



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Bruce W. McClendon FAICP  
Director of Planning

April 1, 2008

TO: Librarian  
Canyon Country Jo Anne Darcy Library  
18601 Soledad Canyon Road  
Santa Clarita, CA 91351-3721

FROM: <sup>AUB</sup> Ms. Alejandrina C. Baldwin  
Principal Regional Planning Assistant  
Department of Regional Planning  
Land Divisions Section  
320 West Temple Street, Room 1382  
Los Angeles, California 90012

**SUBJECT: PROJECT NO. TR 53159  
VESTING TENTATIVE TRACT MAP NO. 53159-(5)  
CONDITIONAL USE PERMIT NO. 2004-00066-(5)  
San Francisquito Canyon Road and Lowridge Place**

The proposed project is scheduled for a Public Hearing before a Regional Planning Commission of Los Angeles County on **Wednesday, May 14, 2008**.

Please have the materials listed below available to the public through **Friday, May 24, 2008**.

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

Thank you.

Attachments: 1. Notice of Public Hearing  
2. Draft Factual  
3. Draft Conditions of Approval  
4. Burden of Proof for Conditional Use Permit  
5. Environmental Determination  
6. Tentative Tract and Exhibit "A" Map No. 53159 dated February 21, 2006  
7. Land Use Map



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

**NOTICE OF PUBLIC HEARING FOR A PROPOSED LAND DIVISION  
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

Bruce W. McClendon FAICP  
Director of Planning

**PROJECT NO. 53159  
VESTING TENTATIVE TRACT MAP NO. 53159  
CONDITIONAL USE PERMIT CASE NO. 2004-00066-(5)**

Notice is hereby given that the Regional Planning Commission of Los Angeles County will conduct a public hearing concerning this proposed land development on Wednesday, May 14, 2008, at 9:00 a.m., in Room 150 Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Room 150 will open to the public at 8:50 a.m. Interested persons will be given an opportunity to testify.

**Project Description:** The proposed vesting tentative tract map is to create 10 single-family residential lots and one open space lot on 21.83 gross acres, and a conditional use permit for onsite project grading totaling 166,000 cubic yards of earthwork to be balanced on site, density controlled development, and nonurban hillside management.

**Project Location:** The property is located off of Lowridge Place by San Francisquito Canyon Road in the Castaic Canyon Zoned District of Los Angeles County.

**Environmental Determination:** A Mitigated Negative Declaration has been prepared for this project. The draft environmental document concludes that the project design and/or suggested conditions will adequately mitigate these impacts to level of less than significant/no impact. Notice is hereby given that the County of Los Angeles will consider a recommendation to adopt a Mitigated Negative Declaration.

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

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

These materials will also be available for review beginning April 10, 2008, at the Canyon Country Jo Anne Darcy Library located at 18601 Soledad Canyon Road, Santa Clarita, CA 91351-3721 (661) 251-2720. Selected materials are also available on the Department of Regional Planning website at <http://planning.lacounty.gov>.

Bruce W. McClendon, FAICP  
Planning Director

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

**“Este es un aviso de una audiencia public de parte del Condado de Los Angeles para considerar una subdivision para crear dies lotes de uso residencial singular familiar en 21.83 acres. La audiencia publica para considerar el proyecto se llevara acabo del 14 de mayo de 2008 en el cuarto 150 del edificio Hall of Records en el 320 W. Temple Street, Los Angeles California, a las 9:00 a.m. Si necesita mas informacion, o si gusta este aviso en Espanol, por favor llame al Departamento de Planificacion al (213) 974-6466.”**





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

**PROJECT NO. TR 53159**  
**VESTING TENTATIVE TRACT MAP NO. 53159**  
**CONDITIONAL USE PERMIT NO. 2004-00066-(5)**

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM(S) <b>TBD</b>	
PUBLIC HEARING DATE May 14, 2008	

<b>APPLICANT</b> Equinox Properties, LLC		<b>OWNER</b> Michael Tapley and Elaine Chen		<b>REPRESENTATIVE</b> Land Design Consultants	
<b>REQUEST</b> Vesting Tentative Tract Map to create 10 single family lots and one open space lot on 21.83 gross acres Conditional Use Permit for onsite project grading, density-controlled development, and non-urban hillside management.					
<b>LOCATION/ADDRESS</b> East of San Francisquito Canyon Road and Lowridge Place.			<b>ZONED DISTRICT</b> Castaic Canyon		
<b>ACCESS</b> Lowridge Place			<b>COMMUNITY</b> Santa Clarita Valley		
			<b>EXISTING ZONING</b> A-2-2 (Heavy Agriculture-Two Acre Minimum Lot Size) RPD-5000-3.5U (Residential Planned Development-5,000 Square Feet Minimum Lot Size-3.5 Dwelling Units Per Acre)		
<b>SIZE</b> 21.83 gross acres	<b>EXISTING LAND USE</b> Hillside Management and Non-Urban 1		<b>SHAPE</b> Irregular	<b>TOPOGRAPHY</b> Slope	
<b>SURROUNDING LAND USES &amp; ZONING</b>					
<b>North:</b> Single family residences and vacant land/A-2-2 and RPD-5,000-3.5U			<b>East:</b> Single family residences/RPD-5,000-3.5U		
<b>South:</b> Single family residences and vacant land/A-2-2			<b>West:</b> Single family residences and vacant land/A-2-2 and R-1-7000 (Single Family Residence-7,000 Square Feet Minimum Lot Size)		
<b>GENERAL PLAN</b>		<b>DESIGNATION</b>		<b>MAXIMUM DENSITY</b>	
Santa Clarita Valley Areawide Plan		Hillside Management and Non-Urban 1 (0.5 dwelling units per acre)		10 Dwelling Units	
<b>ENVIRONMENTAL STATUS</b>		<b>CONSISTENCY</b>			
Mitigated Negative Declaration – Impacts reduced to less than significant with project mitigation include biota and mandatory findings.		Yes			
<b>DESCRIPTION OF SITE PLAN</b> The tentative and exhibit map dated February 21, 2006, depict a subdivision creating 10 single family lots ranging in size from 11,196 net square feet to 25,271 net square feet, and one 749, 823 net square foot open space lot, over a total of 21.83 gross acres. The single family lots will be clustered on the southwest corner of the project site along a new fully dedicated 60 foot wide public street ("A" Street). A total of 13.5 acres (80.4%) acres of open space will be dedicated and a total of 166,000 cubic yards of earthwork will be balanced on site.					
<b>KEY ISSUES</b>					
<ul style="list-style-type: none"> <li>Conditional use permit is for grading a total of 166,000 cubic yards of earthwork (83,000 cubic yards of cut and 83,000 cubic yards of fill), density controlled development to allow the clustering of the residential lots smaller than the minimum required two acres, and hillside management allowing development a density beyond the minimum threshold.</li> <li>Recommend additional contouring of slope to be graded.</li> </ul>					

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

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

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

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

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning

ISSUES AND ANALYSIS

The eastern five acres of the project site within the RPD-5,000-3.5U zone, is dedicated open space as required by recorded TR 46564 and is not included in the density calculation or to meet the required open space for the project.

The hillside management CUP requires a minimum of 11.55 acres (70%) open space. A total of 13.5 acres (80.4%) of open space is required as permanent open space as part of the density-controlled development.

Applicant notified staff of their intention to be annexed to the adjacent Home Owners Association which, according to the applicant, has restrictions against horsekeeping.

**DEPARTMENT OF REGIONAL PLANNING  
CONDITIONAL USE PERMIT NO. 2004-00066-(5)**

**Exhibit Map Date: February 21, 2006**

**DRAFT CONDITIONS:**

1. This grant authorizes the use of the subject property in nonurban hillside area for 10 new single-family residential lots, density controlled development to cluster the lots on the south west portion of the lot and reduce the net size of the lots, and onsite project grading that exceeds 100,000 cubic yards in the A-2-2 and RPD-5,000-3.5U zone as depicted on the approved exhibit map marked Exhibit "A" (dated February 21, 2006) or an approved revised Exhibit "A", subject to all 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") their 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 Conditions No. 6, and until a required monies have been paid pursuant to Condition Nos. 7 and 36.
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 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 property owner or permittee shall record the terms and conditions of the grant in the office of the Los Angeles County Recorder and provide copy to Regional Planning. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property.
7. Within five (5) days of the completion of the appeal period, the permittee shall remit a \$19,267.50 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 Public Resources Code.
8. 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 additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).
9. 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

**CONDITIONAL USE PERMIT NO. 2004-00066-(5)****Draft Conditions**

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.

10. 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 expense 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 ("County Code") Section 2.170.010.

11. This grant shall expire unless used within two years after the recordation of a final map for Revised Vesting Tentative Tract Map No. 053159. In the event that Vesting Tentative Tract Map No. 053159 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
12. The subject property shall be graded, developed and maintained in substantial compliance with the approved tentative tract map and exhibit "A" map (dated February 21, 2006) or an approved revised Exhibit "A".
13. 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 Regional Planning ("Director of Planning").
14. Open space shall comprise not less than 80.4 percent of the net area of the subject property or 13.5 acres, not including the five acres on the eastern portion of the property which is required open space per TR 46564.
15. To reduce the potentially adverse effects of night lighting on surrounding open space areas, the following measures shall be implemented: (1) street lighting only at intersections; (2) low-intensity street lamps; (3) low elevation lighting poles; and (4) by internal silvering of the globe or external opaque reflectors directing the light away from open space areas. The degree to which these measures are utilized shall be dependent upon the distance of the light source from the urban edge. Use of private lighting adjacent to open space areas.

**CONDITIONAL USE PERMIT NO. 2004-00066-(5)****Draft Conditions**

16. No grading permit shall be issued prior to the recordation of a final map except as authorized by the Director of Planning.
17. The permittee shall submit a copy of the project CC&Rs to the Director of Planning for review and approval for Vesting Tentative Tract Map No. 51359.
18. Provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include conditions in the tract's Conditions, Covenants, and Restrictions ("CC&Rs") which would require continued maintenance of the plantings for lots having planted slopes. Prior to final map approval, submit a copy of the draft document to be recorded to Regional Planning.
19. All utilities shall be placed underground.
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 and adjacent property owners have been notified.
22. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to Monday through Friday, between 7:00 a.m. and 6:00 p.m., and Saturday, between 8:00 a.m. and 5:00 p.m. No 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 Planning and 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.
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 within 24 hours of such occurrence, weather permitting. Paint utilized in covering

**CONDITIONAL USE PERMIT NO. 2004-00066-(5)****Draft Conditions**

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 consistent with Los Angeles County Building and Plumbing Codes.
31. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Public Health ("Public Health"). Adequate water and sewage facilities shall be provided to the satisfaction of said department.
32. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden ("Forester") to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities including, but not limited to water mains, fire hydrants, and fire flow facilities, shall be provided to the satisfaction of and within the time periods established by said Department.
33. Prior to the issuance of any grading and/or building permit, a site plan shall be submitted to and approved by the Director of Planning indicating that the proposed construction and/or associated grading complies with the conditions of this grant and the provisions of the County Code.
34. Prior to the issuance of any grading and/or building permit, the permittee shall submit to the Director of Planning for review and approval three (3) copies of a revised landscape plan. 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. To the maximum extent feasible, drip irrigation systems shall be employed.

In addition to the review and approval by the Director of Planning, the landscaping plans will be reviewed by the staff biologist of Regional Planning and by the Los Angeles County Fire Department ("Fire Department"). 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 shall be maintained in compliance with the approved landscaping plans.

The landscaping plan must show that at least 50 percent of the area covered by landscaping will be locally indigenous species, including not only trees, but shrubs and ground cover as well. However, if the applicant can prove to the satisfaction of staff that a 50 percent or more locally indigenous species is not possible due to County fire safety requirements, then staff may determine that a lower percentage of such planting is required. In those areas where staff approves a reduction to less than 50 percent locally indigenous vegetation, the amount of such planting required shall be at least 30 percent. The landscaping shall include trees, shrubs and/or ground cover at a mixture and density determined by staff and the fire department. Fire retardant plants shall be given first consideration.

Permitted Plantings. Trees, shrubs and/or ground cover indigenous to the local region shall be used for the required 50 percent landscaping.

**CONDITIONAL USE PERMIT NO. 2004-00066-(5)****Draft Conditions**

Timing of Planting. Prior to the issuance of building permits for any construction the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director of 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.

The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs and/or ground cover shall be completed within six months following occupancy.

Anticoagulants shall not be used for rodent control.

The approved phasing plan shall set forth goals for the growth of the new plants in order to achieve established landscaping within eighteen months following completion of the required planting. The applicant shall supply information for staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished, at the time of review, staff may require replacement planting as necessary to assure completion in accordance with such plan.

35. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" are incorporated by this reference. Comply with all such mitigation measures in accordance with the attached Mitigation Monitoring Program ("MMP"). After completion of the appeal period, record a covenant and agreement, and submit a draft copy to Regional Planning for approval prior to recording, agreeing to the mitigation measures imposed by this project. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to Regional Planning as frequently as may be required by the department. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.

The reports shall be submitted in the following sequence:

- a. Prior to or concurrent with submittal of a revised Exhibit "A" to be approved by the Director of Planning prior to issuance of grading permits.
  - b. At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase.
  - c. Prior to occupancy clearances by Public Works.
  - b. Additional reports shall be submitted as required by the Director of Planning.
36. At the end of the appeal period, as provided in the MMP, the permittee shall deposit the sum of \$3,000.000 with Regional Planning to defray the cost of reviewing the permittee's reports and verifying compliance with the MMP. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director of Planning, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigation Monitoring Reports.

**DEPARTMENT OF REGIONAL PLANNING  
VESTING TENTATIVE TRACT MAP NO. 53159**

**Map Date: February 21, 2006**

DRAFT CONDITIONS:

1. Conform to the applicable requirements of the Los Angeles County Code ("County Code"), including the requirements of the A-2-2 (Heavy Agriculture-Two Acre Minimum Required Lot Area) zone and RPD-5,000-3.5U (Residential Planned Development-5,000 Square Feet Minimum Required Lot Area-3.5 Dwelling Units Per Net Acre) zone. Also, conform to the conditions of Conditional Use Permit Case No. 2004-00066-(5) and the Mitigation Monitoring Program.

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2. Existing structures shown on the tentative map are to be removed. Submit a copy of the demolition permit(s) or evidence of removal prior to final map approval.
3. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to Los Angeles County of Regional Planning ("Regional Planning") for review prior to final map approval.
4. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest shall pay a fee to the Los Angeles County Librarian prior to issuance of any building permit
5. Three copies of a landscape plan, which may be incorporated into a revised site plan, which may be incorporated into a revised site plan, shall be submitted and approved by the Director of Regional Planning as required by Conditional Use Permit No. 2004-00066-(5).
6. Within five days of the approval date, remit processing fees of \$1,926.75 payable to the County of Los Angeles in connection with the filing and posting of an 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.
7. No grading permit may be issued prior to final map recordation unless otherwise authorized by the Director of Planning.
8. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Mitigated Negative Declaration for the project are incorporated by this reference and made conditions of this project. Comply with all such mitigation measures in accordance with the attached Mitigation Monitoring Plan ("MMP"). Record a covenant and agreement, and submit a draft copy to Regional Planning for approval, agreeing to the mitigation measures imposed by the Mitigated Negative Declaration for this project.
9. The subdivider or successor in interest shall plant at least one tree of a non-invasive species within each new residential lot for a total minimum of ten trees. The location and the species

**VESTING TENTATIVE TRACT MAP NO. 53159**  
**Draft Conditions**

of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Regional Planning, and a bond shall be posted with the Los Angeles County Department of Public Works ("Public Works") or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.

10. Within 30 days of the vesting tentative tract map approval, as provided in the MMP, deposit the sum of \$3,000 with Regional Planning in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the MMP.

11. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees to attack, set aside, void or annul this tentative map approval, or related discretionary project approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 65499.37 or any applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and notify the subdivider of any claim action or proceeding.

12. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing pay the Department of 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 also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional 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 completion of the litigation;
- b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

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

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

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

TRACT NO. 53159 (Rev.)

TENTATIVE MAP DATED 02-21-2006  
EXHIBIT MAP DATED 02-21-2006

The following reports consisting of 12 pages are the recommendations of Public Works.

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

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

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

TRACT NO. 53159 (Rev.)

TENTATIVE MAP DATED 02-21-2006  
EXHIBIT MAP DATED 02-21-2006

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.

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7. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
8. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
9. Remove existing structures prior to final map approval. Demolition permits are required from the Building and Safety office.
10. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
11. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
12. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
13. Provide off-site full street right of way/easement outside the boundaries of Tract 53159 to construct the off-site grading and full street improvements on "A" Street joining Lowridge Place in Tract 52302 to the satisfaction of Public Works.

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

TRACT NO. 53159 (Rev.)

TENTATIVE MAP DATED 02-21-2006  
EXHIBIT MAP DATED 02-21-2006

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

JMS

Prepared by Juan M Sarda  
tr53159L-rev2 (rev'd 02-26-2008).doc

Phone (626) 458-4921

Date Rev'd 02-26-2008



## COUNTY OF LOS ANGELES

### DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
WWW.LADPW.ORG

TRACT NO: 53159

TENTATIVE MAP DATE: 02/21/06  
EXHIBIT MAP DATE: 02/21/06

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#### **DRAINAGE & GRADING CONDITIONS OF APPROVAL, PHONE: (626) 458-4921**

##### Prior to Improvement Plans Approval:

1. Provide drainage facilities to remove the flood hazard. A hydrology study for design of drainage facilities is required. Hydrology study must be submitted and approved prior to submittal of improvement plans. This is required to the satisfaction of the Department of Public Works.
2. Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course. If non-jurisdiction is established by the Department of Fish and Game, submit a letter of non-jurisdiction to Public Works (Land Development Division).
3. Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.
4. Contact the Corps of Engineers to determine if a permit is required for any proposed work within the major watercourse. Provide a copy of the 404 Permit upon processing of the drainage plans. If non-jurisdiction is established by the Corps of Engineers, submit a letter of non-jurisdiction to Public Works (Land Development Division).
5. Comply with the requirements of the Drainage Concept / Standard Urban Stormwater Mitigation Plan (SUSMP) which was conceptually approved on 10/11/07 to the satisfaction of Public Works.
6. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.

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

1. Dedicate and show necessary easements and/or right of way on the final map. This is required to the satisfaction of the Department of Public Works.
2. Form an assessment district to finance the future ongoing maintenance and capital replacement of all SUSMP devices/systems. The developer shall cooperate fully with Public Works in the formation of the assessment district. SUSMP devices/systems may include, but are not limited to, catch basin inserts, debris excluders, biotreatment basins, vortex separation type systems, and other devices/systems for stormwater quality.

3. The developer shall deposit the first year's total assessment based on the engineers estimate as approved by Public Works. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent years assessment will be collected through the property tax bill.
4. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map.

Prior to transfer of improvements:

1. Prior to the transfer of the storm drain to LACFCD, maintenance permits from the State Department of Fish and Game, the Corps of Engineers, and the State Water Resources Control Board shall be provided to the satisfaction of the Department of Public Works.

Name Yong Guo *Yong Guo* Date 01/28/08 Phone (626) 458-4921  
YONG GUO

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

DISTRIBUTION  
1 Geologist  
1 Soils Engineer  
1 GMED File  
1 Subdivision

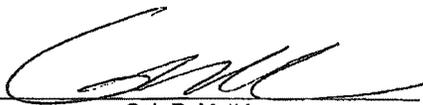
TENTATIVE TRACT MAP 53159 TENTATIVE MAP DATED 2/21/06 (Revised)  
SUBDIVIDER Equinox Properties, LLC LOCATION San Francisquito Canyon  
ENGINEER Land Design Consultants, Inc.  
GEOLOGIST & SOILS ENGINEER Pacific Soils Engineering, Inc. REPORT DATE 6/19/06, 4/13/06

**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

- The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- All geologic hazards associated with this proposed development must be eliminated,  
or  
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s) \_\_\_\_\_ refer to the Soils Report(s) by \_\_\_\_\_, dated \_\_\_\_\_."
- The Soils Engineering review dated 7/24/06 is attached.

**TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

- This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- Groundwater is less than 10 feet from the ground surface on lots \_\_\_\_\_
- The Soils Engineering review dated \_\_\_\_\_ is attached.

Prepared by  Reviewed by \_\_\_\_\_ Date 7/17/06  
Geir R. Mathisen

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

SOILS ENGINEERING REVIEW SHEET

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

District Office 8.2  
Job Number GMTR  
Sheet 1 of 1

Review No. 2

Tentative Tract Map 53159  
Location San Francisquito Canyon  
Developer/Owner Equinox Properties, LLC  
Engineer/Architect Land Design Consultants  
Soils Engineer Pacific Soils Engineering, Inc. (102608)  
Geologist Same as above

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

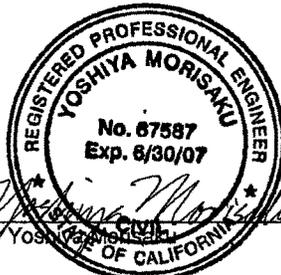
Review of:  
Revised Tentative Tract Map Dated by Regional Planning 2/21/06  
Geotechnical and Geologic Review Sheet Dated 6/19/06, 4/13/06  
Previous Review Sheet Dated 5/23/06

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

REMARKS:

1. At the grading plan stage, address potential debris flow hazards from the natural slope located along the eastern portion of the subject site. Provide recommendations as necessary.
2. 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 TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:  
THE ON-SITE SOILS ARE SEVERELY CORROSIVE TO FERROUS METALS.



YMA  
Reviewed by \_\_\_\_\_

Date 7/24/06

**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.

**MITIGATION MONITORING PROGRAM  
PROJECT TR053159/ RENVT20040074**

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p><b>Biota</b></p> <p>Between 1 May and 30 June of a spring following a rainy season with no less than 80% of mean rainfall (as measured in or near the site), a biologist or botanist approved by the Department of Regional Planning shall conduct a survey to determine the presence or absence of the Slender Mariposa Lily (<i>Calochortus clavatus</i> var. <i>gracilis</i>) and Plummer's Mariposa Lily (<i>Calochortus plummerae</i>). If spring 2008 follows another winter with rainfall of less than 80% of the local mean, a legitimate survey may still be conducted so long as the approved biologist or botanist is able to demonstrate to the Department of Regional Planning that both species flowered in the general project vicinity no more than seven days before or after the survey.</p> <p>If the course of action specified in the paragraph above proves infeasible, the applicant may retain a specialist approved by the Department of Regional Planning—one who can attest to having seen wild populations of the two species in question—to conduct a detailed evaluation of the areas proposed for grading and fuel modification and to then issue an opinion regarding the relative likelihood of these species occurring there based on detailed examination of the habitats present. If the specialist concludes that the potential for occurrence in areas proposed for disturbance is low, this would support a finding of no significant impact for the species in question. Otherwise, the course of action specified in the paragraph above will be required in order to avoid a finding of significant impacts after mitigation.</p> <p>If either sensitive species is found, the populations shall be characterized in detail, a report describing these populations shall be submitted to the Department of Regional Planning within 14 days of discovery, and a translocation plan shall be prepared by a specialist familiar with current methods used in comparable bulb translocation efforts. At minimum, the plans shall include maps of planting areas, three years of maintenance and monitoring, success criteria, and allowances for contingency in case any part of the translocation effort fails to satisfy the success criteria.</p>	<p>Conduct Botanical Survey &amp; Relocate Any Populations Found</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>Department of Regional Planning</p>
<p>The Resource Management Plan shall be incorporated into the CC &amp; R's for the tract and shall contain at least the following elements:</p> <ul style="list-style-type: none"> <li>• Goals and Objectives</li> <li>• Permitted and Prohibited Uses</li> <li>• Biological Monitoring Protocols and Reports</li> <li>• Sensitive Species and Habitats Management</li> <li>• Exotic Plant and Animal Management</li> <li>• Management of Habitat Restoration Areas</li> <li>• Plan Implementation Schedule</li> <li>• Responsible Parties</li> <li>• Funding</li> <li>• Enforcement and Penalties</li> <li>• Trespass Remediation</li> <li>• Contingencies</li> </ul>	<p>Submit &amp; Implement Resource Management Plan</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>Department of Regional Planning</p>

**MITIGATION MONITORING PROGRAM  
PROJECT TR053159/ RENVT20040074**

<ul style="list-style-type: none"> <li>• Plan Update Requirements</li> </ul> <p>Unless otherwise approved by the Department of Regional Planning, the tract's Homeowners Association shall be the long-term owner of the mitigation site and shall be responsible for its ongoing maintenance in perpetuity. The Runoff Management Plan shall address at least the following items:</p> <ul style="list-style-type: none"> <li>• In order to prevent contaminated wastewater from entering downstream habitats, designated areas shall be set aside for equipment washing and small batch mixing of concrete or other chemicals. These designated areas shall be lined with an impermeable liner. All washings or residue shall be collected and properly disposed of following construction.</li> <li>• A complete Storm Water Pollution Prevention Plan SWPPP shall be prepared and implemented. Monitoring of the SWPPP measures shall take place monthly during the summer and weekly during the winter, and SWPPP measures shall be checked after each rain event. Monitoring report shall be prepared and presented to the County bi-annually, or more frequently if the County determines that measures are not being adequately implemented.</li> <li>• In order to prevent downstream impacts from residential runoff, RMP shall call for capture, diversion, and treatment of the first 0.75 inch of rainfall before this water is released into the San Francisco Creek natural watershed. This will limit pollution in San Francisco Creek and further downstream into the Santa Clara River, mitigating the project's potentially significant impacts on the Unarmored Three-spine Stickleback, Arroyo Toad, and other aquatic species.</li> </ul>						
<p>3</p> <ul style="list-style-type: none"> <li>• The RMP will address the following additional items:             <ol style="list-style-type: none"> <li>1. Direct rooftop runoff to the yards or vegetated areas.</li> <li>2. Lot runoff shall be infiltrated from the graded pad areas through onsite permeable soils in natural canyons and drainages.</li> <li>3. Use permeable materials, where feasible, for private sidewalks, private driveways, and private parking lots.</li> <li>4. Convey runoff from the tops of slopes and stabilize disturbed slopes with landscaping per County standards.</li> <li>5. Revegetate slopes with locally indigenous, drought-tolerant plants to minimize erosion.</li> <li>6. Infiltrate the runoff from off-site tracts through on-site debris basin bottoms.</li> <li>7. Use biofilters such as a swale or a vegetated strip, where feasible. A swale is a vegetated channel that treats concentrated flow. A street strip (e.g., a parkway) treats flow and is placed parallel to the contributing surface.</li> <li>8. Street runoff shall be collected into catch basins with filtration units that remove floating debris, solids, and soluble/insoluble pollutants; such as deflection separator units, oil/water separators, and/or</li> </ol> </li> </ul>			<p>Submit &amp; Implement Runoff Management Plan</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>Department of Regional Planning</p>

**MITIGATION MONITORING PROGRAM  
PROJECT TR053159/ RENVT20040074**

	media filters prior to outlet onto natural alluvial areas for infiltration.					
4	<p>9. All catch basins and inlets shall be stenciled with "Warning! Drains to Ocean" notes and symbols per NPDES BMP standards, as approved by the Department of Public Works.</p> <p>10. Utilize riprap at the outlets of storm drains, culverts, and conduits to minimize erosion.</p> <p>The Upland Restoration Plan shall specify that all manufactured slopes that abut natural open space areas, and all temporarily impacted areas shall be revegetated solely with appropriate, locally-indigenous species. Plantings should emphasize local coastal sage scrub associations to the extent feasible, but may include other native plant communities depending on such factors as soils, aspect, and fuel modification requirements. The plans submitted for approval should be prepared by a native plant restoration specialist with demonstrated experience. The restoration effort shall include salvaging and stockpiling of topsoil from all intact native plant communities within the grading limits for later use in the restoration effort. At minimum, the plans shall include, maps of planting areas, use of topsoil salvaged from the project site, proposed planting palettes, the types of propagules to be used (i.e., container plants, seeds), planting rates, maintenance requirements, success criteria, and allowances for contingency in case any part of the restoration effort fails to satisfy the success criteria.</p>	Submit & Implement Upland Restoration Plan	Prior to issuance of grading permit	Applicant	Department of Regional Planning	
5	<p>The intent of the landscape plan will be to reduce the long term loss of native habitat and the potential for invasive species establishment. The landscape plan shall (1) limit irrigation to within Fuel Modification Zone A, (2) utilize only locally indigenous plant species and varieties on all graded slopes that abut preserved natural open space areas (to be accomplished under Mitigation Measure 4). Vegetation within non-irrigated Fuel Modification zones shall be thinned selectively (i.e., no wholesale clearing) so that elements of native vegetation remain. The trimming of native shrubs shall be rotated from year to year so that individual plants are able to recover from pruning and "rest" before being pruned again. Fuel modification activities shall be accomplished by manual means, including hand-held powered equipment. Mowers, disking, other large machinery, or herbicides shall not be used.</p>	Submit & Implement Landscape Plan	Prior to issuance of grading permit	Applicant	Department of Regional Planning	
6	<p>The Streambed Alteration Agreement shall cover all proposed impacts to streambed resources associated with project implementation. The Department of Regional Planning may verify that all required actions specified in the Agreement are properly executed, and may notify the California Department of Fish and Game if any potential violations are observed.</p>	Submit Streambed Alteration Agreement	Prior to issuance of grading permit	Applicant	Department of Regional Planning	
7	<p>The applicant shall retain one or more biologists approved by the Department of Regional Planning to serve as biological monitor(s). The monitor's duties will be (1) to conduct surveys before and during construction as described in this measure, (2) to ensure that impacts to biological resources outside of grading limits are avoided or minimized, and (3) to report to the Department of Regional Planning within seven days the results of all required surveys as well as any steps taken to protect biological resources.</p> <p>During the warm spring/summer period before initiation of grading and topsoil salvage, approved biologists shall attempt to capture and relocate all reptiles within the impact area, relocating them to appropriate native habitat areas within the San Francisco Creek watershed. It is assumed that a two-person team can adequately salvage the reptiles on approximately 13 acres per day.</p>	Employ Biological Monitors and Minimize Wildlife Mortality	Prior to issuance of grading permit	Applicant	Department of Regional Planning	

**MITIGATION MONITORING PROGRAM  
PROJECT TR053159/ RENVT20040074**

	<p>During the warm spring/summer period before initial grubbing and topsoil salvage, approved biologists shall conduct one night of surveys for special-status mammal species within the limits of disturbance. The biologist will trap for Southern Grasshopper Mice and Desert Woodrats and check burrows for Black-tailed Jackrabbits. Any native wildlife species captured shall be transported to appropriate native habitat areas within the San Francisco Creek watershed.</p> <p>If any project-related activities are undertaken between February 1 and August 31 that could potentially disrupt the nesting of any native bird species, an approved biologist shall survey the project area no more than three days prior to commencement of disturbance and confirm that the proposed activities are unlikely to cause the failure of any nests of native bird species within or outside the project boundaries. Disturbance is defined as any activity that physically removes and/or damages vegetation, any action that may cause disruption of nesting behavior such as noise exceeding 90dB from equipment, or direct artificial night lighting. Surveys shall be conducted on the subject property within 300 feet of disturbance areas (500 feet for raptors). If an active nest is discovered on-site or can be reasonably deduced to exist immediately adjacent off-site (in cases where access to adjacent properties is prevented), the approved biologist shall demarcate an area to be avoided by construction activity until the active nest is vacated for the season and there is no evidence of further nesting attempts. This demarcated area will incorporate a buffer area surrounding the active nest that is suitable in size and habitat type to provide a reasonable expectation of breeding success for nesting birds. Limits of avoidance shall be demarcated with flagging or fencing.</p> <p>During initial grubbing and clearing of the site, an approved biologist shall be present to relocate any vertebrate species that may come into harm's way to an appropriate offsite location of similar habitat. The monitor shall be authorized to stop specific construction activities in order to prevent potential violations of local, state, federal laws, or mitigation measures.</p>	
<p><b>Mitigation Compliance</b></p>	<p>As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.</p>	<p>Yearly and as required until all measures are completed.</p>
<p>3.</p>	<p>Submittal and approval of compliance report and replenishing mitigation monitoring account</p>	<p>Applicant and subsequent owner(s)</p>
		<p>DRP</p>



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

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

GENERAL INFORMATION

I.A. Map Date: 2/15/06 Staff Member: Dean Edwards  
Thomas Guide: 4460 H2 USGS Quad: Newhall  
Location: Approximately 1000 feet northeasterly of the intersection between San Francisquito Canyon Road and Lowridge Place, Saugus  
Description of Project: The proposed project is a request for a Tract Map to re-subdivide parcel 5 of Tract 43171 into ten (10) single-family lots (ranging in size from 11,196 square feet to 25,271 square feet) and one (1) 749,823 square foot open space lot. 83,000 cubic yards of grading is proposed and will be balanced on the site. The three existing structures located on the site will be demolished. Ingress and egress access will be provided by proposed Street A which intersects Lowridge Place.  
Gross Acres: 21.83 acres  
Environmental Setting: The proposed project is located east of San Francisquito Canyon Road, north of Copperhill Road, south of the Angeles National Forest and east of Seco Canyon Road in the greater Santa Clarita Valley. San Francisquito Canyon Wash is located 0.31 miles west of the project site. The surrounding land uses are single-family residences and vacant lots. The slope of the project site varies from relatively flat to over 50 percent. Undeveloped areas of the project site are currently covered with coastal scrub.  
Zoning: A-2-2 Heavy Agriculture  
Community Standards District: NA  
General Plan: R Non-urban  
Community/Area wide Plan: Santa Clarita Valley Plan: Hillside Management

**Major projects in area:**

<u>PROJECT NUMBER</u>	<u>DESCRIPTION &amp; STATUS</u>
<u>03-300/PM060475</u>	<u>2 single-family lots on 83 acres; Pending; Last activity 2/6/2006</u>
<u>00-81/TR53189</u>	<u>60 single-family lots, 3 open space lots &amp; 3 public facility lots on 185.8 acres; Pending; Last activity 10/2/2004</u>
<u>247/TR43171</u>	<u>10 single-family lots on 98.6 acres; Pending; Last activity 4/8/2005</u>
<u>97088/TR52302</u>	<u>11 single-family lots on 22.39 acres; Approved (permit issued 9/21/1999)</u>
<u>88280/TR46564</u>	<u>318 single-family lots, 1 open space lot &amp; 1 PF lot on 133 acres; Approved (permit issued 10/6/1993)</u>

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

**REVIEWING AGENCIES**

Responsible Agencies

- |  |  |
|--|--|
| <input type="checkbox"/> None  | <input type="checkbox"/> Coastal Commission      |
| <input checked="" type="checkbox"/> Los Angeles Region Water Quality Control Board | <input type="checkbox"/> Army Corps of Engineers |
| <input type="checkbox"/> Lahontan Region Water Quality Control Board               | <input type="checkbox"/>                         |

Trustee Agencies

- |   |                                      |
|---|--------------------------------------|
| <input type="checkbox"/> None                           | <input type="checkbox"/> State Parks |
| <input checked="" type="checkbox"/> State Fish and Game | <input type="checkbox"/>             |

Special Reviewing Agencies

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> City of Santa Clarita                              | <input checked="" type="checkbox"/> William S. Hart Union School District |
| <input type="checkbox"/> National Parks  | <input checked="" type="checkbox"/> Tatavian Tribal Council               |
| <input checked="" type="checkbox"/> National Forest                                    | <input type="checkbox"/> Town Council                                     |
| <input type="checkbox"/> Edwards Air Force Base  | <input type="checkbox"/> Santa Monica Mountains Conservancy               |
| <input type="checkbox"/> Resource Conservation District of Santa Monica Mountains Area | <input checked="" type="checkbox"/> Valencia Water Company                |
| <input checked="" type="checkbox"/> Sangus Union School District                       |   |

Regional Significance

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> None | <input type="checkbox"/> Water Resources             |
| <input type="checkbox"/> SCAG Criteria   | <input type="checkbox"/> Santa Monica Mountains Area |
| <input type="checkbox"/> Air Quality     | <input type="checkbox"/>                             |

County Reviewing Agencies

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Subdivision Committee | <input type="checkbox"/> Sheriff Department                           |
| <input type="checkbox"/> DPW:                             | <input type="checkbox"/> Fire Department Hazardous Materials Division |
| <input checked="" type="checkbox"/> Sanitation District   | <input type="checkbox"/>  |

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Landslide and Liquefaction Zone</i>
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Slope erosion</i>
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>High Fire Severity Zone</i>
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Storm run-off</i>
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Sensitive species habitat</i>
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Possible archeological resources</i>
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Trail &amp; hillside grading</i>
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>District capacity</i>
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Restrictive Use Area &amp; density</i>
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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.

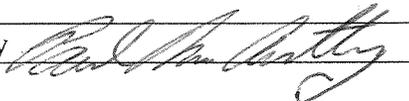
MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

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: Dean Edwards  Date: 11-13-07

Approved by: Paul McCarthy  Date: 11-13-07

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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <i>Source: The California Geological Survey.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)? <i>Source: General Plan Plate 5.</i>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability? <i>The project site is in a Landslide Zone. Source: The California Geological Survey.</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? <i>The project site is in a Liquefaction Zone. Source: California Department of Conservation Division of Mines and Geology.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? <i>The proposed use is residential.</i>
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? <i>83,000 cubic yards of grading is proposed. Grading is proposed for areas of the project site with a slope of greater than 25 percent. Source: Slope analysis</i>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

Building Code, Title 26 - Sections 110.2, 111 & 113  
(Geotechnical Hazards, Engineering Geology and Soils Engineering Report, Earthquake Fault)

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size     Project Design     Approval of Geotechnical Report by DPW     Liquefaction Study

**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. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <i>Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?</i>  |
| b. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <i>Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?</i><br><hr/> <i>Source: Federal Emergency Management Agency.</i>                         |
| c. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <i>Is the project site located in or subject to high mudflow conditions?</i><br><hr/> <i>There are steep slopes located in the northern area of the project site.</i>                                      |
| d. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <i>Could the project contribute or be subject to high erosion and debris deposition from run-off?</i><br><hr/> <i>The slopes of the project site are eroded. The project could exacerbate the problem.</i> |
| e. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <i>Would the project substantially alter the existing drainage pattern of the site or area?</i><br><hr/> <i>The 83,000 cubic yards of grading is proposed.</i>   |
| f. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <i>Other factors (e.g., dam failure)?</i><br><hr/> <i>There are eroded slopes and lesser drainage areas located on the project site.</i>   |

**STANDARD CODE REQUIREMENTS**

- Building Code, Title 26 – Section 110.1 (Flood Hazard)  
 Health and Safety Code, Title 11 – Chapter 11.60 (Floodways)

**MITIGATION MEASURES**

- Lot Size                       Project Design

**OTHER CONSIDERATIONS**

- Approval of Drainage Concept by DPW

**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. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?<br><i>Source: The Los Angeles County Fire Department.</i>            |
| b. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?           |
| c. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?<br><i>Ten residences are proposed.</i>             |
| d. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having inadequate water and pressure to meet fire flow standards?   |
| e. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? |
| f. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the proposed use constitute a potentially dangerous fire hazard?  |
| g. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors?   |

#### STANDARD CODE REQUIREMENTS

- Utilities Code, Title 20 – Section 20.16.060 (Fire Flow & Fire Hydrants Requirements)
- Fire Code, Title 32 – Sections 902.2.1 & 902.2.2.1 (Access & Dimensions)
- Fire Code, Title 32 – Sections 1117.2.1 (Fuel Modification Plan, Landscape Plan & Irrigation Plan)

#### MITIGATION MEASURES

Project Design

#### OTHER CONSIDERATIONS

Compatible Use

*Fuel modification plan required.*

#### 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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located near a high noise source (airports, railroads, freeways, industry)?   |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?<br><i>The proposed use is residential.</i>           |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?                                      |
| e. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors?  |

### STANDARD CODE REQUIREMENTS

- Environmental Protection Code, Title 12 – Chapter 12.08 (Noise Control)  
 Building Code, Title 26 – Sections 1208A (Interior Environment – Noise)

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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Is the project site located in an area having known water quality problems and proposing the use of individual water wells?<br><i>The project proposes the use public water service.</i>   |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Will the proposed project require the use of a private sewage disposal system?<br><i>The project proposes the use of public sewer service.</i>   |
|    | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?  |
| c. | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?<br><i>Due to the steep slopes of the project site and the proximity to the San Francisquito Canyon Wash, project construction activities could impact the quality of water runoff to receiving bodies of water.</i> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?   |
| e. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Other factors?   |

### STANDARD CODE REQUIREMENTS

- Health & Safety Code, Title 11 – Chapter 11.38 (Water & Sewers)  
 Environmental Protection, Title 12 – Chapter 12.80 (Storm-water & Runoff Pollution Control)  
 Plumbing Code, Title 28 – Chapter 7; Appendices G(a), J & K (Sewers & Septic Systems)

### MITIGATION MEASURES

### OTHER CONSIDERATIONS

- Lot Size       Project Design       Compatible Use       Septic Feasibility Study  
 Industrial Waste Permit       National Pollutant Discharge Elimination System (NPDES) Permit

### CONCLUSION

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

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

**RESOURCES - 2. Air Quality**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
				<i>Ten residences are proposed.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
				<i>The proposed use is residential.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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 would exceed quantitative thresholds for ozone precursors)?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

<input type="checkbox"/> State of California Health and Safety Code – Section 40506 (Air Quality Management District Permit)	<input type="checkbox"/> <b>OTHER CONSIDERATIONS</b>
<input type="checkbox"/> <b>MITIGATION MEASURES</b>	<input type="checkbox"/> Air Quality Report
<input type="checkbox"/> Project Design	

**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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?</p> <p><i>Grading of 8.89 acres and fuel modification actions on 2.69 acres of existing natural and naturalized communities represent contributions to cumulatively significant loss and degradation of wildlife habitat in the local area and region.</i></p>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site?</p> <p><i>Several drainages on the site are tributary to San Francisquito Creek.</i></p>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?</p> <p><i>The site contains coastal sage scrub and streambeds. A Streambed Alteration Agreement with the California Dept. of Fish and Game will be required.</i></p>
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Does the project site contain oak or other unique native trees (specify kinds of trees)?</p> <p><i>The site contains one Coast Live Oak; no impacts are proposed to this tree.</i></p>
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?</p> <p><i>One federally threatened California Gnatcatcher was reported on the site in 2006, but focused surveys in 2006/2007 did not re-find this species. Two non-listed sensitive plants and 12 non-listed wildlife species occur, or potentially occur, on the site.</i></p>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size

Project Design

ERB/SEATAC Review

Oak Tree Permit

See page 26.

### CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

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

**SETTING/IMPACTS**

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

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size

Project Design

Cultural Resources Records Search (Quick Check)     Phase 1 Archaeology Report

Native American Heritage Commission Sacred Land Files Search

**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?  
*The project site is not located in a Mineral Recovery Zone. Source: General Plan Special Management Areas map.*

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?

*The project site is not located in a Mineral Recovery Zone. Source: General Plan Special Management Areas map.*

c.    Other factors?

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size

Project Design

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

**RESOURCES - 6. Agriculture Resources**

**SETTING/IMPACTS**

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

**CONCLUSION**

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

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

**RESOURCES - 7. Visual Qualities**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?  <i>The project site is not near a scenic highway.</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?  <i>The Castaic Lake Trail is located 0.18 miles west of the project site.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?  <i>The project site is developed with three structures.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?  <i>Extensive grading (83,000 cubic yards) that includes hillside areas is proposed.</i>

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Visual Report

Compatible Use

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)?   |
|    |                          |                                     |                          | <i>Ten residences are proposed.</i>  |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in any hazardous traffic conditions?   |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in parking problems with a subsequent impact on traffic conditions?  |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?   |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?<br><i>Ten residences will not create enough traffic to exceed the threshold of 50 peak hour vehicles or 150 peak hour trips.</i> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?  |
| g. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors?   |

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design

Traffic Report

Consultation with DPW Traffic & Lighting Division

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

**SERVICES - 2. Sewage Disposal**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant? <i>The expected average waste water flow from the project site is 2,600 gallons per day. The project site is served by Santa Clarita Valley Joint Sewerage System which has a design capacity of 28.1 million gallons a day and currently processes an average flow of 20.8 mgd. Source: Sanitation Districts letter 04/18/07.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site? <i>The expected average waste water flow from the project site is 2,600 gallons per day. The project site is served by the Bouquet Canon Relief Trunk Sewer line that has a capacity of 12.4 million gallons a day. It conveyed a peak flow 2.6 mgd when last measured. Source: Sanitation Districts letter 04/18/07.</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? <hr/> <hr/>

**STANDARD CODE REQUIREMENTS**

- Utilities Code, Title 20 – Division 2 (Sanitary Sewers and Industrial Waste)
- Plumbing Code, Title 28 – Chapter 7 (Sanitary Drainage)

MITIGATION MEASURES

OTHER CONSIDERATIONS

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**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at the district level?   |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at individual schools that will serve the project site?<br><i>It is unlikely that 10 residences will generate enough students to create capacity problems at individual schools.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create student transportation problems?   |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create substantial library impacts due to increased population and demand?  |
| e. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors?  |
- 
- 

**STANDARD CODE REQUIREMENTS**

- State of California Government Code – Section 53080 (School Facilities Fee)
- Planning & Zoning Code, Title 22 - Chapter 22.72 (Library Facilities Mitigation Fee)

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Site Dedication

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**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?<br><i>The project area is served by Fire Station 111 located approximately 3.73 miles away which is less than the DMS threshold of 6 miles. The Santa Clarita Sheriff's station which is located approximately 5.80 miles away is serves the project site.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are there any special fire or law enforcement problems associated with the project or the general area?  |
| c. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors?   |

STANDARD CODE REQUIREMENTS

Revenue & Finance Code, Title 4 – Chapter 4.92 (Fire Protection Facilities Fee)

MITIGATION MEASURES

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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells? <i>The project proposes the use of public water service.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

- Plumbing Code, Title 28 – Chapters 3, 6 & 12
- Utilities Code, Title 20 – Divisions 1, 4 & 4a (Water, Solid Waste, Garbage Disposal Districts)

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size

Project Design

*A will-serve letter from the local water purveyor is required.*

**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 - 2. Environmental Safety**

**SETTING/IMPACTS**

- |    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any hazardous materials used, transported, produced, handled, or stored on-site?  |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any pressurized tanks to be used or any hazardous wastes stored on-site?<br><i>There are no tanks proposed for the project site.</i>  |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?<br><i>Residences are located within 500 feet of the project site but they should not be adversely affected by the project.</i>   |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?<br><i>The project site is not listed in Department of Toxic Substances Control database.</i> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?  |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?   |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?   |
| h. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?<br><i>The project site is not near an airport or airstrip.</i>                    |
| i. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  |
| j. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors?  |

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Toxic Clean-up Plan

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

**OTHER FACTORS - 3. Land Use**

**SETTING/IMPACTS**

- |    | Yes                                 | No                                  | Maybe                               |   |
|----|-------------------------------------|-------------------------------------|-------------------------------------|---|
| a. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Can the project be found to be inconsistent with the plan designation(s) of the subject property?<br><i>The Santa Clarita Valley Plan land use designation is Hillside Management. Source: Land Division Section.</i>   |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Can the project be found to be inconsistent with the zoning designation of the subject property?<br><i>The project site is zoned A-2-2Heavy Agriculture which allows 1 dwelling unit per 2 acres. All proposed lots except Lot 11 are smaller than two acres.</i> |
| c. |                                     |                                     |                                     | Can the project be found to be inconsistent with the following applicable land use criteria:  |
|    | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | Hillside Management Criteria?   |
|    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | SEA Conformance Criteria?   |
|    | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | Other?  |
| d. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Would the project physically divide an established community?   |
| e. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Other factors?<br><i>Proposed Lot 10 is located in a Restricted Use Area (TR43171)</i>  |

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

*Revised Slope Density Analysis required.*

**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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project cumulatively exceed official regional or local population projections?  |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project displace existing housing, especially affordable housing?   |
|    |                          |                                     |                          | <i>The project would add ten residences to the local housing stock.</i>   |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?  |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project require new or expanded recreational facilities for future residents?   |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?                                      |
| g. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?</p> <p><i>The project has potential to impact two non-listed plant species of high sensitivity: Slender Mariposa Lily and Plummer's Mariposa Lily. If future surveys show either species to be present in an area proposed for impacts, mitigation will consist of translocation to a protected area.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.</p> <p><i>Preservation of 10.25 acres of unmodified natural open space on the project site under an open space management plan, restoration of graded slopes, and restrictions on fuel modification actions will offset the project's relatively small contributions to cumulatively significant loss and degradation of wildlife habitat, and loss of habitat for moderately sensitive species.</i></p>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?</p> <p><i>Proposed development in Restricted Use Area, High Fire Hazard Severity Zone, Landslide Zone and Liquefaction Zone.</i></p>

### CONCLUSION

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

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

## MITIGATION MEASURES

### Biota

#### 1. Botanical Survey, Translocation of Any Populations Found

Before a grading plan is issued for this project, evidence shall be presented to the County of Los Angeles Department of Regional Planning that the following course of action has been completed:

Between 1 May and 30 June of a spring following a rainy season with no less than 80% of mean rainfall (as measured in or near the site), a biologist or botanist approved by the Department of Regional Planning shall conduct a survey to determine the presence or absence of the Slender Mariposa Lily (*Calochortus clavatus* var. *gracilis*) and Plummer's Mariposa Lily (*Calochortus plummerae*). If spring 2008 follows another winter with rainfall of less than 80% of the local mean, a legitimate survey may still be conducted so long as the approved biologist or botanist is able to demonstrate to the Department of Regional Planning that both species flowered in the general project vicinity no more than seven days before or after the survey.

If the course of action specified in the paragraph above proves infeasible, the applicant may retain a specialist approved by the Department of Regional Planning—one who can attest to having seen wild populations of the two species in question—to conduct a detailed evaluation of the areas proposed for grading and fuel modification and to then issue an opinion regarding the relative likelihood of these species occurring there based on detailed examination of the habitats present. If the specialist concludes that the potential for occurrence in areas proposed for disturbance is low, this would support a finding of no significant impact for the species in question. Otherwise, the course of action specified in the paragraph above will be required in order to avoid a finding of significant impacts after mitigation.

If either sensitive species is found, the populations shall be characterized in detail, a report describing these populations shall be submitted to the Department of Regional Planning within 14 days of discovery, and a translocation plan shall be prepared by a specialist familiar with current methods used in comparable bulb translocation efforts. At minimum, the plans shall include maps of planting areas, three years of maintenance and monitoring, success criteria, and allowances for contingency in case any part of the translocation effort fails to satisfy the success criteria.

#### 2. Resource Management Plan

Before a grading plan is issued for this project, the applicant shall prepare a Resource Management Plan covering the preserved portion of the project site (10.25 acre) for review and approval by the Department of Regional Planning. The plan shall be incorporated into the CC & R's for the tract and shall contain at least the following elements:

- Goals and Objectives
- Permitted and Prohibited Uses
- Biological Monitoring Protocols and Reports
- Sensitive Species and Habitats Management
- Exotic Plant and Animal Management
- Management of Habitat Restoration Areas

- Plan Implementation Schedule
- Responsible Parties
- Funding
- Enforcement and Penalties
- Trespass Remediation
- Contingencies
- Plan Update Requirements

Unless otherwise approved by the Department of Regional Planning, the tract's Homeowners Association shall be the long-term owner of the mitigation site and shall be responsible for its ongoing maintenance in perpetuity.

### 3. Runoff Management Plan

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Before a grading plan is issued for this project, the applicant shall prepare a Runoff Management Plan for review and approval by the Department of Regional Planning. The plan shall address at least the following items:

- In order to prevent contaminated wastewater from entering downstream habitats, designated areas shall be set aside for equipment washing and small batch mixing of concrete or other chemicals. These designated areas shall be lined with an impermeable liner. All washings or residue shall be collected and properly disposed of following construction.
- A complete Storm Water Pollution Prevention Plan SWPPP shall be prepared and implemented. Monitoring of the SWPPP measures shall take place monthly during the summer and weekly during the winter, and SWPPP measures shall be checked after each rain event. Monitoring report shall be prepared and presented to the County bi-annually, or more frequently if the County determines that measures are not being adequately implemented.
- In order to prevent downstream impacts from residential runoff, RMP shall call for capture, diversion, and treatment of the first 0.75 inch of rainfall before this water is released into the San Francisquito Creek natural watershed. This will limit pollution in San Francisquito Creek and further downstream into the Santa Clara River, mitigating the project's potentially significant impacts on the Unarmored Three-spine Stickleback, Arroyo Toad, and other aquatic species.
- The RMP will address the following additional items:
  1. Direct rooftop runoff to the yards or vegetated areas.
  2. Lot runoff shall be infiltrated from the graded pad areas through onsite permeable soils in natural canyons and drainages.
  3. Use permeable materials, where feasible, for private sidewalks, private driveways, and private parking lots.
  4. Convey runoff from the tops of slopes and stabilize disturbed slopes with landscaping per County standards.
  5. Revegetate slopes with locally indigenous, drought-tolerant plants to minimize erosion.
  6. Infiltrate the runoff from off-site tracts through on-site debris basin bottoms.

7. Use biofilters such as a swale or a vegetated strip, where feasible. A swale is a vegetated channel that treats concentrated flow. A street strip (e.g., a parkway) treats flow and is placed parallel to the contributing surface.
8. Street runoff shall be collected into catch basins with filtration units that remove floating debris, solids, and soluble/insoluble pollutants; such as deflection separator units, oil/water separators, and/or media filters prior to outlet onto natural alluvial areas for infiltration.
9. All catch basins and inlets shall be stenciled with "Warning! Drains to Ocean" notes and symbols per NPDES BMP standards, as approved by the Department of Public Works.
10. Utilize riprap at the outlets of storm drains, culverts, and conduits to minimize erosion.

#### 4. Upland Restoration Plan

Before a grading plan is issued for this project, the applicant shall prepare an upland restoration plan for review and approval by the Department of Regional Planning. This plan shall specify that all manufactured slopes that abut natural open space areas, and all temporarily impacted areas shall be revegetated solely with appropriate, locally-indigenous species. Plantings should emphasize local coastal sage scrub associations to the extent feasible, but may include other native plant communities depending on such factors as soils, aspect, and fuel modification requirements. The plans submitted for approval should be prepared by a native plant restoration specialist with demonstrated experience. The restoration effort shall include salvaging and stockpiling of topsoil from all intact native plant communities within the grading limits for later use in the restoration effort. At minimum, the plans shall include, maps of planting areas, use of topsoil salvaged from the project site, proposed planting palettes, the types of propagules to be used (i.e., container plants, seeds), planting rates, maintenance requirements, success criteria, and allowances for contingency in case any part of the restoration effort fails to satisfy the success criteria.

#### 5. Fuel Modification Plans

Prior to the issuance of a grading permit, a landscape plan shall be prepared for review and approval by the Department of Regional Planning. The intent of the landscape plan will be to reduce the long term loss of native habitat and the potential for invasive species establishment. The landscape plan shall (1) limit irrigation to within Fuel Modification Zone A, (2) utilize only locally indigenous plant species and varieties on all graded slopes that abut preserved natural open space areas (to be accomplished under Mitigation Measure 4). Vegetation within non-irrigated Fuel Modification zones shall be thinned selectively (i.e., no wholesale clearing) so that elements of native vegetation remain. The trimming of native shrubs shall be rotated from year to year so that individual plants are able to recover from pruning and "rest" before being pruned again. Fuel modification activities shall be accomplished by manual means, including hand-held powered equipment. Mowers, disking, other large machinery, or herbicides shall not be used.

#### 6. Streambed Alteration Agreement

Before a grading plan is issued for this project, the applicant shall submit to the Department of Regional Planning a copy of a valid Streambed Alteration Agreement negotiated with the California State Department of Fish and Game pursuant to Sections 1601 through 1603 of the State Fish and Game Code. The Agreement shall cover all proposed impacts to streambed resources associated with project implementation. The Department of Regional Planning may verify that all required actions specified in the Agreement are properly executed, and may notify the California Department of Fish and Game if any potential violations are observed.

## 7. Biological Monitors and Minimization of Wildlife Mortality

Before a grading plan is issued for this project, the applicant shall retain one or more biologists approved by the Department of Regional Planning to serve as biological monitor(s). The monitor's duties will be (1) to conduct surveys before and during construction as described in this measure, (2) to ensure that impacts to biological resources outside of grading limits are avoided or minimized, and (3) to report to the Department of Regional Planning within seven days the results of all required surveys as well as any steps taken to protect biological resources.

During the warm spring/summer period before initiation of grading and topsoil salvage, approved biologists shall attempt to capture and relocate all reptiles within the impact area, relocating them to appropriate native habitat areas within the San Francisquito Creek watershed. It is assumed that a two-person team can adequately salvage the reptiles on approximately 13 acres per day.

During the warm spring/summer period before initial grubbing and topsoil salvage, approved biologists shall conduct one night of surveys for special-status mammal species within the limits of disturbance. The biologist will trap for Southern Grasshopper Mice and Desert Woodrats and check burrows for Black-tailed Jackrabbits. Any native wildlife species captured shall be transported to appropriate native habitat areas within the San Francisquito Creek watershed.

If any project-related activities are undertaken between February 1 and August 31 that could potentially disrupt the nesting of any native bird species, an approved biologist shall survey the project area no more than three days prior to commencement of disturbance and confirm that the proposed activities are unlikely to cause the failure of any nests of native bird species within or outside the project boundaries. Disturbance is defined as any activity that physically removes and/or damages vegetation, any action that may cause disruption of nesting behavior such as noise exceeding 90dB from equipment, or direct artificial night lighting. Surveys shall be conducted on the subject property within 300 feet of disturbance areas (500 feet for raptors). If an active nest is discovered on-site or can be reasonably deduced to exist immediately adjacent off-site (in cases where access to adjacent properties is prevented), the approved biologist shall demarcate an area to be avoided by construction activity until the active nest is vacated for the season and there is no evidence of further nesting attempts. This demarcated area will incorporate a buffer area surrounding the active nest that is suitable in size and habitat type to provide a reasonable expectation of breeding success for nesting birds. Limits of avoidance shall be demarcated with flagging or fencing.

During initial grubbing and clearing of the site, an approved biologist shall be present to relocate any vertebrate species that may come into harm's way to an appropriate offsite location of similar habitat. The monitor shall be authorized to stop specific construction activities in order to prevent potential violations of local, state, federal laws, or mitigation measures.

## 8. Prohibition against the Use of Anticoagulants

Anticoagulants shall not be used for rodent control.

## 9. Restrictions and Testing of Project Lighting

To reduce the potentially adverse effects of night lighting on surrounding open space areas, the following measures would be implemented: (1) street lighting only at intersections; (2) low-intensity street lamps; (3) low elevation lighting poles; and (4) by internal silvering of the globe or external opaque reflectors directing the light

away from open space areas. The degree to which these measures are utilized shall be dependant upon the distance of the light source from the urban edge. Use of private sources of illumination around homes shall be restricted to eliminate the use of arc lighting adjacent to open space areas. Once lighting has been installed, a County-approved biologist will conduct a field inspection to confirm that light spillage into preserved open space areas has been minimized to the maximum extent feasible without compromising public safety or other critical night-lighting requirements. The biologist will report the findings of the lighting test to the Department of Regional Planning no more than seven days after completing the test.

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