



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

**NOTICE OF PREPARATION
AND
SCOPING MEETING NOTIFICATION**

Bruce W. McClendon FAICP
Director of Planning

DATE: August 27, 2007

PROJECT TITLE: Tapia Ranch
Vesting Tentative Tract Map No. 53822
Conditional Use Permit No. 02-196 for Hillside Management,
Significant Ridgeline Exemption, and Density Controlled
Development
Oak Tree Permit No. 02-196

CEQA LEAD AGENCY: County of Los Angeles
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

PROJECT APPLICANT: Castaic Partners, LLC.
800 Silverado Street, Suite 301
La Jolla, CA 92037

The County of Los Angeles is the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project described below. In compliance with Section 15082 of the State CEQA Guidelines, the County of Los Angeles is sending this Notice of Preparation (NOP) to responsible agencies, interested parties and federal agencies which may be involved in approving or permitting the project, and to trustee agencies responsible for natural resources affected by the project. Within 30 days after receiving the NOP, each agency is requested to provide the County of Los Angeles with specific details about the scope and content of the environmental information to be contained in the EIR related to that agency's area of statutory responsibility. The purpose of this NOP is to solicit the views of your agency as to the scope and content of the environmental information germane to your agency's statutory responsibilities in connection with the proposed project.

PROJECT LOCATION AND EXISTING CONDITIONS

The proposed Tapia Ranch project site encompasses approximately 1,167 acres of undeveloped hillside and canyon land approximately 1.5 miles southeast of the community of Castaic, and approximately one mile east of Interstate 5 (I-5) in unincorporated Los Angeles County. The project site is approximately one mile north of the Los Angeles County Sheriff's Department Peter J. Pitchess Detention Center. Offsite areas that would be improved in conjunction with the proposed project are located to the west of the project site and include portions of Castaic Road, Tapia Canyon Road, and the construction of a new bridge spanning Castaic Creek, as well as a small area for the roadway connection to the adjacent Tesoro del Valle project located to the east. The Angeles National Forest is approximately 1.5 miles to the north. The regional and local vicinity are depicted in Figures 1 and 2, respectively.

The proposed Tapia Ranch project is located on the US. Geological Survey's 7.5 Minute Newhall, California quadrangle, within Township 5N, Range 16W, and includes portions of



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Regional Location

Tapia Ranch Project

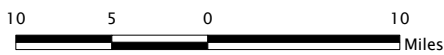
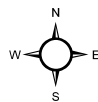
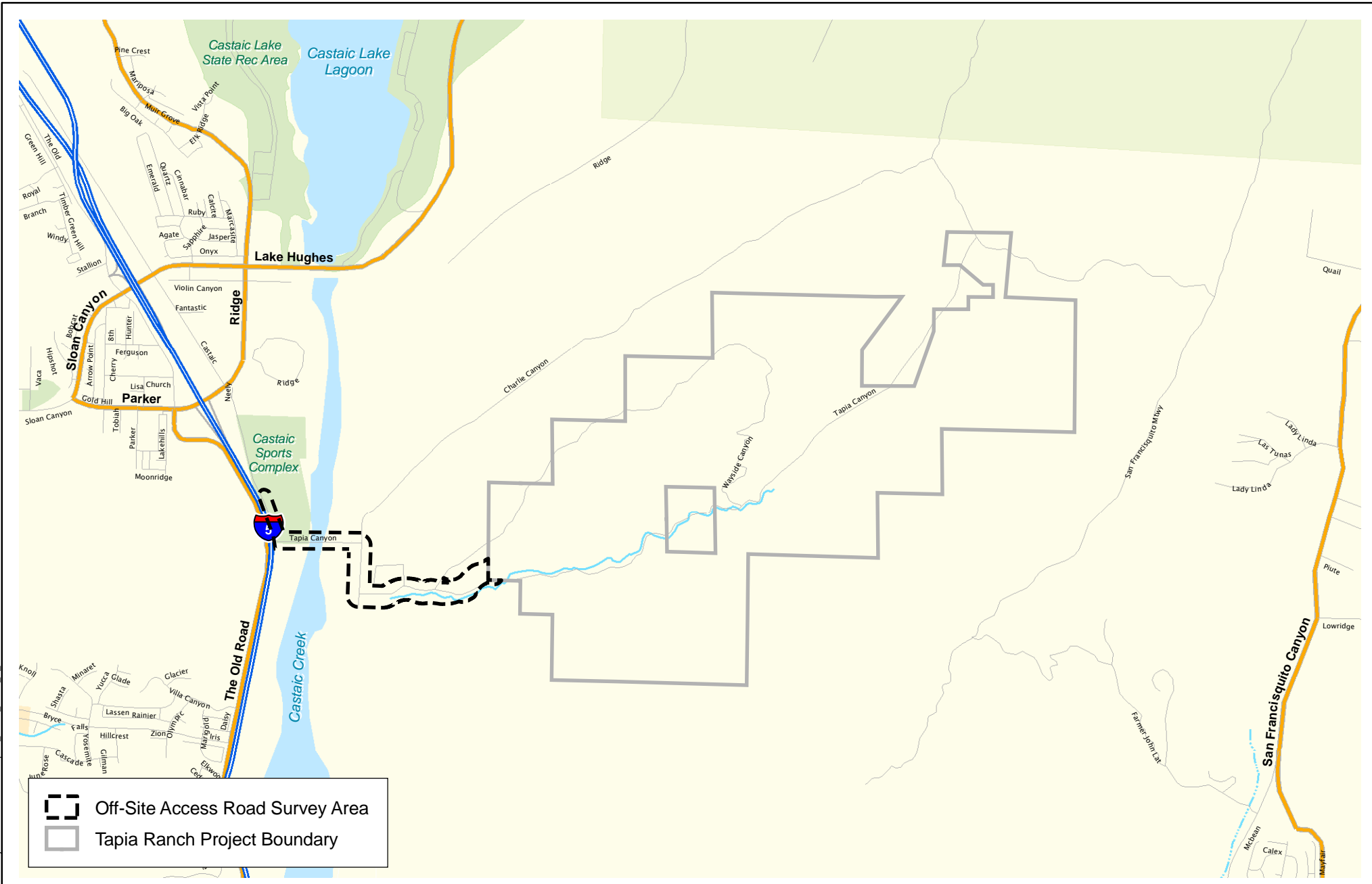




Figure 1

Bonterra
CONSULTING



 Off-Site Access Road Survey Area
 Tapia Ranch Project Boundary

Local Vicinity

Tapia Ranch Project

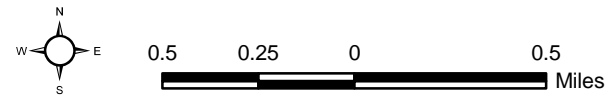


Figure 2



The proposed Tapia Ranch project is located on the US. Geological Survey's 7.5 Minute Newhall, California quadrangle, within Township 5N, Range 16W, and includes portions of Sections 21, 28, 29, 30, 31, and 32. The project site surrounds three existing single-family residences; otherwise the site is directly surrounded by open space or undeveloped land. The project site is zoned by the County of Los Angeles as A-2-2 (Heavy Agriculture, two acre minimum lot size) and is largely undeveloped.

Tapia Canyon Road and other smaller dirt roads traverse the project site and provide access to private properties. The project site has remnants of previous land uses, such as cattle grazing and homesteading. Active oil production occurred on the project site during the 1950's, according to records of the California Department of Mines and Geology. Currently, a total of fifteen abandoned oil wells and one active oil well exist on the project site. These 15 abandoned oil wells were never producing and have been capped in compliance with applicable regulations. Oil well extraction machinery and associated structures are located in the southern portion of the project site. The portion of the project site that contains the active oil well is not proposed for development; however, development activity is proposed around several abandoned oil wells. The remainder of the proposed project site is presently undeveloped and has been utilized for recreational hiking, biking and equestrian trail riding. The proposed development and land uses surrounding the project site are presented on Figure 3.

The Metropolitan Water District of Southern California's (MWD) 150-foot wide underground aqueduct traverses the site in a northwest to southeast direction. The aqueduct transports State Water Project water from Castaic Lake to the Joseph Jensen Filtration Plant in Los Angeles County. MWD has no surface rights to the earth above the aqueduct within the project site footprint, and development is permissible directly above the pipeline.

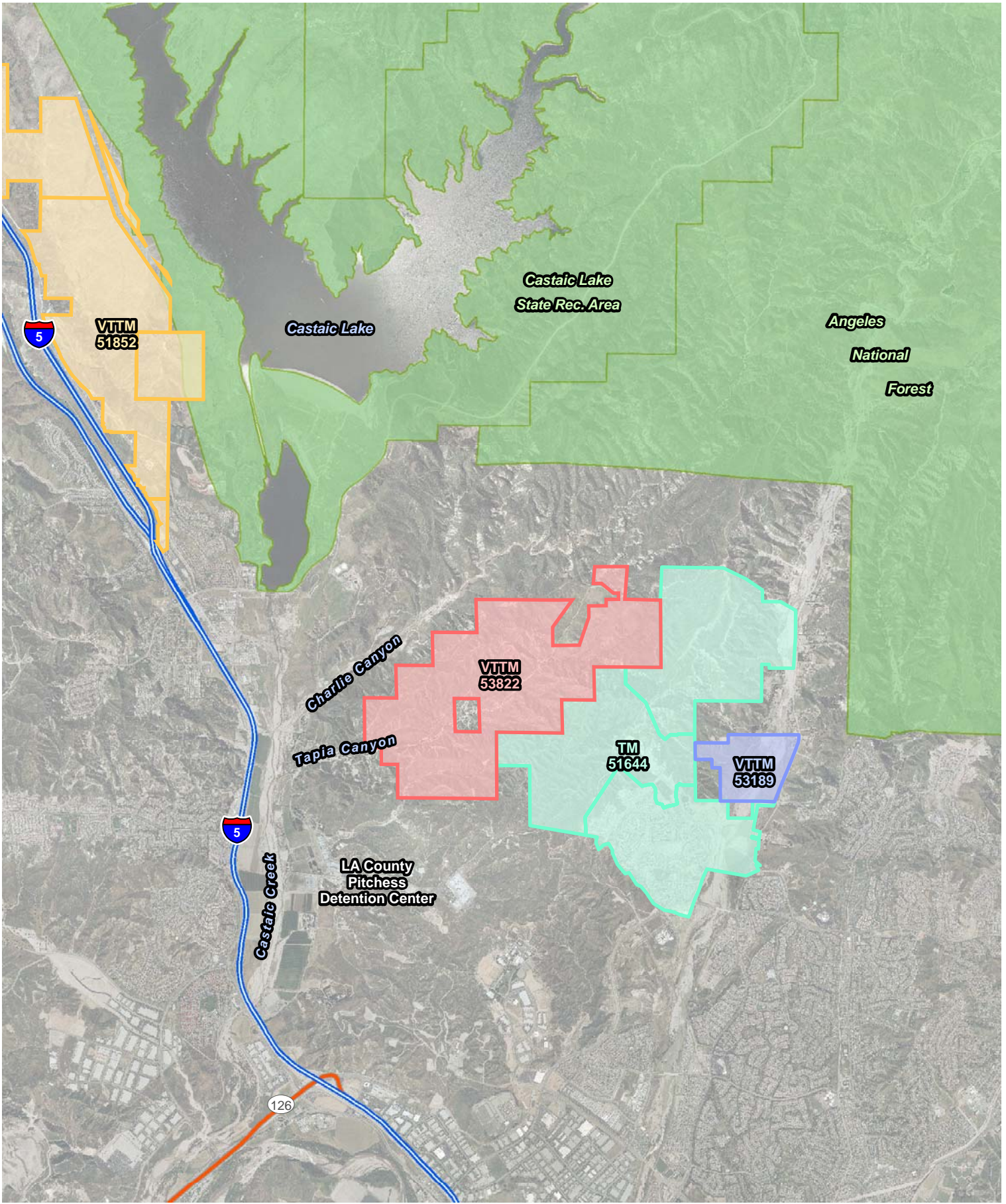
The project site is located within and above Tapia Canyon. Hillsides, ridgelines, and drainage course areas lie to the north and south of the proposed development area on the site and represent the site's most prominent natural features. Topography in the vicinity of the project site is mountainous, with on-site elevations ranging between approximately 1,100 and 1,800 feet above mean sea level (msl); elevations in areas adjacent to the project site vary from approximately 1,100 to 1,900 above msl.

The Tapia Canyon drainage course traverses the southern portion of the project site in a northeast to southwest direction. This intermittent blue line drainage course with a varying width runs the length of Tapia Canyon on the project site, and joins Castaic Creek offsite approximately one mile to the west. Periodic water releases from Castaic Dam, located at the southern end of Castaic Lagoon, flows into Castaic Creek.

Seven vegetation types were mapped on the project site in 2005, and other riparian vegetation types are located in offsite areas that will be improved as part of the project. The site is largely dominated by chaparral vegetation and includes holly-leaf cherry scrub, coastal sage scrub, coastal live oak woodlands, Fremont cottonwood riparian woodlands, California annual grasslands, and ruderal. The coastal sage scrub on the project site is dominated by California sagebrush, purple sage, California buckwheat, and black sage. No threatened or endangered plant species have been identified on the project site.

PROJECT DESCRIPTION

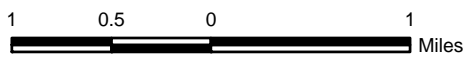
The project proposes to develop 405 detached single-family residential homes within the 1,167-acre site, which would result in a gross project density of 0.35 dwelling units per acre. Approximately 308.5 acres would be disturbed by grading and development of these homes and infrastructure. Of this acreage, approximately 195.4 acres would ultimately be covered by



Surrounding Land Use

Figure 3

Tapia Ranch Project



structures or other impervious cover. The remaining 113.1 acres within the grading footprint would be revegetated manufactured slopes and other landscaped areas. Therefore, a total of approximately 74 percent (858.5 acres) of the project site would be retained as landscaped or natural open space. The total open space after re-landscaping the disturbed areas would be 971.6 acres or 83 percent of the project area. The tract map for the proposed project is depicted in Figure 4.

Development of the proposed project is governed by the Santa Clarita Valley Area Plan, which is a component of the Los Angeles County General Plan. The current General Plan land use designation for the site is "Non-Urban" on the Land Use Policy Map of the Countywide Land Use Element, where slopes typically exceed 25 percent. The site is designated as "Hillside Management" under the Santa Clarita Valley Area Plan. A slope density analysis was completed, and VTTM 53822 has been designed to conform to the Santa Clarita Valley Area Plan's maximum density threshold for hillside management areas, which would allow for the development of up to 405 dwelling units.

Grading Footprint

Grading on the project site will require approximately 6,900,000 cubic yards of cut and 6,200,000 million cubic yards of fill. Therefore, the project site would have approximately 700,000 cubic yards of extra on-site fill material that would be accommodated on-site through soil shrinkage during grading operations. Therefore, grading will not require any off-site hauling of fill material. No importation of fill is proposed.

Residential Lots

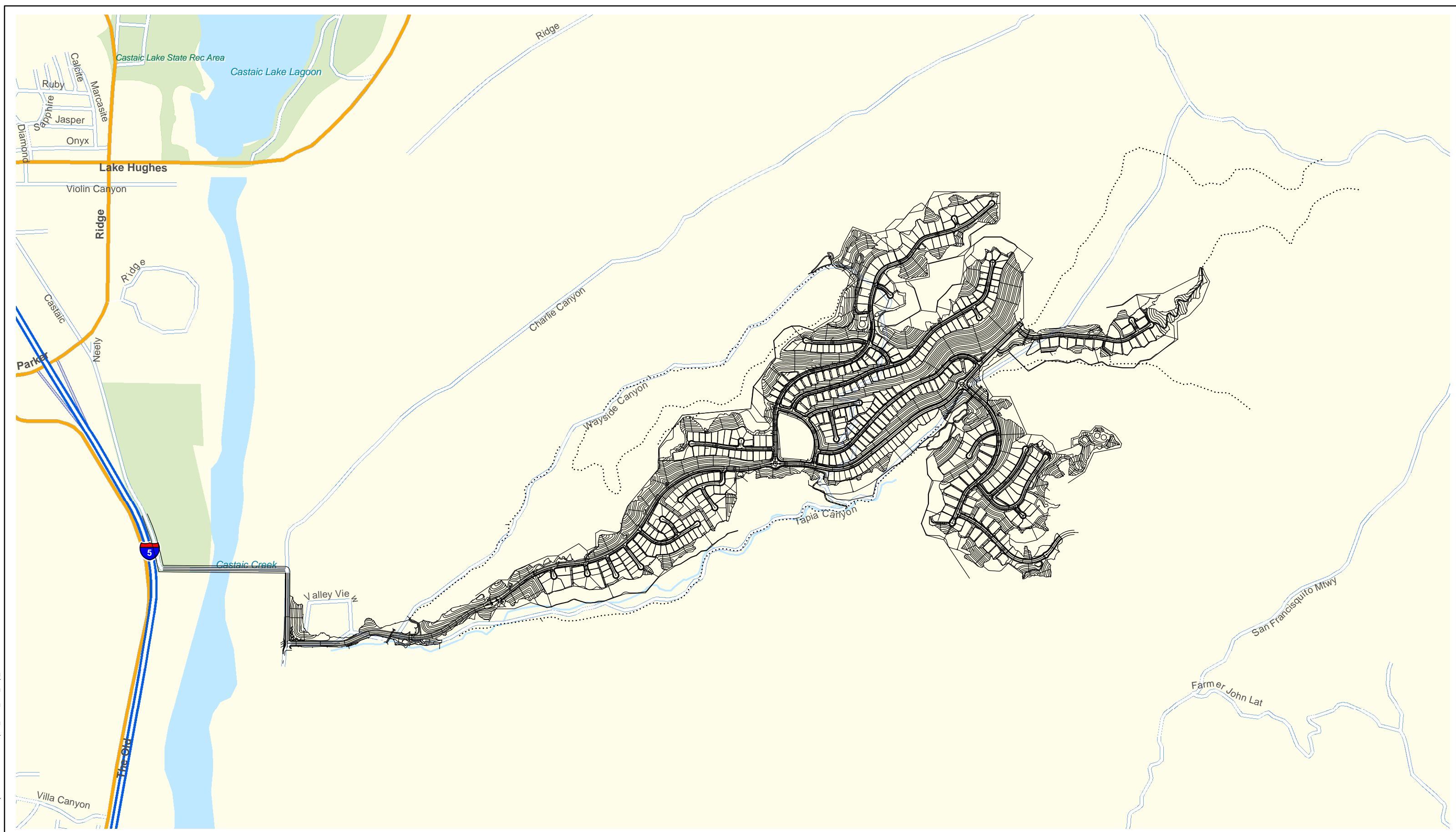
A total of 405 residential lots are planned for the project site. The residential lots range in size from 7,851 square feet (Lot 101) to 36,398 square feet (Lot 350). The average lot size is 15,412 square feet. There are 151 larger sized residential lots proposed, (15,000 square feet or larger) which can accommodate equestrian facilities. The development is proposed to be a gated neighborhood with private streets. Gates would be located at the entrance to the project site on Tapia Canyon Road, as well as on the "emergency access only" roadway connection to the Tesoro del Valle project located to the east of the project site.

Open Space Lots

The project site contains five "Open Space" lots that would not be impacted by the proposed project and would remain as natural open space. These lots equal a total of 724.5 acres, and would be dedicated to the County of Los Angeles to be protected in perpetuity through a conservation easement. In addition to the "Open Space" lots, many of the Home Owner's Association (HOA) lots would also be preserved as naturally vegetated and undisturbed open space, while others would include irrigated manufactured slopes. Fuel modification activities (vegetation thinning) for wildfire protection would also take place within the HOA lots. The "HOA" lots will be owned and maintained by the HOA. The HOA lots are located between the project footprint (roadway, graded pads, manufactured slopes) and the naturally vegetated "Open Space" lots.

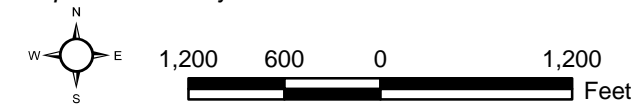
Recreational Facilities

The proposed project includes an approximate 6.8 acre recreation site in the center of the proposed project. This park space, labeled as Lot 469, would be dedicated to the Home Owner's Association (HOA), which would then be responsible for determining the ultimate recreation facilities on the site. The long-term maintenance and operation of this park will be the responsibility of the HOA. The project site currently contains existing unpaved hiking and



Tract Map

Tapia Ranch Project



Note: Project designs are for graphic purposes only and are not intended for site specific use.

Figure 4

D:/Projects/CastPar/J002/Graphics/fix/Ex4_tract_map_081607.ai

equestrian trails. The proposed project would incorporate portions of these existing trails into the larger trail system, which loops around and through the project site.

Site Access and Circulation

Access to the site is currently available only from Castaic Road and Tapia Canyon Road from the 1-5, via the Parker Road exit, which is approximately two miles west of the project site entrance. The proposed project would provide an extension of Tapia Canyon Road to the northeast, with connection to the adjacent approved Tentative Tract Map 51644 (Tesoro del Valle). A small off-site area proposed as an entrance road would also be developed as a part of the proposed project.

Offsite Improvements

The primary access to the project site is from Castaic Road, over Castaic Creek, to Tapia Canyon Road. All of these roadways would be improved as a part of the project. Improvements to Castaic Road would begin just south of the Castaic Sports Complex and would include repaving and widening. Castaic Road then becomes Tapia Canyon Road, which currently crosses Castaic Creek via culvert crossing. This culvert crossing would be removed and replaced with a bridge structure that spans Castaic Creek. Roadway improvements, including repaving and widening of Tapia Canyon Road, would be continued from the bridge crossing to the entrance of the project site.

Preservation of Existing Ridgelines

Los Angeles County Ordinance 2004-0069 amended Title 22- Planning and Zoning Code, by establishing the Castaic Area Community Standards District (CACSD) in November 2004. The CACSD requires the preservation of ‘significant ridgelines”, which includes primary and secondary ridgelines. No development, grading, construction, or improvements are allowed on a significant ridgeline, within a 50-foot radius from every point on the crest of a primary ridgeline, or within a 25-foot radius from every point on the crest of a secondary ridgeline, without significant ridgeline exemption approval.

Although a Conditional Use Permit for a Ridgeline Exemption is required for the proposed project because of an incursion by a proposed access road and a water tank, the proposed project otherwise avoids development of prominent ridgelines to the north and south of the Tapia Canyon Road corridor. Approximately 74 percent of the project site would be retained as permanent open space including ridgelines, interconnected natural open space, water course areas for wildlife movement, manufactured slopes, and areas for vegetation thinning/fuel modification.

Regional Fire Protection

A fuel modification plan is required to increase the defensible space around habitable structures because the project site is located within a ‘Very High Fire Hazard Severity Zone” (VHFHSZ). The fuel modification requirements include a 200-foot buffer zone, consisting of a combination of a 20-foot wet zone (Zone A - landscaped and irrigated), a 30-foot irrigated zone with more native plants (Zone B), and a 150-foot thinning zone (Zone C) over most of the developed portion of the project site. The thinning zone would include the removal of brush and dead plant materials, removal of non-native tree species, and periodic grass and weed cutting. The fuel modification plan will be submitted to the Los Angeles County Fire Department Forestry Division and would need to be approved prior to any construction activities.

Utilities

All drainage facilities would be constructed according to Los Angeles County Department of Public Works standards and requirements. The project site is partially within the Castaic Lake Water Agency's (CLWA) service area and the project site does not contain any existing potable water infrastructure. Therefore, annexation to CLWA is required for the project site not currently within the service area. The Newhall County Water District (NCWD), one of four retail water purveyors within CLWA, would provide potable water to the project. Due to the elevations of the residential lots, three reservoir tanks and one booster pump station would be constructed on the project site on two separate graded pads. These tanks would provide a total of three million gallons of potable water for the project site and would be adequate for all water supply and fire suppression needs on the site.

The project site does not contain any existing sewage infrastructure. Development of the proposed project site will require the construction of sewer pipelines. The project would need to be annexed into Los Angeles County Sanitation District No. 32. Sewer pipelines from the project site would connect with the existing main sewer trunk lines at Castaic Road and Tapia Canyon Road.

ENTITLEMENT REQUIREMENTS AND DISCRETIONARY APPROVALS

The proposed project will require, but may not be limited to, the approvals and entitlements as indicated in Table 1 below.

**TABLE 1
ANTICIPATED ENTITLEMENT APPROVALS AND REQUIREMENTS**

AGENCY	APPROVAL REQUIRED	PURPOSE
County of Los Angeles	>Tentative Tract Map No. 53822	To obtain County approval.
	>Oak Tree Permit	For impacts to oak trees
	>Conditional Use Permit	For development in a hillside management area, ridgeline encroachment, and density controlled development
U.S. Army Corps of Engineers	>Section 404 Permit	To authorize impacts to waters of the U.S." due to construction activities.
CA Department of Fish and Game	>Section 1603 Permit	To authorize impacts to waters of the U.S. due to construction activities.
Regional Water Quality Control Board	>Section 401 Certification	To certify that the 404 permit is adequate for Regional Board purposes.
Los Angeles County Sanitation District No. 32	>Service Agency Annexation	To authorize annexation and connection
Castaic Lake Water Agency	>Service Agency Annexation	To authorize annexation
Newhall County Water District	>Service Agency Annexation	To authorize annexation

ENVIRONMENTAL ISSUES TO BE ANALYZED IN EIR

The County of Los Angeles has prepared an Initial Study (IS) and determined that an Environmental Impact Report (EIR) is required for the proposed project. The IS summarizes the

environmental issues that must be analyzed in the EIR and it is attached for review. A summary of the probable environmental effects of the project is presented in Table 2 below.

**TABLE 2
ENVIRONMENTAL ANALYSIS OVERVIEW**

Checklist Issue	Potential Significant Impacts/Issues for Analysis
HAZARDS	
Geotechnical	Landslide and liquefaction hazards; substantial grading and alteration of topography; geotechnical survey required
Flood	Project site contains Tapia Canyon and its tributary, a major drainage course and it's 100-year floodplain; increased erosion from vegetation removal; change in drainage pattern
Fire	Project site within Very High Fire Hazard Severity Zone with single access point; adjacent Tesoro del Valle project may not be constructed thereby removing planned additional access; no existing water source on site
Noise	Construction (grading) and increased traffic from development of site could increase ambient noise levels
RESOURCES	
Water Quality	Construction (grading) and increased impermeable surfaces can affect surface water quality
Air Quality	Santa Clarita Valley is an AQMD non-attainment area, construction and increased traffic from development would increase air pollutant emissions
Biota	Project site is vacant open space containing vegetation, oak trees, and potential sensitive species; area provides wildlife movement corridor between Castaic Creek and Angeles National Forest; biota survey required
Cultural	Potential archaeological sensitivity; Phase I Archaeological Survey required
Mineral	No impact — See Environmental Safety
Agricultural	No impact
Visual	Portion of 1-5 is scenic highway from which the project site is visible; development of suburban uses on vacant open space alters visual character and topography; new source of light and glare
SERVICES	
Traffic/Access	Project exceeds County thresholds of 25 dwelling units necessary to consider traffic impacts and 50 dwelling units to consider congestion management program (CMP) analysis; project site not near existing emergency services
Sewer	Project site not currently served by sewer infrastructure
Education	Project would generate additional school-age children; school districts serving project are both currently exceeding their capacity; project site is not close to existing schools
Fire/Sheriff	Fire and police protection is not readily available to project site due to location, access, and undeveloped nature
Utility/Other	Project site does not have existing water supply; limited utility infrastructure currently in place
OTHER ISSUES	
General	Project would alter character of site to suburban
Environmental Safety	Project contains abandoned oil wells from historical activities and one active oil well
Land Use	Project includes density control design. DMS discussion
Population/Recreation	Potential to induce population growth; project would generate the need for additional recreational facilities
Mandatory Findings	Project has the potential to significantly affect biota and water quality and is located in an area with fire and flood hazards

SCOPING MEETING

To assist in local participation in the EIR process, a Scoping Meeting will be held to present the proposed project and to solicit suggestions from the public and responsible agencies on the content of the Draft EIR. This meeting will be held in the Auditorium of the Northlake Hills Elementary School located at 32545 Ridge Route Road, Castaic, California on Thursday, September 6, 2007 from 6:30 PM to 8:00 PM.

NOTICE OF PREPARATION REVIEW AND COMMENTS

The 30-day review period for the Notice of Preparation will be from August 30, 2007 to September 30, 2007. Copies of the NOP are available for review at Canyon Country County Library, 18601 Soledad Canyon Road, Santa Clarita, CA 91351; Valencia County Library at 23743 West Valencia Boulevard, Santa Clarita, CA 91355; Newhall County Library at 22704 West 9th Street, Santa Clarita, CA 91321, and the Department of Regional Planning at the address below. The Department of Regional Planning website <http://planning.lacounty.gov> will also have the NOP materials under the 'Case and Hearing Info" for Tract Map No. 53822." The County of Los Angeles is soliciting input based on your views and opinions concerning the scope of the EIR for the proposed project. To facilitate your review, the following materials are attached:

- Los Angeles County Initial Study
- Regional Location Map
- Local Vicinity Map
- 500-foot Radius Land Use Map
- Vesting Tentative Tract Map No. 53822

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than September 30, 2007. In your written response, please include the name of a contact person in your agency. Please direct all written comments to the following address:

Rudy Silvas
Impact Analysis Section
Los Angeles County, Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012
Telephone: (213) 974-6461
Fax: (213) 626-0434



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

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

GENERAL INFORMATION

I.A. Map Date: 7/27/06 **Staff Member:** Rudy Silvas
4370 A7, B6&7, C7, 4460
Thomas Guide: A1, B1, C1 **USGS Quad:** Newhall
Location: On an undeveloped ridge north of Tapia Canyon Rd. located south-east of Castaic Lake, and south of Charlie Canyon Rd. Access to the project area will be via Castaic Road from I-5, and Tapia Canyon Road.

Description of Project:

A project to subdivide the property, which consists of 22 existing parcels, into 405 single-family residential units, 31 street lots, 33 HOA/basin lots, 5 open space lots, one park/recreation lot and two water tank lots. Approximately 308.5 acres out of the total 1,167 acres will be graded. Offsite areas that would be improved in conjunction with the proposed project are located to the west of the project site and include portions of Castaic Road, Tapia Canyon Road, and the construction of a new bridge spanning Castaic Creek. Project is also requesting an Oak Tree Permit to remove approximately 30 oak trees. A Conditional Use Permit is also required for development within a hillside management area which will include grading with balance on site, and density control. The site is currently vacant and previously used for limited oil extraction.

Gross Acres: 1,167 acres

Environmental Setting:

The site is located on an undeveloped ridge north of Tapia Canyon Rd., south of Castaic Lake and Charlie Canyon Road. Site topography consists of hillside terrain dominated by a northeasterly-oriented ridge, surrounded by local canyons to the west, north, and south. Castaic Canyon lies to the west, and San Francisquito Canyon lies to the east. The canyon topography includes relatively steep canyon walls, with oak woodlands on the canyon floor. On-site elevations range from approximately 1,100 to 1,800 feet about MSLs. Several dirt roads and fire breaks traverse the project area and ridge tops. A MWD easement bisects the project site. The offsite bridge crossing will span Castaic Creek and associated roadway improvements will extend from south of the Castaic Sports Complex to the entrance of the project site. The site is surrounded by vacant land with scattered residences. The Wayside Honor Rancho of Los Angeles County is located south-west of the subject property.

Zoning A-2-2

General Plan: Non-urban

Community/Area wide Plan: Hillside Management (Santa Clarita Valley Area Plan)

Major projects in area:

<u>Project Number</u>	<u>Description & Status</u>
<u>92-074/TR51644</u>	<u>Tesoro del Valle residential project (5/18/99 approved for 1,791 dwelling units, amendment approved on 1/31/01, amendment approved 9/03/02, amendment approved 3/18/03, amendment approved 8/05/03), filed revised tract map on 8/16/06 for the relocation of 477 units requiring a conditional use permit for grading, a zone change and a plan amendment.</u>
<u>98-008/TR52455</u>	<u>West Creek Project (12/19/00 approved for 2,545 dwelling units, court invalidated approval on 2/27/03, revisions and latest final map received on 10/06/06).</u>
<u>98-047/TR51852</u>	<u>Northlake Specific Plan amendment for 1,603 dwelling units, Tract Map 51852 filed on 4/22/98 (pending).</u>

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

REVIEWING AGENCIES

<u>Responsible Agencies</u>	<u>Special Reviewing Agencies</u>	<u>Regional Significance</u>
<input type="checkbox"/> None	<input checked="" type="checkbox"/> Newhall County Water Dist.	<input type="checkbox"/> None
<input checked="" type="checkbox"/> Regional Water Quality Control Board	<input type="checkbox"/> Santa Monica Mountains Conservancy	<input type="checkbox"/> SCAG Criteria
<input checked="" type="checkbox"/> Los Angeles Region	<input type="checkbox"/> National Parks	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Lahontan Region	<input checked="" type="checkbox"/> Angeles National Forest	<input checked="" type="checkbox"/> Water Resources
<input checked="" type="checkbox"/> DOC OMG	<input checked="" type="checkbox"/> Native American Heritage Commission	<input type="checkbox"/> Santa Monica Mountains Area
<input checked="" type="checkbox"/> Army Corps of Engineers	<input type="checkbox"/> Resource Conservation Dist. of Santa Monica Mtns.	<u>County Reviewing Agencies</u>
<input checked="" type="checkbox"/> DOC DOGGR	<input checked="" type="checkbox"/> <u>Castaic Town Council</u>	<input checked="" type="checkbox"/> Subdivision Committee
	<input checked="" type="checkbox"/> <u>Castaic Union SD</u>	<input checked="" type="checkbox"/> DPW: <u>G&S, D&G, T&L, WM, EP, Tran. Planning</u>
<u>Trustee Agencies</u>	<input checked="" type="checkbox"/> <u>W S Hart High SD</u>	<input checked="" type="checkbox"/> Health Services: <u>Env. Health</u>
<input type="checkbox"/> None	<input checked="" type="checkbox"/> <u>City of Santa Clarita</u>	<input checked="" type="checkbox"/> <u>Sanitation Districts</u>
<input checked="" type="checkbox"/> State Fish and Game	<input checked="" type="checkbox"/> <u>SCOPE</u>	<input checked="" type="checkbox"/> <u>Fire Department</u>
<input checked="" type="checkbox"/> State Parks	<input checked="" type="checkbox"/> <u>Castaic Lake Water Agency</u>	<input checked="" type="checkbox"/> <u>Sheriff Department</u>
<input checked="" type="checkbox"/> USFWS	<input checked="" type="checkbox"/> <u>LA Co. Waterworks Dist. 36</u>	<input checked="" type="checkbox"/> <u>Public Library</u>
<input type="checkbox"/>		<input checked="" type="checkbox"/> <u>Parks & Rec</u>

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>Liquefaction, landslides, major grading</i>
	2. Flood	6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>100-year flood areas</i>
	3. Fire	7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>Fire Zone 4, no water</i>
	4. Noise	8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>Increased traffic</i>
RESOURCES	1. Water Quality	9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>Large amounts of grading, Urban runoff.</i>
	2. Air Quality	10	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>Increased traffic</i>
	3. Biota	11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>Oak woodland and other sensitive habitats and species</i>
	4. Cultural Resources	12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>Oaks, drainage, relatively undisturbed area.</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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>Undeveloped land, scenic highway</i>
SERVICES	1. Traffic/Access	16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>Exceed threshold of 50-unit SF units</i>
	2. Sewage Disposal	17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>No existing sewage disposal facilities</i>
	3. Education	18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>Additional population in the area</i>
	4. Fire/Sheriff	19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>Additional coverage demand</i>
	5. Utilities/Other Services	20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>No water, no sewer system</i>
OTHER	1. General	21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>Change of area character</i>
	2. Environmental Safety	22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>Existing oil wells on-site</i>
	3. Land Use	23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>Density control</i>
	4. Pop/Hous./Emp. /Rec.	24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>Induced growth</i>
	5. Mandatory Findings	25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DEVELOPMENT MONITORING SYSTEM (DMS)

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

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

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

- Check if DMS printout generated (attached) Date of printout: 8/13/02
 Check if DMS overview worksheet completed (attached)

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

Environmental Finding:

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

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

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

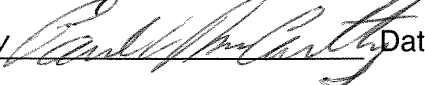
- MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

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

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

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

Reviewed by: Rudy Silvas  Date: 8-27-07

Approved by: Paul McCarthy  Date: 8-27-07

- Determination appealed--see attached sheet.

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

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <i>Landslides and liquefaction (per Seismic Hazard Zones Map Newhall Quad.)</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)? <i>Earthquake induced landslides (per Seismic Hazard Zones Map Newhall Quad.)</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site located in an area having high slope instability? <i>Pending on the result of geotechnical study</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>Liquefaction (per Seismic Hazard Zones Map Newhall Quad.)</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?
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>6.9 million cubic yards of grading within the development envelope; grading will be balanced on-site, in addition to offsite roadway/bridge improvements.</i>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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? <i>Pending on the result of geotechnical survey</i>
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot Size Project Design Approval of Geotechnical Report by DPW

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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
<i>Tapia Canyon and its tributary; between Charlie Canyon and San Francisquito Canyon, offsite bridge structure to span Castaic Creek</i> |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
<i>100-year flood areas of Tapia Canyon (per Los Angeles County Safety Element – Plate 6) , offsite bridge structure to span Castaic Creek</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in or subject to high mudflow conditions? |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Could the project contribute or be subject to high erosion and debris deposition from run-off?
<i>Removal of vegetation over 300 acres</i> |
| e. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Would the project substantially alter the existing drainage pattern of the site or area?
<i>Future development will change the existing drainage pattern, offsite bridge structure to span Castaic Creek</i> |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., dam failure)? |

STANDARD CODE REQUIREMENTS

Building Ordinance No. 2225 – Section 308A Ordinance No. 12,114 (Floodways)

Approval of Drainage Concept by DPW

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

Lot Size Project Design

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)? <i>(per Los Angeles County Safety Element – Plate 7)</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade? <i>Single means of access</i>
c.	<input checked="" type="checkbox"/>	<input 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? <i>TR 51644 (i.e., Tesoro del Valle) does not currently provide a second means of access.</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards? <i>Currently the site has no water</i>
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 type="checkbox"/>	<input checked="" type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard? <i>Increase human presence in high fire hazard zone which currently has no water</i>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

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

Fuel Modification/Landscape Plan

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

Project Design Compatible Use

CONCLUSION

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

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

HAZARDS - 4. Noise

SETTING/IMPACTS

	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?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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? <i>The site is currently undeveloped and residential traffic will increase ambient noise</i>
d.	<input checked="" type="checkbox"/>	<input 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? <i>Substantial earth moving construction activities</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot Size Project Design Compatible Use

CONCLUSION

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

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

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells? <i>Proposed public water system</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? <hr/> If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? <i>6.9 million cubic yards of grading proposed, in addition to offsite roadway/bridge improvements</i>
d.	<input checked="" type="checkbox"/>	<input 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? <i>NPDES permit will be required</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Industrial Waste Permit Health Code – Ordinance No.7583, Chapter 5

Plumbing Code – Ordinance No.2269 NPDES Permit Compliance (DPW)

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

Lot Size Project Design Compatible Use

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)?
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?
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance? <i>Threshold for single family housing project is 166 units. Grading related air quality issues, increased traffic congestion</i>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan? <i>Project located in non-attainment area</i>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? <i>Santa Clarita Valley area is AQMD non-attainment area</i>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 emissions which exceed quantitative thresholds for ozone precursors)? <i>Increase in NO_x for pre- and post-construction</i>
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Health and Safety Code – Section 40506

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

Project Design Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? <i>Site is undisturbed natural habitat</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? <i>Approximately 308.5 out of 1,167 acres of underdeveloped land will be graded with 6.9 million cubic yards of earth movement</i>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is a major drainage course, as identified on the USGS quad sheets by a blue, dashed line, located on the project site? <i>Tapia Canyon and its tributary, bridge crossing Castaic Creek</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)? <i>Oak woodland, chamise chaparral, Riversidean sage scrub</i>
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)? <i>There are over 400 oak trees in the project area</i>
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? <i>San Diego horned lizard, Cooper's hawk, loggerhead shrike, Southern California rufus-crowned sparrow, Arroyo Toad</i>
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)? <i>Wildlife corridor between Castaic Creek and Angeles National Forest</i>

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot Size Project Design Oak Tree Permit ERB/SEATAC Review

Biota report is required.

CONCLUSION

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

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

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

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

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot Size Project Design Phase 1 Archaeology Report

CONCLUSION

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

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

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	<input 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 **mineral** resources?

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

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

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

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot Size Project Design

CONCLUSION

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

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

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input 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>I-5 is designated first priority scenic highway</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail? <i>Closest trail to the site is Castaic Lake Trail</i>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features? <i>The site is vacant and mostly undeveloped</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? <i>Large lot "ranchette" residences and undeveloped area</i>
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems? <i>Project will become a source of light and glare</i>
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)? <i>Landform alteration, most of the proposed development will be hillside development.</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 checked="" type="checkbox"/>	<input 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 (mid-block or intersections)? <i>405 single-family residential lots</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project result in any hazardous traffic conditions? <i>Temporary Castaic Creek crossing during bridge construction</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input checked="" type="checkbox"/>	<input 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? <i>Project site remote from existing emergency service, temporary Castaic Creek crossing during bridge construction</i>
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded? <i>Threshold for single-family residential projects is 50 units</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

Project Design Traffic Report Consultation with Traffic & Lighting Division

CONCLUSION

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

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

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|--------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | If served by a community sewage system, could the project create capacity problems at the treatment plant?
<i>Currently the site is not served by any community sewage systems/treatment plant(s)</i> |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems in the sewer lines serving the project site?
<i>Currently the site is not served by any community sewer lines</i> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |
-

STANDARD CODE REQUIREMENTS

Sanitary Sewers and Industrial Waste – Ordinance No. 6130

Plumbing Code – Ordinance No. 2269

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

CONCLUSION

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

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

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level? <hr/> <i>Capacity problems to be identified and analyzed in the EIR</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site? <hr/> <i>Individual schools to be identified and analyzed in the EIR</i>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems? <hr/> <i>Project site is not in close proximity to existing schools</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand? <hr/> <i>New residential development of 405 units of single family residences</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? <hr/>

MITIGATION MEASURES / OTHER CONSIDERATIONS

Site Dedication Fee Government Code Section 65995 Library Facilities Mitigation Fee

CONCLUSION

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

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

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input 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? <i>FD service to the currently undeveloped site is currently remote and insufficient</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any special fire or law enforcement problems associated with the project or the general area? <i>Sheriff service to the currently undeveloped site is not readily available</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other factors? <i>Project site is isolated from existing services</i>

MITIGATION MEASURES / OTHER CONSIDERATIONS

Fire Mitigation Fee

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 checked="" type="checkbox"/>	<input 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>Currently the site has no water. Site is partially within CLWA service area. Service to be provided by Newhall County Water District</i>
b.	<input checked="" type="checkbox"/>	<input 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? <i>Currently the site has no water</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane? <i>Limited utility services currently available to project site</i>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 – Ordinance No. 2269 Water Code – Ordinance No. 7834

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot Size Project Design

Identification of water supply and analysis of water supply is to be included in the EIR

CONCLUSION

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

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

OTHER FACTORS - 1. General

SETTING/IMPACTS

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

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

Lot Size

Project Design

Compatible Use

CONCLUSION

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

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

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site? <i>Existing oil wells on-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?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site? <i>16 existing oil wells, only one is active</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?
i.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? <i>Temporary crossing of Castaic Creek during bridge construction</i>
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? <i>Application includes density control design feature.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property?
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input type="checkbox"/>	<input checked="" 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? <i>DMS discussion</i>

MITIGATION MEASURES / OTHER CONSIDERATIONS

Land use consistency is to be analyzed in the EIR

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?
<hr/>				
b.	<input checked="" type="checkbox"/>	<input 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)?
<hr/>				
<i>Undeveloped area with project related "tap" street</i>				
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
<hr/>				
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)?
<hr/>				
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
<hr/>				
<i>Recreational park requirement to be included</i>				
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?
<hr/>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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?
				<i>Biota</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly? <i>Water quality, fire hazard, flood hazard</i>

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