, depicts two residential parcels on 12.49 gross acres. These parcels would both have a long and narrow shape. Each is over 1,500 feet long and is about 168 feet wide. Access to the parcels is provided by Michael Street to the north via driveways along the east and west sides of the project. The driveway along the west side of the project would serve Parcel 1 and is proposed to be approximately 600 feet long. The driveway along the east side of the project would serve Parcel 2 and is proposed to be approximately 750 feet long. A total of 40,000 CY of grading is proposed on this property. This amount includes 20,000 CY of cut and 20,000 CY of fill.

KEY ISSUES

- A Hillside Management CUP is required to create 2 parcels on this property since the slope density analysis shows that these 2 parcels would exceed the Low Density Threshold of 1.9 units.
- The applicants have requested a Parcel Map Waiver. Staff from Los Angeles County's Department of Regional Planning and Department of Public Works feels that granting this request would be consistent with the eligibility requirement found in Section 21.48.140 of the LA County Code.

(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)

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

CASE NO. PM069445-(5)

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☒ APPROVAL ☐ DENIAL

☒ No improvements _____ 20 Acre Lots ____ 10 Acre Lots __X_ 2½ Acre Lots ____Sect 191.2

☐ Street improvements _____ Paving ____ Curbs and Gutters ____ Street Lights

____ Street Trees _____ Inverted Shoulder ____ Sidewalks ____ Off Site Paving ____ft.

☐ Water Mains and Hydrants

☐ Drainage Facilities

☐ Sewer ☒ Septic Tanks ☐ Other _____

☐ Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

ISSUES AND ANALYSIS

- This proposed subdivision is a resubdivision of Lot 10 of TR42379.
- The applicants have applied for a Director's Review for a shared water well. This application must be approved prior to final map recordation.

gisNET department of regional planning

PM069445

Printed On: Oct 27, 2008

Legend

- Parcel Boundary
- Arterial Street
- Highway
- Freeway

Master Plan of Highways
- Expressway - (e)
- Expressway - (p)
- Ltd. Secondary Highway - (e)
- Ltd. Secondary Highway - (p)
- Parkway - (e)
- Parkway - (p)
- Major Highway - (e)
- Major Highway - (p)
- Secondary Highway - (e)
- Secondary Highway - (p)

(e)=Existing (p)=Proposed

Railroad or Rapid Transit
- Railroad
- Rapid Transit
- Underground Rapid Transit

Significant Ridgelines
- Castaic CSD Primary
- Castaic CSD Secondary
- SMMNA Significant

- Census Tract (2000)
- Assessor Map Book (AMB) Bdy
- Zoning Index Map Grid
- Zoning Map Grid
- USGS Quad Sheet Grid
- The Thomas Guide Grid
- TB Internal Page Grid
- Very High Fire Hazard Serverity Zone
- Community Standards District (CSD)
- CSD Area Specific Boundary
- ESHA (Coast Only)
- Significant Ecological Area (SEA)
- Section Line
- Township and Range
- National Forest
- Equestrian District (EQD)
- Transit Oriented District (TOD)
- Setback District
- Zoned District (ZD)
- Supervisorial District Boundary

Safety Related Stations (From TB)
- Fire Station
- Highway Patrol
- Police Station
- Ranger Station
- Sheriff Station

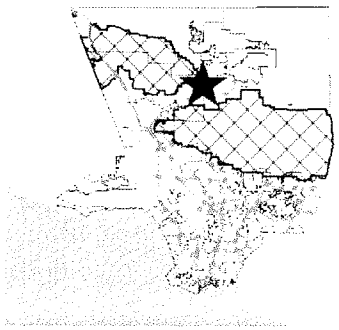
- Zoning (Boundary)

Zoning
- Zone A-1
- Zone A-2
- Zone B-1
- Zone B-2
- Zone C-1
- Zone C-2
- Zone C-3
- Zone C-H
- Zone C-M
- Zone CPD
- Zone C-R
- Zone D-2
- Zone IT
- Zone M-1
- Zone M-1.5
- Zone M-2
- Zone M-3
- Zone MPD
- Zone MXD
- Zone O-S
- Zone P-R
- Zone R-1
- Zone R-2
- Zone R-3-(XU)
- Zone R-4-(XU)
- Zone R-A
- Zone RPD
- Zone R-R
- Zone SP
- Zone SR-D
- Zone W

Landuse Policy (Not in Comm/Area Plan)
- 1 - Low Density Residential (1 to 6 du/ac)
- 2 - Low/Medium Density Residential (6 to 12 du/ac)
- 3 - Medium Density Residential (12 to 22 du/ac)
- 4 - High Density Residential (22 or more du/ac)
- C - Major Commercial
- I - Major Industrial
- O - Open Space
- P - Public and Semi-Public Facilities
- RC - Rural Communities
- R - Non-Urban
- TC - Transportation Corridor

Inland Waterbody
- Perennial
- Intermittent
- Dry

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



Copyright 2005 - Los Angeles County Department of Regional Planning, created by the GIS Section

Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET. The map should be interpreted in accordance with the disclaimer statement of GIS-NET.

N

0 300 600 ft.

Printed with permission by the Los Angeles County Dept. of Regional Planning. All rights reserved.

gisNET department of regional planning

PM069445

Printed On: Aug 29, 2007

Legend

- Parcel Boundary
- Arterial Street
- Highway
- Freeway

Master Plan of Highways
- Expressway - (e)
- Expressway - (p)
- Ltd. Secondary Highway - (e)
- Ltd. Secondary Highway - (p)
- Parkway - (e)
- Parkway - (p)
- Major Highway - (e)
- Major Highway - (p)
- Secondary Highway - (e)
- Secondary Highway - (p)
- (e)-Existing (p)-Proposed

Railroad or Rapid Transit
- Railroad
- Rapid Transit
- Underground Rapid Transit

Significant Ridgelines
- Castaic CSD Primary
- Castaic CSD Secondary
- SMMNA Significant

- Census Tract (2000)
- Assessor Map Book (AMB) Boy
- Zoning Index Map Grid
- Zoning Map Grid
- USGS Quad Sheet Grid
- The Thomas Guide Grid
- TB Internal Page Grid
- Very High Fire Hazard Serverity Zone
- Community Standards District (CSD)
- CSD Area Specific Boundary
- ESHA (Coast Only)
- Significant Ecological Area (SEA)
- Section Line
- Township and Range
- National Forest
- Equestrian District (EQD)
- Transit Oriented District (TOD)
- Setback District
- Zoned District (ZD)
- Supervisorial District Boundary

Safety Related Stations (From TB)
- Fire Station
- Highway Patrol
- Police Station
- Ranger Station
- Sheriff Station

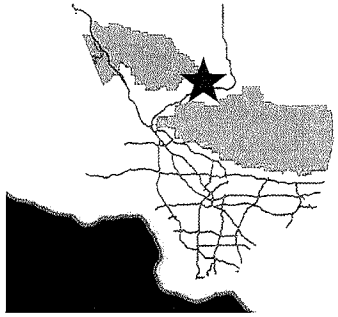
- Zoning (Boundary)

Zoning
- Zone A-1
- Zone A-2
- Zone B-1
- Zone B-2
- Zone C-1
- Zone C-2
- Zone C-3
- Zone C-H
- Zone C-M
- Zone CPD
- Zone C-R
- Zone D-2
- Zone IT
- Zone M-1
- Zone M-1.5
- Zone M-2
- Zone M-3
- Zone MPD
- Zone MXD
- Zone O-S
- Zone P-R
- Zone R-1
- Zone R-2
- Zone R-3-( )U
- Zone R-4-( )U
- Zone R-A
- Zone RPD
- Zone R-R
- Zone SP
- Zone SR-D
- Zone W

Landuse Policy (Not In Comm / Area Plan)
- 1 - Low Density Residential (1 to 6 du/ac)
- 2 - Low/Medium Density Residential (6 to 12 du/ac)
- 3 - Medium Density Residential (12 to 22 du/ac)
- 4 - High Density Residential (22 or more du/ac)
- C - Major Commercial
- I - Major Industrial
- O - Open Space
- P - Public and Semi-Public Facilities
- RC - Rural Communities
- R - Non-Urban
- TC - Transportation Corridor

Inland Waterbody
- Perennial
- Intermittent
- Dry

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



Copyright 2005 - Los Angeles County Department of Regional Planning, created by the GIS Section

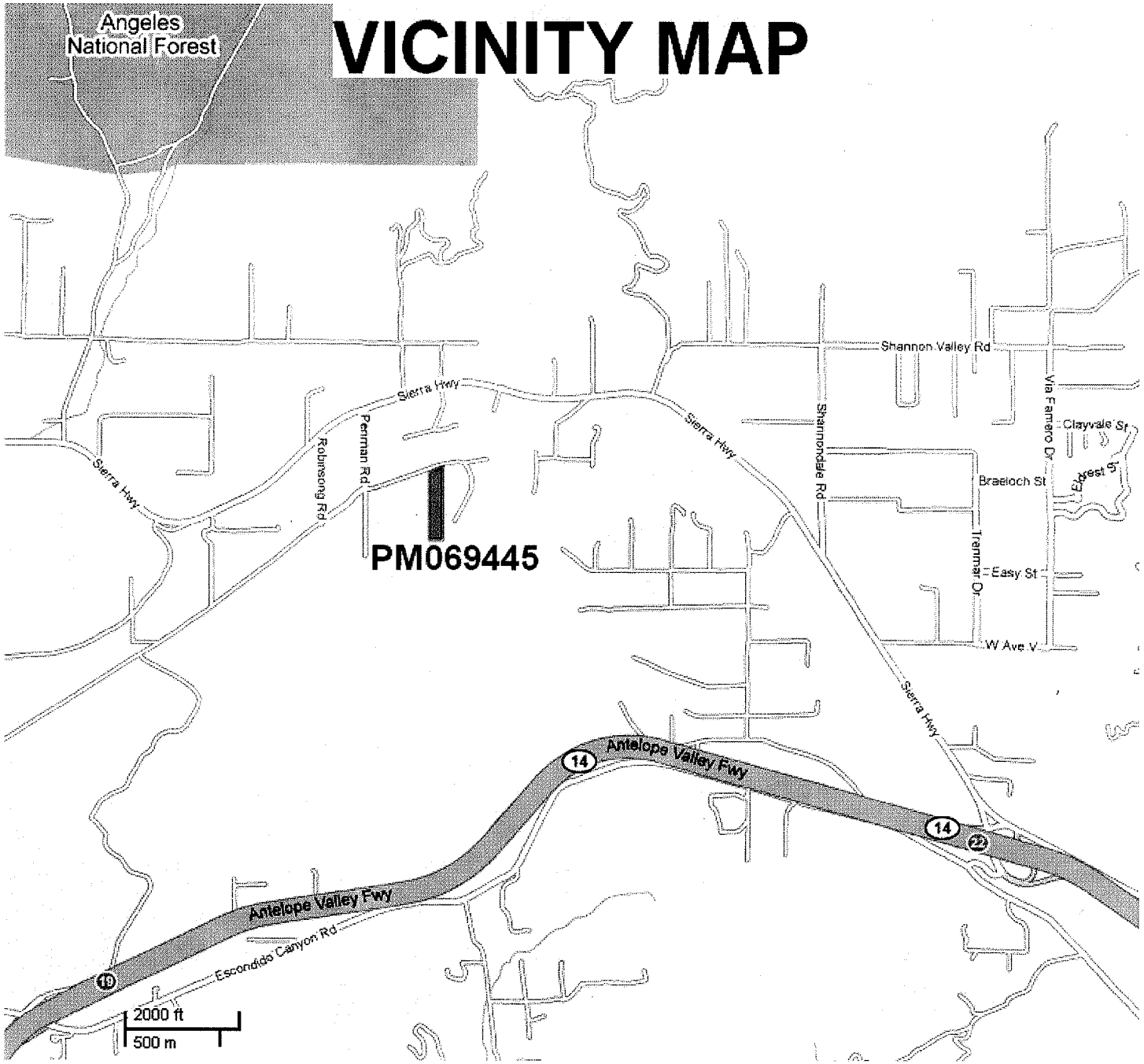
Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET. The map should be interpreted in accordance with the disclaimer statement of GIS-NET.

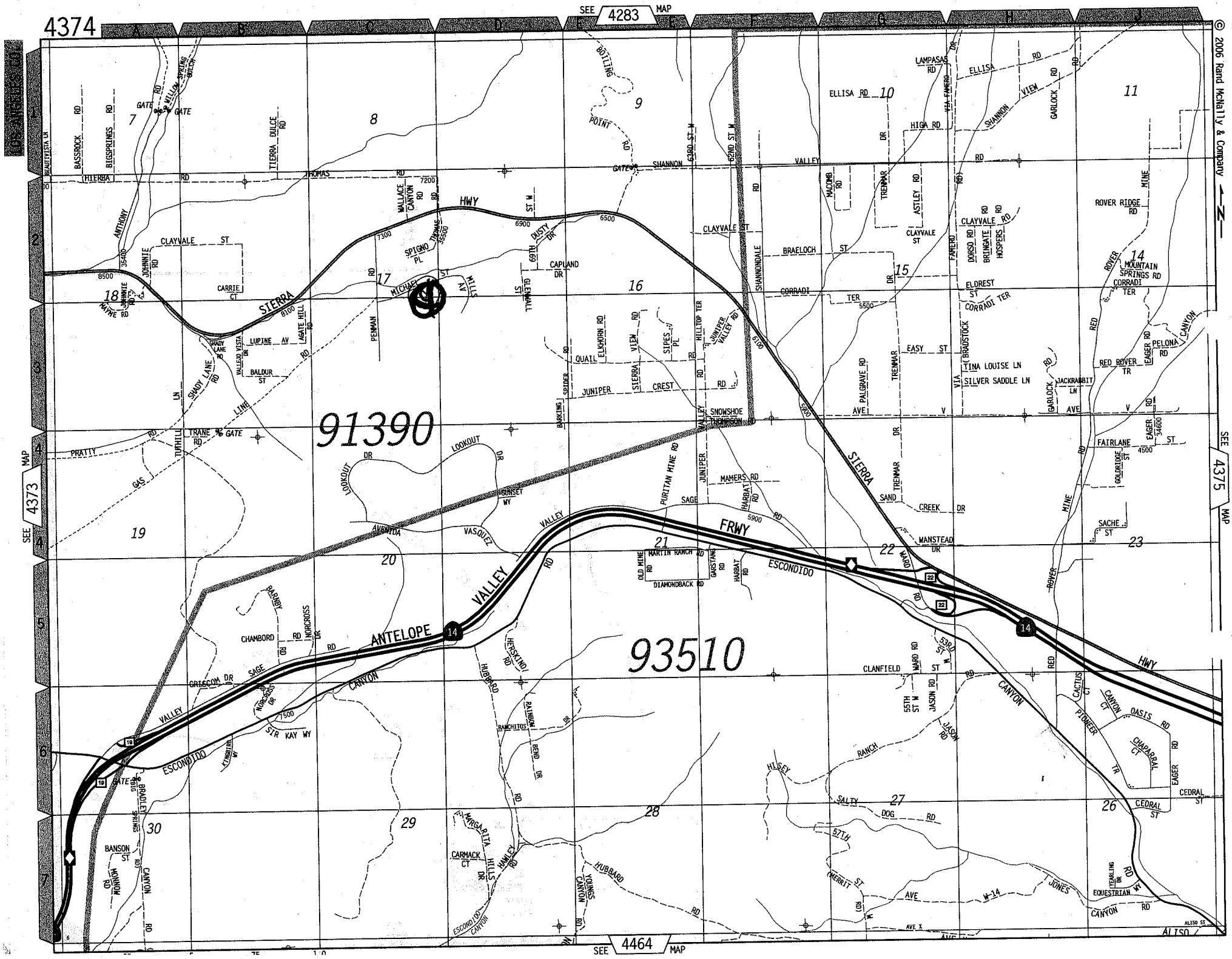
N

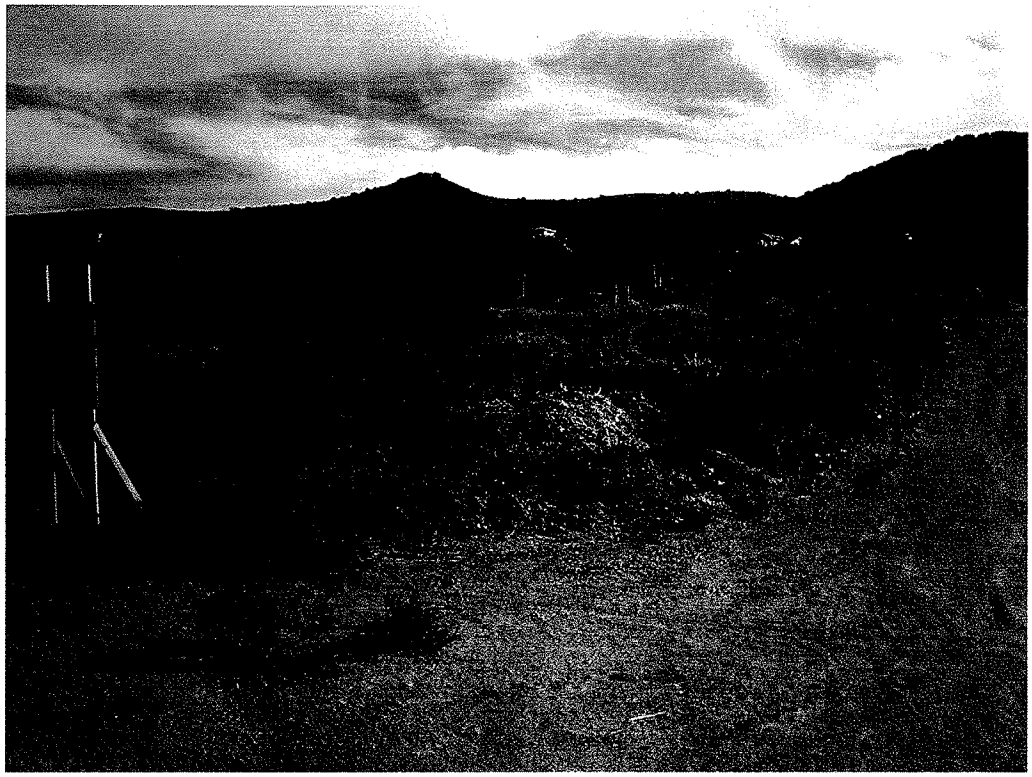
0 200 400 ft.

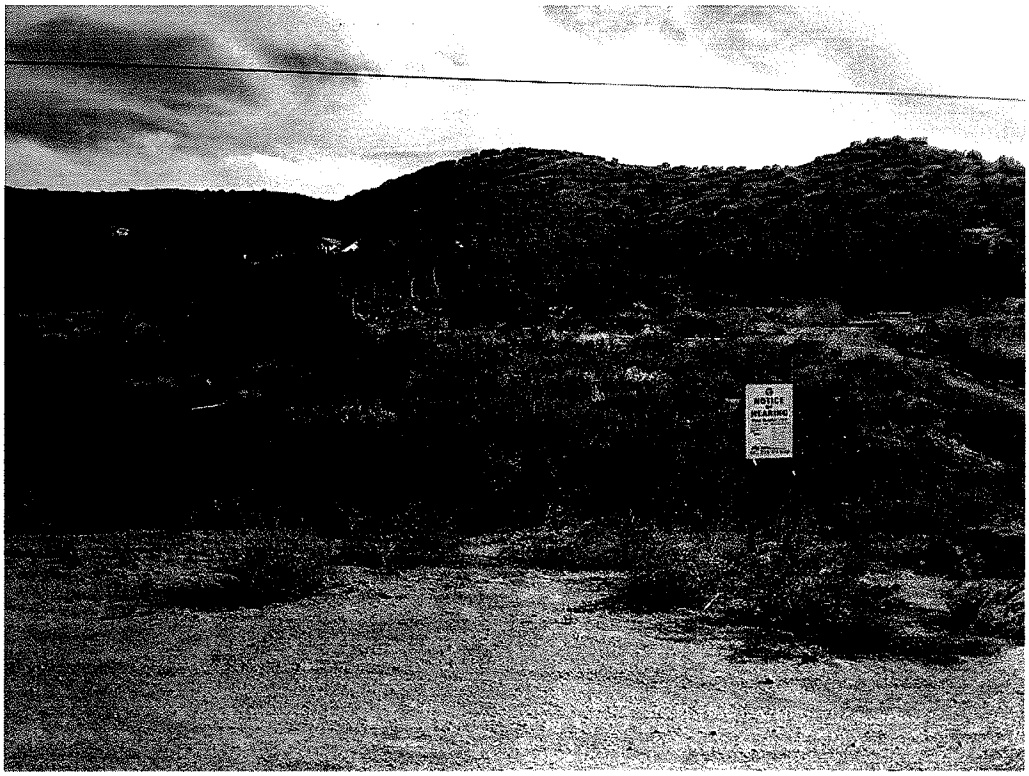
Printed with permission by the Los Angeles County Dept. of Regional Planning. All rights reserved.

VICINITY MAP




4374
SEE 4283 MAP
SEE 4373 MAP
SEE 4375 MAP
SEE 4464 MAP
91390
93510
SIERRA HWY
ANTELOPE VALLEY FRWY
ESCONDIDO CANYON
SHANNON VALLEY RD
ELLISA RD
HIGA RD
CLAYVALE ST
BRAELOCH ST
CORRADI TER
ELDREST ST
EASY ST
SNOWSHOE
SAND CREEK DR
WANSTEAD DR
CLANFIELD
MAMERS RD
SAGE
MARTIN RANCH RD
DIAMONDBACK RD
CHAMBORD RD
GRISCOM DR
SIR KAY WY
BRADLEY SPRINGS
BANSON ST
CARMACK CT
MARGARITA HILLS
HUBBARD RD
YOUNGS CANYON RD
HILSEY RANCH
SALTY DOG RD
CEDRAL ST
OASIS RD
CHAPARRAL CT
EAGER RD
PELONA CANYON
FAIRLANE ST
SACHE ST
ROVER RIDGE RD
MOUNTAIN SPRINGS RD
RED ROVER TR
TINA LOUISE LN
SILVER SADDLE LN
JACKRABBIT LN
EQUESTRIAN WY
JONES CANYON RD
ALISO ST
© 2006 Rand McNally & Company




NOTICE
MARINE

VESTING TENTATIVE PARCEL MAP NO. 069445
CONDITIONAL USE PERMIT NO. 2007-00144-(5)

STAFF ANALYSIS
November 18, 2008 HEARING OFFICER PUBLIC HEARING

PROJECT OVERVIEW

The applicants, Daniel Guin, Jacque Mellor-Guin, Ellis Herz, and Sarah Herz, are proposing to resubdivide Lot 10 of Tract Map No. 42379 to create two single family parcels with a shared water well on 12.49 gross acres.

A Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

The proposed development is within the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) and A-2-1 (Heavy Agricultural – One Acres Minimum Required Lot Area) Zones. The proposed development is also within the Agua Dulce Community Standards District ("CSD").

A Conditional Use Permit ("CUP") is required to ensure compliance with non-urban hillside management design criteria.

The applicants have requested a Parcel Map Waiver. Staff from Los Angeles County's Department of Regional Planning and Department of Public Works feels that granting this request would be consistent with the eligibility requirement found in Section 21.48.140 of the LA County Code.

DESCRIPTION OF PROJECT PROPERTY

Location: The property is located on the south side of Michael Street, 1000 feet east of Penman Road, within the unincorporated community of Agua Dulce and within the Soledad Zoned District of Los Angeles County.

Physical Features: The subject property is approximately 12.49 gross acres and 12.00 net acres in size. It is roughly rectangular in shape with sloped topography. The subject property is currently vacant.

Access: The property takes access from Michael Street, a 60-foot wide private and future street to the north of the property. Michael Street connects to Penman Road, a 64-foot wide

private and future street. Penman Road connects to Sierra Highway, a 100-foot wide major public highway.

Services: The two proposed parcels will be served by septic systems and a shared well.

ENTITLEMENTS REQUESTED

Parcel Map: The applicant has requested the approval of vesting Tentative Parcel Map No. 069445. The subdivision request is to create two single family parcels with a shared water well on 12.49 gross acres.

Conditional Use Permit: The applicant has requested the approval of Conditional Use Permit No. 2007-00144-(5) to ensure compliance with non-urban hillside management design criteria.

EXISTING ZONING

The subject property is zoned A-1-1 and A-2-1. The areas to the north is zoned A-1-1, the areas to the east and west are zoned both A-1-1 and A-2-1, and the area to the south of the subject property is zoned A-2-1.

EXISTING LAND USES

The subject property is currently vacant. The property is surrounded on all sides by single family residential properties. There is also some vacant land to the south.

PREVIOUS CASE/ZONING HISTORY

The current A-1-1 and A-2-1 zoning on the property became effective on September 30, 1958 following the adoption of Ordinance Number 7401 which amended the Soledad Zoned District.

This property was created by a previous subdivision. Tract No. 42379 was recorded on June 23, 1982 and created 16 lots. The subject property is Lot 10 of this subdivision. This resubdivision will not interfere with any easement right granted with the recordation of the previous subdivision.

PROJECT DESCRIPTION

The vesting Tentative Parcel Map and Exhibit "A" dated May 20, 2008, depicts two residential parcels on 12.49 gross acres. These two parcels proposed parcels both have a long and narrow shape. Each is over 1,500 feet deep and is about 168 feet wide. Parcel 1 is 6.13 gross acres and 6.00 net acres in size, and Parcel 2 is 6.36 gross acres and 6.24 net acres in size. Access to the parcels is provided by Michael Street to the north via driveways along the east and west sides of the project. The driveway along the west side of the project would serve Parcel 1 and is proposed to be approximately 600 feet long. The driveway along the east side of the project would serve Parcel 2 and is proposed to be approximately 750 feet long.

A total of 40,000 cubic yards of grading is proposed on this property. This amount includes 20,000 cubic yards of cut and 20,000 cubic yards of fill.

SANTA CLARITA VALLEY AREA PLAN CONSISTENCY

The subject property is located within the N1 (Non-Urban 1) land use classification of the Santa Clarita Valley Area Plan ("Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). The N1 classification allows a maximum density of 0.5 dwelling units per acre. This would allow six units within the 12.49 gross acre project area. The slope density analysis also allows a maximum of six units, with the approval of a Non-Urban Hillside Management CUP. The proposed subdivision's density is 0.16 dwelling units per acre, for a total of two dwelling units. Therefore, the proposed density is consistent with the density requirement of the Plan.

The Plan outlines policies specifically relating to the Agua Dulce area. This project is consistent with several of the policies of the Plan. One of these policies is that "future growth should be limited to an overall density of one unit per two acres." The proposed subdivision is consistent with this policy. The Plan also outlines several areawide policies. The proposed project is also consistent with several of these Plan's areawide policies. These policies include:

2.2 Determine future land use growth in the Santa Clarita Valley by considering the following criteria:
   a. Sensitivities of natural environmental systems;
   b. Hazards or constraints of natural environmental systems of land use;

5.2 Minimize disruption and degradation of the environment as development occurs, working with nature in the design of land uses so that they are compatible with natural environmental systems.

Therefore, this project is consistent with the General Plan.

AGUA DULCE COMMUNITY STANDARDS DISTRICT

The Agua Dulce CSD was established "to protect the secluded rural character of the community, to enhance the community's unique appeal, and to avoid the premature need for costly linear service systems such as sewers and water systems within the community." To this end, the CSD requires that all parcels have at least two net acres. The two parcels that this subdivision proposes to create are both greater than two net acres in size. Therefore, this proposed subdivision meets the requirements of the Agua Dulce CSD.

CONDITIONAL USE PERMIT

A CUP is required to ensure compliance with non-urban hillside management design criteria. These criteria include the location and extent of the proposed grading. The proposed grading on the property is 12,000 cubic yards of cut and 10,600 cubic yards of fill. The majority of this grading would take place in areas of the property that have a slope of less than 25%. There would also be a small amount of grading proposed in areas where there is a slope of 25%-50%, but no grading is proposed in areas where there are slopes of over 50%. The applicants have also set aside more than the required 70% open space. The applicants have proposed that 71.5% of the proposed subdivision (8.93 acres) be ungraded, natural open space.

In addition to the standard burden of proof, pursuant to Section 22.56.215 F.1 of the County Code, the applicant must meet the following burden of proof:

a. That the proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard, and
b. That the proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area, and
c. That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan, and
d. That the proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents;

The applicants' Burden of Proof responses are attached.

ENVIRONMENTAL DOCUMENTATION

A Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. 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.

COUNTY DEPARTMENT AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the vesting Tentative Parcel Map and Exhibit "A" dated May 20, 2008, and recommends approval of the project with the attached conditions.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On October 1, 2008, hearing notices regarding this proposal were mailed to all property owners as identified on the current Assessor's record within 1,000 feet of the subject property.

The public hearing notice was published in The Santa Clarita Signal on October 4, 2008 and La Opinion on October 4, 2008. Project materials, including a vesting Tentative Parcel Map, Land Use Map, draft staff report, and County draft conditions of approval were sent to the Canyon Country Jo Anne Darcy Library on October 2, 2008. A hearing notice was posted on the subject property on October 1, 2008.

CORRESPONDENCE RECEIVED

On June 23, 2008, the Agua Dulce Town Council sent a letter to staff stating that the proposed project complies with complies with the minimum lot sizes allowed in the Community Standards District.

At the time of writing, staff has not received any other correspondence regarding this case.

STAFF EVALUATION

The proposed development is consistent with all applicable provisions of the General Plan and the A-1-1 and A-2-1 Zones. The subject property is surrounded by compatible uses and

has access to a County-maintained street. All required public services and necessary infrastructure can be provided for the proposed subdivision.

The applicants have applied for a Conditional Use Permit to ensure compliance with hillside management design criteria. The applicants have also applied for a Director's Review for a shared water well. This review will have to be approved before the final map can be recorded.

Finally, the applicants have requested a Parcel Map Waiver. Staff from Los Angeles County's Department of Regional Planning and Department of Public Works feels that granting this request would be consistent with the eligibility requirement found in Section 21.48.140 of the LA County Code. Therefore, the applicants may process a Parcel Map Waiver through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

STAFF RECOMMENDATION

Staff recommends that the Hearing Officer close the public hearing, adopt the Negative Declaration, and approve vesting Tentative Parcel Map No. 069445 and Conditional Use Permit No. 2007-00144-(5) with the attached findings and conditions.

Attachments:
- Factual
- Photos of the site
- Thomas Brothers Guide Map Page
- CUP Burden of Proof
- Draft Findings
- Draft Conditions
- Environmental Document
- Vesting Tentative Parcel Map No. 069445 and Exhibit "A" dated May 20, 2008
- Land Use Map
- GIS-NET Map

SMT:JSH
10/23/08

FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
FOR CONDITIONAL USE PERMIT CASE NO. 2007-00144-(5)

1. The Hearing Officer of the County of Los Angeles County, Mr. Alex Garcia, conducted a noticed public hearing in the matter of Conditional Use Permit Case No. 2007-00144-(5) on November 4, 2008. Conditional Use Permit Case No. 2007-00144-(5) was heard concurrently with vesting Tentative Parcel Map No. 069445.

2. The applicants, Daniel Guin, Jacque Mellor-Guin, Ellis Herz, and Sarah Herz, are proposing a two single-family parcel subdivision.

3. A conditional use permit ("CUP") is required to ensure compliance with non-urban hillside management design review criteria pursuant to Section 22.56.215(D) (2b) of the Los Angeles County Code ("County Code").

4. The subject site is located on the south side of Michael Street, 1000 feet east of Penman Road, within the unincorporated community of Agua Dulce, the Agua Dulce Community Standards District, and the Soledad Zoned District of Los Angeles County.

5. The rectangular-shaped property is 12.49 gross acres (12.00 net acres) in size with moderate to steep topography. The slope map for the property indicates that approximately 6.5 acres have slopes of 0 to 25 percent, 5.52 acres have slopes of 25 to 50 percent, and 0.46 acres have slopes of 50 percent and over.

6. Access to the proposed development is provided by Michael Street, a 60-foot wide a private and future street to the north of the property.

7. The project site is designated as a non-urban hillside development, and a minimum of 70% open space is required. The project provides 8.93 acres (71.5%) of natural open space.

8. The project site is currently zoned A-1-1 (Light Agricultural-One Acre Minimum Required Lot Area) and A-2-1 (Heavy Agricultural-One Acre Minimum Required Lot Area) which were established by Ordinance No. 7401 on September 30, 1958. Surrounding properties are also zoned A-1-1 and A-2-1.

9. The subject property consists of one lot currently unimproved. Surrounding uses include single-family residences to the north, east and west, and single-family residences and vacant land to the south of the subject property.

DRAFT

Findings

10. The project is consistent with the A-1-1 and A-2-1 zoning classifications. Single-family residences are permitted in the A-1-1 and A-2-1 zones pursuant to Sections 22.24.070 and 22.24.120 of Title 21 of the Los Angeles County Code ("County Code"). The proposed density of two dwelling units is consistent with the maximum twelve dwelling units permitted by the A-1-1 and A-2-1 zoning. Each of the two proposed parcels is greater than five net acres in size. The applicant has requested a CUP to ensure compliance with non-urban hillside development design criteria pursuant to Section 22.56.215(D) (2b) of the County Code, which allows development of the site consistent with the surrounding properties.

11. The subject property is depicted within the Non-Urban 1 land use classification of the Santa Clarita Valley Area Plan ("Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). This category would allow a maximum of six dwelling units on the subject property. The applicant's proposal to create two dwelling units, approximately one dwelling unit per six acre is allowed by the Plan. The proposed subdivision and the provision for its design and improvements are consistent with the density, goals and policies of the Plan.

12. This is a hillside project since the subject property exhibits natural slopes of 25 percent or greater. A CUP is required for the project since the two dwelling units proposed exceeds the non-urban low-density threshold of one dwelling unit established for the site.

13. Vesting Tentative Parcel Map No. 069445 is a related request to create two single-family parcels on 12.49 gross acres.

14. During the November 4, 2008 public hearing, the Hearing Officer heard a presentation from staff as well as testimony from the applicant and the public.

15. After hearing all testimony on November 4, 2008, the Hearing Officer closed the public hearing and approved Conditional Use Permit Case No. 2007-00144-(5).

16. The site is physically suitable for the density and type of development proposed.

17. The Hearing Officer finds that the project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the Fish and Game Code.

23. Approval of this project is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for vesting Tentative Parcel Map No. 069445.

DRAFT

24. The applicants have demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable Plan policies.

25. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER OF THE COUNTY OF LOS ANGELES CONCLUDES:

A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan;

B. With the attached conditions and restrictions, that the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;

C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;

D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required; and

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

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

DRAFT

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

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

THEREFORE, THE HEARING OFFICER:

1. Adopts the Negative Declaration and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.

2. Approves Conditional Use Permit Case No. 2007-00144-(5) subject to the attached conditions.

DRAFT

CONDITIONAL USE PERMIT NO. 2007-00144 EXHIBIT "A" DATE: 5-20-2008

CONDITIONS

1. This grant authorizes the use of the 12.49 acre subject property for a maximum of two single-family residential parcels in compliance with non-urban hillside management design review criteria, as depicted on the approved Exhibit "A", subject to all of the following conditions of approval.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") an affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Conditions No. 9.

3. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.

4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Los Angeles County Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.

6. The subject property shall be developed and maintained in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.

7. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for inspections shall be the amount equal to the recovery cost at the time of payment (currently $150.00 per inspection).

8. The property owner or permittee shall record the terms and conditions of this grant in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property.

9. Within five (5) days of the approval date of this grant, remit a **$1,926.75** processing fee 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 land use project subject to this requirement is final, vested or operative until the fee is paid.

10. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action or proceeding and the County shall reasonably cooperate in the defense.

11. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay Regional Planning an initial deposit of $5,000.00, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

    a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and

    b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

    The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

12. This grant shall expire unless used within two years after the recordation of a final map or Parcel Map Waiver for Vesting Tentative Parcel Map No. 069445. In the event that Vesting Tentative Parcel Map No. 069445 should expire without the recordation of a final map or Parcel Map Waiver, this grant shall expire upon the expiration of the vesting tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

13. The subject property shall be graded, developed and maintained in substantial compliance with the approved vesting tentative parcel map dated May 20, 2008. An amended or revised tentative parcel map approved for Vesting Tentative Parcel Map No. 069445 may, at the discretion of the Director of Planning, constitute a revised Exhibit "A". All revised plans shall require the written authorization of the property owner.

14. All development shall comply with the requirements of the Zoning Ordinance and of the specific zoning of the subject property, except as specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Planning.

15. The area of individual lots shall substantially conform to that shown on the approved Exhibit "A".

16. The development of the subject property shall conform to the conditions approved for Vesting Tentative Parcel Map No. 069445.

17. The permittee shall record "OS – Restricted Use Area" on the final map or Parcel Map Waiver over areas designated as "Ungraded Natural Vegitation Area" and "Manufactured Slopes" on the Open Space Exhibit dated 1-16-08.

18. Ungraded, natural open space shall comprise at least 71.5 percent of the net area of the project which shall be at least 8.93 acres, as depicted on the approved Exhibit "A" dated May 20, 2008. No development is planned beyond the building pads to ensure the open space is permanently maintained.

19. No structure shall exceed a height of 35 feet above grade, except for chimneys and rooftop antennas.

20. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").

21. Detonation of explosives or any other blasting devices or material shall be prohibited unless all required permits have been obtained.

22. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7:00 a.m. and

6:00 p.m. Monday through Friday. No Saturday, Sunday or holiday operations are permitted.

23. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Public Works.

24. The permittee shall, upon commencement of any grading activity allowed by this permit, diligently pursue all grading to completion.

25. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.

26. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect throughout the life of this permit.

27. All construction and development within the subject property shall comply with the applicable provisions of the Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County of Los Angeles.

28. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

29. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage no later than 24 hours after such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

30. The permittee shall utilize water-saving devices and technology in the construction of this project to the extent feasible and consistent with the Los Angeles County Building and Plumbing Codes.

31. Prior to the issuance of any grading and/or building permit, the permittee shall submit to the Director of Regional Planning for review and approval three (3) copies of a revised Exhibit "A" (fully dimensioned, detailed site plan), indicating that the proposed construction and associated grading:

    a. complies with the conditions of this grant and the standards of the zone; and

    b. is compatible with hillside resources.

32. All graded slopes (cut and fill) shall be revegetated. Prior to the issuance of any grading and/or building permit, three (3) copies of a landscape plan, which may be incorporated into a revised Exhibit "A" , shall be submitted to and approved by the Director of Regional Planning before issuance of any building permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.

    In addition to the review and approval by the Director of Regional Planning, the landscaping plans will be reviewed by the staff biologist of Regional Planning and the Los Angeles County Forester and Fire Warden. Their review will include an evaluation of the balance of structural diversity (e.g. trees, shrubs and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements.

    The landscaping plan must show that at least 50% of the area covered by landscaping will contain only locally indigenous species, including not only trees, but shrubs and ground covering as well. However, if the permittee demonstrates to the satisfaction of the Director of Regional Planning that compliance with this requirement is not possible due to County fire safety requirements, then the Director of Regional Planning may determine that a lower percentage of such planting shall be required. In those areas where the Director of Regional Planning approves a lower percentage, the amount of such required locally indigenous vegetation shall be at least 30%. The landscaping will include trees, shrubs and ground covering at a mixture and density determined by the Director of Regional Planning and the Forester and Fire Warden. Fire retardant plants shall be given first consideration.

    Timing of Planting. Prior to the issuance of building permits for any construction, the permittee shall submit a landscaping phasing plan for the landscaping associated with that construction to be approved by the Director of Regional Planning. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within six months and expected growth during the subsequent 18 months.

33. No grading permit shall be issued prior to the recordation of a final map or Parcel Map Waiver except as authorized by the Director of Planning.

COUNTY OF LOS ANGELES
FINDINGS OF THE HEARING OFFICER
FOR VESTING TENTATIVE PARCEL MAP NO. 069445

1. The Hearing Officer of the County of Los Angeles ("Hearing Officer") has conducted a public hearing on the matter of Tentative Parcel Map No. 069445 on November 4, 2008. Tentative Parcel Map No. 069445 was heard concurrently with Conditional Use Permit No. 2007-00144-(5).

2. The applicants, Daniel Guin, Jacque Mellor-Guin, Ellis Herz, and Sarah Herz, are proposing to create 2 single-family residential parcels on 12.49 gross acres.

3. The site is located on the south side of Michael Street, 1000 feet east of Penman Road, within the unincorporated community of Agua Dulce and within the Soledad Zoned District of Los Angeles County.

4. The subject property is approximately 12.49 gross acres in size. It has a rectangular shape with moderate to steep topography. The subject property is currently vacant.

5. The property takes access from Michael Street, a 60-foot wide private and future street to the north of the property.

6. The project site is currently zoned A-1-1 (Light Agricultural-One Acre Minimum Required Lot Area) and A-2-1 (Heavy Agricultural-One Acre Minimum Required Lot Area) which were established by Ordinance No. 7401 on September 30, 1958. Surrounding properties are also zoned A-1-1 and A-2-1.

7. The subject property is currently vacant. The property is surrounded by residential uses and vacant land.

8. The project is consistent with the A-1 and A-2 zoning classifications. Single-family residences are permitted in the A-1-1 and A-2-1 zones pursuant to Sections 22.24.070 and 22.24.120 of Title 21 of the Los Angeles County Code. The proposed density of two dwelling units is consistent with the maximum twelve dwelling units permitted by the A-1-1 and A-2-1 zoning. The applicant has requested a CUP to ensure compliance with non-urban hillside development design criteria pursuant to Section 22.56.215(D) (2b) of the County Code, which allows development of the site consistent with the surrounding properties.

9. Conditional Use Permit No. 2007-000144-(5) is an associated request that is required to ensure compliance with non-urban hillside management design criteria.

10. The subject property is located within the N1 (Non-Urban 1) land use classification of the Santa Clarita Valley Area Plan ("Plan"), a component of the Los Angeles

DRAFT

Countywide General Plan ("General Plan"). The N1 classification allows a maximum density of 0.5 dwelling units per acre. The proposed subdivision's density is 0.16 dwelling units per acre. Therefore, the proposed density is consistent with the density requirement of the Plan.

11. The Plan outlines policies specifically relating to the Agua Dulce area. This project is consistent with several of the policies of the Plan. One of these policies is that "future growth should be limited to an overall density of one unit per two acres." The proposed subdivision is consistent with this policy. The Plan also outlines several areawide policies. The proposed project is also consistent with several of these Plan's areawide policies. These policies include:

    2.2 Determine future land use growth in the Santa Clarita Valley by considering the following criteria:
    a. Sensitivities of natural environmental systems;
    b. Hazards or constraints of natural environmental systems of land use;
    5.2 Minimize disruption and degradation of the environment as development occurs, working with nature in the design of land uses so that they are compatible with natural environmental systems.

    Therefore, this project is consistent with the General Plan.

12. The applicants have requested a Parcel Map Waiver. Staff from Los Angeles County's Department of Regional Planning and Department of Public Works feels that granting this request would be consistent with the eligibility requirement found in Section 21.48.140 of the LA County Code. Therefore, the applicants may process a Parcel Map Waiver through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

13. At the November 4, 2008 public hearing, the Hearing Officer heard a staff presentation regarding the proposed development.

14. At the November 4, 2008 public hearing, the Hearing Officer heard from the applicants representative, Laurence Tuma. Mr. Tuma stated that he agreed with the findings and conditions but requested that the Hearing Officer revise the conditions to allow for a Parcel Map Waiver.

15. At the November 4, 2008 public hearing, after hearing all testimony, the Hearing Officer continued the public hearing to November 18, 2008 in order to give staff time to consult with staff from the Department of Public Works regarding the possibility of the Parcel Map Waiver and to revise the draft findings and conditions accordingly.

16. At the November 18, 2008 public hearing, after hearing all testimony the Hearing Officer closed the public hearing and approved vesting Tentative Parcel Map No. 069445.

DRAFT

FINDINGS

17. At the November 18, 2008 public hearing, the Hearing Officer did not granted vesting Tentative Parcel Map No. 069445 a parcel map waiver.

18. The site is physically suitable for the density and type of development proposed.

19. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map provide adequate protection for any such easements.

20. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein.

21. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.

22. The discharge of sewage from this land division into the private septic system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.

23. This parcel map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.101 through 21.38.080 of the County Code.

24. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.

25. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study showed that there is no substantial evidence that the project will have a significant effect on the environment. Based on the Initial Study, a Negative Declaration has been prepared for this project.

26. The Hearing Officer finds that the project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the Fish and Game Code.

DRAFT

FINDINGS

27. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California, 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, in view of the findings of fact and conclusions presented above, vesting Tentative Parcel Map No. 069445 is approved, subject to the attached conditions established by the Hearing Officer and recommended by the Los Angeles County Subdivision Committee.

DRAFT

DEPARTMENT OF REGIONAL PLANNING **Map Date: May 20, 2008**
VESTING TENTATIVE PARCEL MAP NO. 069445

CONDITIONS:

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code"), including the requirements of the A-1-1 and A-2-1 zones, as well as the requirements of the Agua Dulce Community Standards District ("CSD").

2. Within five (5) days of the vesting tentative map approval date, remit a $1,926.75 processing fee 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.

3. The applicants may process a Parcel Map Waiver through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

4. The Subdivider shall record "OS – Restricted Use Area" on the Parcel Map Waiver over areas designated as "Ungraded Natural Vegitation Area" and "Manufactured Slopes" on the Open Space Exhibit dated 1-16-08.

5. The applicants have applied for a Director's Review for Shared Water Well Permit No. 2007-00003. This application must be approved before the Parcel Map Waiver may be approved for recordation.

6. The Subdivider shall defend, indemnify and hold harmless the County of Los Angeles ("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 parcel map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of the Government Code Section 65499.37 or any other applicable time period. The County shall promptly notify the Subdivider of any claim, action or proceeding and the County shall cooperate reasonably in the defense.

7. 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 filling 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 the Subdivider, or the Subdivider's counsel. The Subdivider shall 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 deposit amount, the Subdivider shall deposit additional funds 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 the completion of the litigation.

b. At the sole discretion of the Subdivider, the amount of the initial or supplemental deposit may exceed the minimum amounts defined herein.

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

Except as expressly modified hereinabove, this approval is subject to all those conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee, consisting of the Departments of Public Works, Fire, Parks and Recreation, and Public Health.

RP (JH)

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 69445 (Rev.) TENTATIVE MAP DATED 05-20-2008
RCUP T 2007-00144 (Rev.) EXHIBIT "A" MAP DATED 05-20-2008

The following reports consisting of 10 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 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.

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. Quitclaim or relocate easements running through proposed structures.

8. Delineate proof of access to a public street on the final map.

9. The following note shall be placed on all tract and parcel maps with lot/parcel sizes of five acres or more: "Further division of this property to lot/parcel sizes below five acres will require standard improvements be completed as a condition of approval. The improvements will include but not limited to providing access, installation of water mains, appurtenances and fire hydrants, and conformance to Los Angeles County development standards."

10. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.

11. Grant ingress/egress and utility easements to the public over the private and future or future streets.

12. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office, unless the final parcel map is waived by the Advisory Agency.

13. Prior to submitting the parcel 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.

14. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.

15. 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.

DGR
Prepared by Diego G. Rivera Phone (626) 458-4349 Date 06-16-2008
pm69445L-rev2.doc

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
__ Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE PARCEL MAP 69445
SUBDIVIDER Guin/Heinz
ENGINEER Land Tech Engineering
GEOLOGIST ---
SOILS ENGINEER AZ Geo Technics, Inc.

TENTATIVE MAP DATED 5/20/08 (Revision)
LOCATION Agua Dulce
GRADING BY SUBDIVIDER [Y] (Y or N)
REPORT DATE ---
REPORT DATE 8/29/07, 8/4/06

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 6-16-08 is attached.

Prepared by _____ Reviewed by _____ Date 6/3/08
Geir Mathisen

Please complete a Customer Service Survey at http://dpw.lacounty.gov/go/gmedsurvey
P:\gmepub\Geology_Review\Geir\Review Sheets\District 8.0 (Antelope Valley)\Tracts\69445, PM4 APP.doc

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 8.0
PCA LX001129
Sheet 1 of 1

Tentative Parcel Map 69445

Location Agua Dulce
Developer/Owner Guin/Heinz
Engineer/Architect Land Tech Engineering, Inc.
Soils Engineer AZ Geo Technics, Inc.
Geologist ---

DISTRIBUTION:
____ Drainage
____ Grading
____ Geo/Soils Central File
____ District Engineer
____ Geologist
____ Soils Engineer
____ Engineer/Architect

Review of:

Revised Tentative Parcel Map and Exhibit Dated by Regional Planning **5/20/08**
Soils Engineering Report Dated 8/4/06
Previous Review Sheet Dated 3/14/08

ACTION:

Tentative Map feasibility is recommended for approval.

REMARKS:

At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
ON-SITE SOILS HAVE A MEDIUM EXPANSION POTENTIAL AND ARE CORROSIVE TO FERROUS METALS.

REGISTERED PROFESSIONAL ENGINEER
YOSHIYA MORISAKU
No. 67587
Exp. 6/30/09
CIVIL
STATE OF CALIFORNIA

Prepared by Lukas Przybylo
Lukas Przybylo

Reviewed by

Date 6/16/08

Please complete a Customer Service Survey at http://dpw.lacounty.gov/go/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:\gmepub\Soils Review\Lukas\Sites\PM 69445, Agua Dulce, TPM-A.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
PARCEL MAP NO. 069445

TENTATIVE MAP DATED 05-20-2008
EXHIBIT MAP DATED 05-20-2008

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. Submit the following agency approvals:

   a. Drainage Concept or Hydrology approved by the Storm Drain and Hydrology Section of Land Development Division.

   b. Provide soil/geology approval of the grading plan by the Geotechnical & Materials Engineering Division (GMED).

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

2. 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, landscaping and SUSMP devices if applicable. The applicant is required to show and call out existing easements on the grading plan and obtain the easement holder approvals.

3. A maintenance agreement may be required for privately maintained drainage devices.

Name J. E. Flint Date 6/12/08 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\069445 rev2.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
PARCEL MAP NO. 69445 (Rev.)

TENTATIVE MAP DATED 05-20-2008
EXHIBIT "A" DATED 05-20-2008

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

1. Make an offer of private and future right of way 30 feet from centerline on Michael Street.

2. If needed, make an offer to dedicate slope easement along Michael Street to the satisfaction of Public Works.

3. Whenever there is an offer of a future street or a private and future street, provide a drainage statement/letter.

Prepared by Allan Chan Phone (626) 458-4921 Date 06-23-2008
pm69445r-rev2.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER

PARCEL MAP NO. 69445 (Rev.)
RCUP T 2007-00144 (Rev.)

TENTATIVE MAP DATED 05-20-2008
EXHIBIT "A" MAP DATED 05-20-2008

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. This is a 5+ acres subdivision. The use and installation of private sewage systems (septic systems) must be approved by the Department of Health Services. Please call (626) 430-5380 for additional information and requirements.

DGR

Prepared by Imelda Ng Phone (626) 458-4921 Date 06-16-2008

pm69445s-rev2.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

PARCEL MAP NO. 069445
CUP NO.: 2007-00144

TENTATIVE MAP DATED 05/20/08
EXHIBIT MAP DATED 05/20/08

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

Prior to Improvement Plans Approval:

1. Comply with the requirements of the Drainage Concept/Hydrology Study/Standard Urban Stormwater Mitigation Plan (SUSMP), which was conceptually approved on 5/06/08 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.

Concurrently with Final Map or Prior to Parcel map Waiver:

1. Show and dedicate to the County of Los Angeles easements and/or right of way on the final map or separate instrument, to the satisfaction of the Department of Public Works.

2. Deed restrictions for cross-lot drainage will be required to the satisfaction of the Department of Public Works.

Name Lizbeth Córdova DS Date 6/16/08 Phone (626) 458-4921

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER

PARCEL MAP NO. 69445 (Rev.) TENTATIVE MAP DATED 05-20-2008
RCUP T 2007-00144 (Rev.) EXHIBIT "A" MAP DATED 05-20-2008

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. This is a 5+ acres subdivision.

DGR
Prepared by Lana Radle Phone (626) 458-4921 Date 06-16-2008
pm69445w-rev2.doc

RP. Josh

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: PM 69445 Map Date May 20, 2008 - Ex. A

C.U.P. _____ Vicinity Map _____

☐ **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 widths as shown on the Exhibit Map are adequate. Indicate compliance during the building plan phase prior to building permit issuance.**

By Inspector: Juan C. Padilla JCP Date July 23, 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. PM 69445 Tentative Map Date May 20, 2008 - Ex. A

Revised Report _____

☒ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.

☐ The required fire flow for public fire hydrants at this location is ____ gallons per minute at 20 psi for a duration of __ hours, over and above maximum daily domestic demand. __ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☐ The required fire flow for private on-site hydrants is ____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.

☐ Fire hydrant requirements are as follows:

Install ____ public fire hydrant(s). Verify / Upgrade existing ____ public fire hydrant(s).

Install ____ private on-site fire hydrant(s).

☐ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
☐ Location: As per map on file with the office.
☐ Other location: ____

☐ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.

☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.

☒ Water system requirements will be required when this land is further subdivided and/or during the building permit process.

☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.

☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Water requirements will be determined prior to building permit issuance.**

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. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date July 23, 2008

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

Josh

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **69445**	DRP Map Date: **05/20/2008**	SCM Date: / /	Report Date: **06/23/2008**
Park Planning Area # **43B**	**AGUA DULCE / ACTON**		Map Type: **REV. (REV RECD)**

Total Units **2** = Proposed Units **2** + Exempt Units **0**

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:	**0.02**
IN-LIEU FEES:	**$823**

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $823 in-lieu fees.

Trails:

No trails.

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

James Barber, Developer Obligations/Land Acquisitions

Supv D 5th
June 19, 2008 13:52:51
QMB02F.FRX

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **69445**	DRP Map Date: **05/20/2008**	SMC Date: / /	Report Date: **06/23/2008**
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)eople 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 **2** = Proposed Units **2** + Exempt Units **0**

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.11**	**0.0030**	**2**	**0.02**
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 =	**0.02**

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

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.02	$41,170	**$823**

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**
0.02	0.00	0.00	0.02	$41,170	**$823**

Supv D 5th
June 19, 2008 13:52:55
QMB01F.FRX

JOSH

COUNTY OF LOS ANGELES
Public Health

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

JONATHAN E. FREEDMAN
Acting Chief Deputy

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5380 • FAX (626) 813-3016

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Gloria Molina
First District

Yvonne B. Burke
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

June 16, 2008

RFS No. 08-0014335

Parcel Map No. 069445

Vicinity: Acton

Tentative Parcel Map Date: May 20, 2008 (2nd Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Parcel Map 069445** is cleared for public hearing. The following conditions still apply and are in force:

1. The preliminary feasibility reports have been received and reviewed. The data supports the installation of onsite wastewater treatment systems on each of the proposed parcels. **Prior to installation of any onsite waste water treatment system**, a complete feasibility report, including site inspection by the Department will be required in accordance with the Los Angeles County Code. Any factors that may influence the efficient operation of the onsite waste water treatment systems will be evaluated. The applicant is advised that installation of a non-conventional onsite waste water treatment system is required when percolation tests exceed the requirements of the Los Angeles County Code.

2. Public sanitary sewers are not available within 200 feet of any part of the proposed subdivision and each parcel is dependent upon the use of an individual onsite waste water treatment system.

3. **The applicant is advised, that in the event that the requirements of the plumbing code cannot be met on certain parcels, 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 on these parcels.**

4. The proposal for a shared water well to supply potable water to the subdivision has been approved by this Department. Based on the documents provided, the well will provide each connection with water of sufficient quantity and conforms to the California Safe Drinking Water Act and the Los Angeles County Code, Title 11, chapter 11:38. The applicant is advised that proposed shared wells must also be approved by Regional Planning.

Parcel Map No. 069445

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

Respectfully,

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

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

NEGATIVE DECLARATION

PROJECT NUMBER: PM *069445/RENV T200700129*

1. DESCRIPTION:

The proposed project is a request for a Tentative Tract Map to subdivide 12.49 acres (one existing parcel) into two lots. No construction is proposed at this time. The current property use is vacant, undeveloped and undisturbed. The project applicant is requesting a CUP for hillside management (RCUP 200700144) and a water well permit (200700003). The project will use water wells and private septic sewer disposal systems. No grading is proposed at this time.

2. LOCATION:

Michael Street and Vic Chashan Road, Acton

3. PROPONENT:

A. Laurence Tuma III
Land Tech Engineering
3638 Smith Avenue, Suite A
Acton, CA 93510

4. FINDINGS OF NO SIGNIFICANT EFFECT:

BASED ON THE ATTACHED INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:

THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

PREPARED BY: *Michele Bush*

DATE: *August 4, 2008*

STAFF USE ONLY

PROJECT NUMBER: *PM069445*
CASES: *Renvt200700129*

*** * * * INITIAL STUDY * * * ***

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: *April 11, 2007* Staff Member: *Michele Bush*
Thomas Guide: *4374 D3* USGS Quad: *Sleepy Valley*
Location: *Michael St and Vic Chashan Rd Acton*

Description of Project: *The proposed project is a request for a Tentative Tract Map to subdivide 12.49 Acres (one existing parcel) into two lots. No construction is proposed at this time. The current property use is Vacant, undeveloped and undisturbed. The project applicant is requesting a CUP for hillside management (RCUP 200700144) and a water well permit (200700003). The project will use water wells and private septic Sewer disposal systems. No grading is proposed at this time.*

Gross Acres: *12.49*
Environmental Setting: *The project site is located on Michael Street and Vic Chashan Road Acton, Approximately nine miles west of Angeles Forest. It is 2.5 miles east of the Agua Dulce Airport and one mile North of Antelope Valley Freeway (14), within the unincorporated Los Angeles County community of Acton. Surrounding land uses within a 1,000 foot radius consist of single-family dwelling units, vacant land and a Church. There are no structures or Oak trees on the project site.*

Zoning: *A-2-1 (Heavy Agricultural Zone)*
General Plan: *R-Non-Urban*
Community/Area wide Plan: *Santa Clarity Valley*

Major projects in area:

PROJECT NUMBER	DESCRIPTION & STATUS
PM21187 / 89260	*(TN) 2 SF LOTS ON 10.33 AC IN A1-1, Recorded (3/26/1991)*
PM17532 / 86042	*(TN) 2 SF LOTS FROM 10.14 AC, Recorded (4/2/1987)*
PM17422 / 86218	*(TN) 2 SF LOTS ON 11.695 AC, Approved (9/11/1986)*
TR062985	*16 SF LOTS ON 19 AC, Pending (6/4/2007)*
PM069445	*2 LOTS SUBDVISION WITH HILLSIDE MANAGEMENT CUP AND SHARED WATER WELL APPLICATION, Pending (8/30/2007)*
TR50385	*251 SINGLE-FAMILY LOTS, Recorded (4/11/2007)*
TR43526 / 85143	*(TN) 136 SF LOTS ON 173 ACRES IN A1-1 & A1-10K, Recorded (10/6/1989)*
TR46205 / 88098	*(TN) 70 SINGLE FAMILY LOTS & 3 PARK LOTS/139.9 AC, Recorded (6/21/1989)*
PM060046 / 03-174	*(TN) 4 SF LOTS/20 ACRES, Pending (9/11/2007)*
PM20169 / 88458	*(TN) 2 SF LOTS ON 10.48 AC IN A1-1, Recorded (7/24/1989)*
PM060047	*(TN) 4 SF LOTS/20 ACRES, Pending*
TR 49042	*27 SF LOTS, 1 PF LOT ON 54.3 AC, Pending*

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

REVIEWING AGENCIES

Responsible Agencies

☒ California Regional Water Quality Control Board Lahontan Region

Trustee Agencies

☒ None

Special Reviewing Agencies

☒ Angeles National Forest

Other

☒ Acton-Agua Dulce School District

☒ Fernandeño Tataviam – Band of Mission Indians, Randy Guzman-Folkes Tribal Monitor

☒ Fernandeño Tataviam – Band of Mission Indians, Rudy J. Ortega, Jr.

Regional Significance

☒ None

County Reviewing Agencies

☒ County of Los Angeles Fire Department, Lily Cusick

☒ County of Los Angeles Fire Department, Tom Klinger

☒ County of Los Angeles Health Services, Environmental Review

☒ County of Los Angeles Health Services, Richard Wagener

☒ County of Los Angeles Sheriff Department, Environmental Review

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

Environmental Finding:

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

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

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

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

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

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

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

Reviewed by: Michele Bush *Michele R. Bush* Date: June 24, 2008

Approved by: Paul McCarthy *Paul McCarthy* Date: June 24, 2008

☐ This proposed project is exempt from Fish and Game CEQA filling 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 located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? *DRP GIS: Approximate 4 miles east of Tick Canyon and mint Canyon Fault.*
b.	☐	☐	☒	Is the project site located in an area containing a major landslide(s)? *DRP GIS - Land Slide Inventory: Project adjacent to a land slide.*
c.	☐	☐	☒	Is the project site located in an area having high slope instability? *DRP GIS - Land Slide Inventory: Project adjacent to a land slide.*
d.	☐	☒	☐	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
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 over 25%? *No grading is proposed at this time.*
g.	☐	☒	☐	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 – 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

Comply with SCM recommendation from Public Works.

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 the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
b.	☐	☒	☐	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
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? *Project is within a Hillside Management Area.*
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 – Section 308A ☐ Ordinance No. 12,114 (Floodways)

☐ Approval of Drainage Concept by DPW

☐ **MITIGATION MEASURES** ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

Comply with SCM recommendation from Public Works.

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)? *DRP GIS Very High Fire Hazard Severity Zone: Project is within the Very Fire Hazard Severity Zone*
b.	☒	☐	☐	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade? *Project is within unpaved road area*
c.	☐	☒	☐	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? *No construction is proposed at this time*
d.	☒	☐	☐	Is the project site located in an area having inadequate water and pressure to meet fire flow standards? *No Water Service in area.*
e.	☐	☒	☐	Is the project 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

Comply with Subdivision Committee requirements from Fire Department.

CONCLUSION

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

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

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
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?
e.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

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

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

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

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

☐ 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? *Private water wells will be provided to service project site.*
b.	☒	☐	☐	Will the proposed project require the use of a private sewage disposal system? *Private septic disposal will be provided to service project site.*
	☐	☒	☐	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?
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? *NPDES Compliance*
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?
e.	☐	☒	☐	Other factors? *NPDES Compliance*

STANDARD CODE REQUIREMENTS

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

☐ **MITIGATION MEASURES**
☐ Lot Size ☐ Project Design ☐ Compatible Use

☐ **OTHER CONSIDERATIONS**

CONCLUSION

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

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

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)? *No construction proposed at this time.*
b.	☐	☒	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use? *No construction proposed at this time.*
c.	☐	☒	☐	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance? *No construction proposed at this time.*
d.	☐	☒	☐	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions? *No construction proposed at this time.*
e.	☐	☒	☐	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	☐	☒	☐	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	☐	☒	☐	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?
h.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code – Section 40506

☐ **MITIGATION MEASURES**

☐ Project Design ☐ Air Quality Report

☐ **OTHER CONSIDERATIONS**

CONCLUSION

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

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

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	☐	☐	☒	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? *Project site is undisturbed.*
c.	☐	☒	☐	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?
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.)?
e.	☐	☒	☐	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	☐	☒	☐	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	☐	☒	☐	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☐ **MITIGATION MEASURES**

☐ Lot Size ☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ ERB/SEATAC Review ☐ Oak Tree Permit

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) that indicate potential archaeological sensitivity? *The project area has been fully surveyed by a professional archaeologist, on November 5, 2007, and cultural resources* ***were*** *found. CA-LAN-1064 Historic Refuse Deposit within ¼ mile of project boundaries.*
b.	☐	☒	☐	Does the project site contain rock formations indicating potential paleontological resources? *Plate 2 Engineering Geologic Materials: Qs-Quaternary Alluvium or marine terrace deposits, fine to medium grained and Bm-Crystalline or Metamorphic Rock.*
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?

☒ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Phase 1 Archaeology Report

A professional archaeologist should be retained to monitor any earth moving operations. A previous survey of the subject property LA 804 (1980) recommended "that a qualified historical archaeologist be retained to monitor any earth moving activities (grading, trenching, etc.) to ascertain that there are no additional significant cultural deposits on the property." Buried archaeological resources may be present. If any additional cultural resources are uncovered during project activities please submit reports to this office as soon as possible.

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**

☐ Lot Size ☐ Project Design

☐ **OTHER CONSIDERATIONS**

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?
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 that 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?
c.	☐	☒	☐	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features? *Project site is located on an undeveloped and undisturbed area. There is no evidence of 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 landform alteration)?

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

☐ Lot Size ☐ Project Design ☐ Visual Report ☐ Compatible Use

CONCLUSION

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

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

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)? *No construction is proposed at this time.*
b.	☐	☒	☐	Will the project result in any hazardous traffic conditions? *No construction is proposed at this time.*
c.	☐	☒	☐	Will the project result in parking problems with a subsequent impact on traffic conditions? *No construction is proposed at this time.*
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 program 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 leave a significant impact (individually or cumulatively) on **traffic/access** factors?

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

SERVICES - 2. Sewage Disposal

This project is proposing a septic system, this page is not applicable.

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	☐	☒	☐	Could the project create capacity problems in the sewer lines serving the project site?
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? *No construction is proposed at this time.*
b.	☐	☒	☐	Could the project create capacity problems at individual schools that 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

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?
				No construction is proposed at this time.
b.	☐	☒	☐	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Fire Mitigation Fee

☐ **OTHER CONSIDERATIONS**

CONCLUSION

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

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

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	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? *Project proposes ground water well water supply.*
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?
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

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?
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 that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	☐	☐	☐	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? *2*
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**
☐ Toxic Clean-up Plan

☐ **OTHER CONSIDERATIONS**

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? *No construction is proposed at this time.*
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 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?
				Project site is undeveloped and undisturbed.
b.	☐	☒	☐	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
c.	☐	☒	☐	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

Parcel Map no. 69445
C.U.P.2007-00144

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location will not:
1. **Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or**
2. **Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or**
3. **Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.**

See attached

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

See attached

C. That the proposed site is adequately served:
1. **By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and**
2. **By other public or private service facilities as are required.**

See attached

Parcel Map No. 69445
CUP 200700144
Burden of Proof

A.

The proposed project will not materially effect the health, peace, comfort or welfare of the persons residing or working in the surrounding area or be detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site. The proposed project will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare of these same parties as proposed building sites were chosen with minimal grading of the site. All grading will be done in accordance with all applicable building codes to ensure that no damage can be done to surrounding properties. The site does not have any geologic, seismic, or slope stability problems. Fire hazards will be reduced by providing a Fuel Modification Plan that will provide brush clearance and landscaping buffer zones around the proposed structures.

B.

The proposed building sites have a net area of 6.00 acres and 6.24 acres which is well over the required net area of 2.00 acres. The width for each lot is a 167.85 feet and the width requirement is 165.00 feet therefore, the proposed project falls within the necessary boundary requirements.
The proposed project will provide 2 SFR lots which will fit into the surrounding area. The proposed density of 0.16 units per acre (6.25 acres / unit) which is far less than the plan designation N1. The project is consistent with the objectives and policies of the General Plan by being consistent with the Aqua Dulce Community Standards.

C.

The proposed project is served by the main road of Sierra Highway which is within ¼ mile and Penman Road. Both Sierra Highway and Penman Road are of sufficient width to provide all new traffic patterns for the proposed project. There are neighborhood shopping and commercial facilities within 5 miles of this site. The existing Aqua Dulce area utilizes these shopping and commercial facilities. The Fire Department has a station 5.7 miles from the site. The Acton – Aqua Dulce School District has facilities in the area.

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

HILLSIDE MANAGEMENT AND SIGNIFICANT ECOLOGICAL AREAS – BURDEN OF PROOF

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

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

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

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

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

(Over for SEA)

Parcel Map No. 69445
CUP 200700144
Burden of Proof

1. The proposed project will provide 2 SFR lots which will fit into the surrounding area. The proposed density of 0.16 units per acre (6.25 acres / unit) which is far less than the plan designation N1. The proposed building sites were chosen to minimize grading of the site and to provide good views. All grading will be done in accordance with all applicable building codes to ensure that no damage can be done to surrounding properties. The site does not have any geologic, seismic, or slope stability problems. Fire hazards will be reduced by providing a Fuel Modification Plan that will provide brush clearance and landscaping buffer zones around the proposed structures.

2. The surrounding area is developed with low density residential. This project will fit with the surrounding development. No cultural resources will be impacted. The project design has been situated to stay off of the steeper slopes on the property. This undisturbed area will be provided as open space. The project site provides for 89.7 percent open space.

3. There are neighborhood shopping and commercial facilities within 5 miles of this site. The existing Aqua Dulce area utilizes these shopping and commercial facilities. The Fire Department has a station 5.7 miles from the site; building permit fees provide for mitigation of the new units. The Acton – Aqua Dulce School District has facilities in the area; building permit fees provide for the mitigation. The project is consistent with the objectives and policies of the General Plan by being consistent with the Hillside Design Criteria. The project also provides for needed housing in support of the Housing Element. Project density is 0.16 units per acre (6.25 acres / unit which is less than the General Plan Density (N1) of 0.5 unit / acre (2 acres / unit).

4. The proposed grading on Exhibit "A" shows minimal grading that will be blended into the surrounding terrain. Due to the terrain, the pads will be shielded from view from Penman Road. The project grading was designed to provide terraced building areas instead of one large building area. This minimizes the earthwork of the project while providing for an aesthetically pleasing design. This also minimizes the slope height that will be seen by surrounding property owners.

AGUA DULCE TOWN COUNCIL

33201 Agua Dulce Canyon Road * Box Number 8 * Agua Dulce, CA 91390
Website: www.AguaDulce-ca.com

- **Donal MacAdam, President**
  (661) 268-7402
  janicepeterson@aguadulcevineyards.com
- **Marilyn Garner, Corresponding Secretary**
  (661) 904-1323
  marilynmerlot@sbcglobal.net
- **Mary Johnson, Recording Secretary**
  (661) 268-8804
  maryjohnson@cwaveisp.net
- **Don Henry, Treasurer**
  (661) 268-1731
  BH33605@aol.com
- **David Aiello**
  (661) 268-0162
  davidaiello@sbcglobal.net
- **Gary Hebdon**
  (661) 268-1162
  heb@thevine.net
- **Jim Jennings**
  (661) 268-1464
  jjennings3570@sbcglobal.net

June 23, 2008

Mr. Josh Huntington jhuntington@planning.lacounty.gov
County of Los Angeles
Department of Regional Planning
320 West Temple Street, Room 1382
Los Angeles, CA 90012

RE: Daniel & Jacque Guin and Ellis & Sarah Herz
Vesting Tentative Parcel Map No. 69445
APN: 3210-022-003 7230 Michael Street

Dear Mr. Huntington:

On June 11, 2008, Mr. Larry Tuma of Land Tech Engineering representing Daniel & Jacque Guin and Ellis & Sarah Herz, presented a Vesting Tentative Parcel Map No. 69445 and grading Exhibit "A" to the Agua Dulce Town Council. The Agua Dulce Town Council has determined the proposed project is within the Agua Dulce Community Standards District and the parcel map complies with the minimum lot sizes allowed in the Standards District.

This project must comply with all Los Angeles County Codes in effect at time of approval.

If you need any further information, please contact us.

Sincerely,

Donal MacAdam

Donal MacAdam, President
Agua Dulce Town Council, 2008

Cc: Larry Tuma, Land Tech Engineering sberkowitz@landtech.net