



Agenda Item 12(b)  
SMMC  
1/26/15

\*\*\*\* 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 &amp; 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&amp;S, D&amp;G, T&amp;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 &amp; Rec</u>

<b>IMPACT ANALYSIS MATRIX</b>		<b>ANALYSIS SUMMARY (See individual pages for details)</b>			
					Less than Significant Impact/No Impact
					Less than Significant Impact with Project Mitigation
					Potentially Significant Impact
<b>CATEGORY</b>	<b>FACTOR</b>	<b>Pg</b>			<b>Potential Concern</b>
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?<br><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?<br><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?<br><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?<br><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<sub>x</sub> 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"/>	<p>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?</p> <p><i>Site is undisturbed natural habitat</i></p>
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>Approximately 308.5 out of 1,167 acres of underdeveloped land will be graded with 6.9 million cubic yards of earth movement</i></p>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Is a major drainage course, as identified on the USGS quad sheets by a blue, dashed line, located on the project site?</p> <p><i>Tapia Canyon and its tributary, bridge crossing Castaic 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>Oak woodland, chamise chaparral, Riversidean sage scrub</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>There are over 400 oak trees in the project area</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>San Diego horned lizard, Cooper's hawk, loggerhead shrike, Southern California rufus-crowned sparrow, Arroyo Toad</i></p>
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors (e.g., wildlife corridor, adjacent open space linkage)?</p> <p><i>Wildlife corridor between Castaic Creek and Angeles National Forest</i></p>

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?<br><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?<br><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**

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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 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>

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## 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