



Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**PROJECT NUMBER**  
TR74650

**REQUESTED ENTITLEMENTS**

Vesting Tentative Parcel Map No. TR74650  
Conditional Use Permit No. 2016004409  
Oak Tree Permit No. 201709209  
Environmental Assessment No. 2016004410

# PROJECT SUMMARY

**OWNER / APPLICANT**

PI Properties No 36 LLC / Pico Canyon LLC

**MAP/EXHIBIT DATE**

August 21, 2018

**PROJECT OVERVIEW**

A request to create 37 single-family lots, 2 open space lots, and 6 public facility lots on approximately 95 acres. A CUP is requested to allow a density-controlled development with on-site grading exceeding 100,000 cubic yards in a Hillside Management Area. An Oak Tree Permit is requested to remove one oak tree.

**LOCATION**

West of Interstate 5 & Southwest of Pico Canyon Road,  
vacant lot adjoining Magnolia Lane cul-de-sac

**ACCESS**

Magnolia Lane

**ASSESSORS PARCEL NUMBER(S)**

2826-020-063

**SITE AREA**

94.38 Gross Acres

**GENERAL PLAN / LOCAL PLAN**

Santa Clarita Valley Area Plan

**ZONED DISTRICT**

Newhall

**LAND USE DESIGNATION**

RL2 (2 units per gross acre)

**ZONE**

A-2-2 (Heavy Agricultural – 2-acre minimum lot size)

**PROPOSED UNITS**

37

**MAX DENSITY/UNITS**

47

**COMMUNITY STANDARDS DISTRICT**

N/A

**ENVIRONMENTAL DETERMINATION (CEQA)**

Mitigated Negative Declaration

**KEY ISSUES**

- Consistency with the Santa Clarita Valley Area Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.158.050 (Conditional Use Permit Burden of Proof Requirements)
  - 22.16.040 (A-2 Zone Development Standards)

**CASE PLANNER:**

Marie Pavlovic

**PHONE NUMBER:**

(213) 974 - 6433

**E-MAIL ADDRESS:**

mpavlovic@planning.lacounty.gov



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



**Amy J. Bodek, AICP**  
Director of Regional Planning

**Dennis Slavin**  
Chief Deputy Director,  
Regional Planning

## PROPOSED ENVIRONMENTAL DETERMINATION

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DETERMINATION DATE:	February 5, 2020
PROJECT NUMBER:	TR74650
PERMIT NUMBER(S):	VTTM No. TR74650, CUP No. 2016004409, OTP No. 2017009209
SUPERVISORIAL DISTRICT:	5
PROJECT LOCATION:	Vacant land southwest of Pico Canyon & Interstate 5, East of 25402 Magnolia Lane within the Santa Clarita Valley Community
OWNER:	RI Properties No. 36 LLC
APPLICANT:	Pico Canyon, LLC
CASE PLANNER:	Marie Pavlovic, Senior Regional Planner mpavlovic@planning.lacounty.gov

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Los Angeles County ("County") completed an Initial Study to evaluate the potential environmental impacts of the above-mentioned project. The Initial Study indicated that the project could potentially result in significant adverse effects on the environment, but those effects would be avoided or reduced to a less than significant level through project design modification and/or implementation of the recommended feasible mitigation measures. Therefore, the County proposes that a Mitigated Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). Accordingly, the enclosed Mitigation Monitoring & Reporting Program (MMRP) will need to be signed by the applicant and returned to the project planner.

Attached: Initial Study – Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) and USB thumb drive containing Appendices to the MND

# Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



**Project title:** Canyon View Estates/Project No. 2016-002179; Tract Map No. 74650; Conditional Use Permit No. 2016004409; Oak Tree Permit No. RPPL2017009209; and Environmental Assessment No. 20160044100

**Lead agency name and address:** Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

**Contact Person and phone number:** Marie Pavlovic (213) 974-6433

**Project sponsor's name and address:** Jemstreet Properties, 1435 Reynolds Court, Thousand Oaks, CA 91362

**Project location:** Regionally, the Project site is situated west of Interstate 5 (I-5), north of California State Route 188 (SR-118), south of California State Route 126 (SR-126), and east of the Los Angeles-Ventura County boundary; refer to **Figure 1, Regional Map**. Locally, the Project site is located approximately 1,000 feet south of the intersection of Pico Canyon Road and Stevenson Ranch Parkway, immediately east of the Southern Oaks residential community (Southern Oaks community) and west of the Sunset Point residential community (Sunset Point community); refer to **Figure 2, Aerial Photograph**.  
APN: 2826-020-012, 2826-020-013 and 2826-020-061 USGS Quad: Newhall and Oat Mountain

**Gross Acreage:** 94.38 gross acres

**General plan designation:** N/A

**Community/Area wide Plan designation:** RL2 – Rural Land (1 du per 2 acres)

**Zoning:** A-2-2 Heavy Agriculture (2-acre minimum lot size); no Community Standards District

**Description of project:** The Canyon View Estates Project (Project) proposes to develop 37 single-family residential lots, two open space lots, one public water quality basin, and five public facility lots (basins); refer to **Figure 3, Tentative Tract Map**. The proposed residential lots would occupy approximately 11.09 acres of the Project site. The remaining improved areas of the Project site would include 3.87 acres for supporting public roadway infrastructure, 2.85 acres of desilting basins, and 1.78 acres of water quality basin. Approximately 79 acres of open space is proposed. On-site drainage would flow to the existing unnamed drainage, which is tributary to Pico Creek. The Project proposes access from the existing Magnolia Lane within the neighboring Southern Oaks community. One scrub oak tree is proposed for removal. The Project site is located within Fire Zone 4, which is a Very High Fire Hazard Severity Zone (VHFHSZ) that falls within the State Responsibility Area (SRA). Thus, a fuel modification plan for the perimeter portions of the proposed development envelopes would be required and has been conceptually approved by the County Fire Department.

The southeastern portion of the Project site includes the Santa Susana Mountains/Simi Hills Significant Ecological Area (SEA). The Project proposes the preservation of approximately 60 acres of undeveloped natural land within the northeastern and southern portions of the Project site. No development is proposed within the SEA. The Project open space would be contiguous with existing open space (Laing-Brookfield Open Space) to the south and southwest.

Project entitlements include Tract Map No. 74650, Conditional Use Permit No. 2016004409, Oak Tree Permit No. RPPL2017009209, and Environmental Assessment No. 20160044100.



SOURCE: ESRI StreetMap, 2009.

Canyon View Estates  
**Figure 1**  
 Regional Map

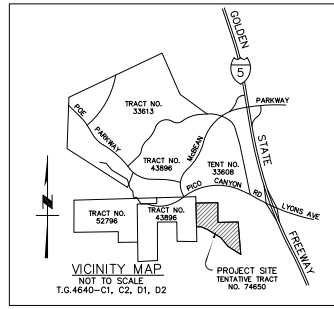




SOURCE: NAIP, 2014 (Aerial).

Canyon View Estates  
**Figure 2**  
Aerial Photograph





**BENCHMARK** L3026  
RDM TAG IN S CB 26' W/O BCR @ SW COR  
LYONS AVE & WILEY CYN RD 100' W & 40' S/O  
C/L INT (NR W END CB)  
NEWHALL 2009 ELEV.=1265.354 (FEET)  
ELEV.= 385.681 (M)

**EASEMENT PLOT**  
ORDER NO. 416240446  
PROPERTY IN QUESTION  
ITEM NO. 2 - INGRESS AND EGRESS  
NOVEMBER 13, 1963 AS INSTRUMENT NO. 3337 O.R. TO REMAIN  
ITEM NO. 3 - ROAD  
MARCH 13, 1972 AS INSTRUMENT NO. 2285 O.R. TO BE ABANDONED  
ITEM NO. 5 - DIVIDES AND CHANNELS - UNLOCATABLE  
BOOK 2886 PAGE 85 O.R.  
ITEM NO. 7 - ROADWAYS - UNLOCATABLE  
BOOK 33630 PAGE 466 O.R.  
ITEM NO. 8 - INGRESS, EGRESS AND UTILITIES - UNLOCATABLE  
APRIL 4, 1978 AS INSTRUMENT NO. 78-202178 AND  
FEBRUARY 27, 1978 AS INSTRUMENT NO. 78-202147, BOTH OF O.R.  
ITEM NO. 12 - WATER PIPE LINE  
JULY 30, 1997 AS INSTRUMENT NO. 97-1153897 O.R. TO REMAIN  
ITEM NO. 14 - INGRESS, EGRESS, UTILITIES AND COMMUNICATION FACILITIES - UNLOCATABLE  
APRIL 8, 2008 AS INSTRUMENT NO. 2008-605413 O.R.

**LAND USE SUMMARY:**

LAND USE	ACRES	%	LOTS
SINGLE FAMILY	11.59	11.75	37
OPEN SPACE LOTS	74.79	79.24	2
OPEN SPACE	0.62	0.65	0
PUBLIC FACILITY	4.63	4.91	6
LESS WATER TANK	-0.66	-0.7	0
TOTAL OPEN SPACE	78.76	83.45	0
PUBLIC STREETS	3.87	4.10	0
TOTAL	94.38	100%	0

**CURVE DATA**

CHORD BEHN	CHORD LENGTH	CHORD BEHN
CI 14128.78	322.00	574.79
CI 12350.00	400.00	188.77
CI 28732.95	400.00	183.00
CI 12350.00	400.00	188.77
CI 16420.19	283.00	322.00
CI 12350.00	400.00	188.77

**LEGAL DESCRIPTION:**  
SEE SHEET 2 OF 2 FOR FULL LEGAL DESCRIPTION

**RECORD OWNER:** PI PROPERTIES NO. 38 LLC  
C/O POSITIVE INVESTMENTS, INC  
610 N. SANTA ANITA AVE  
ARCADIA, CA 91006

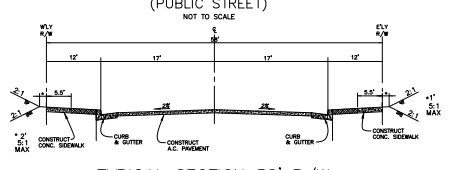
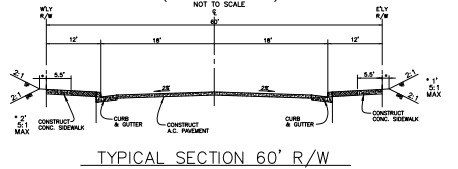
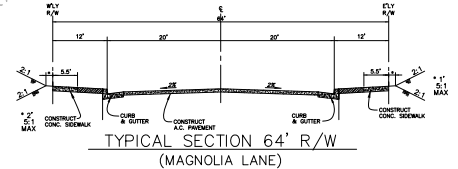
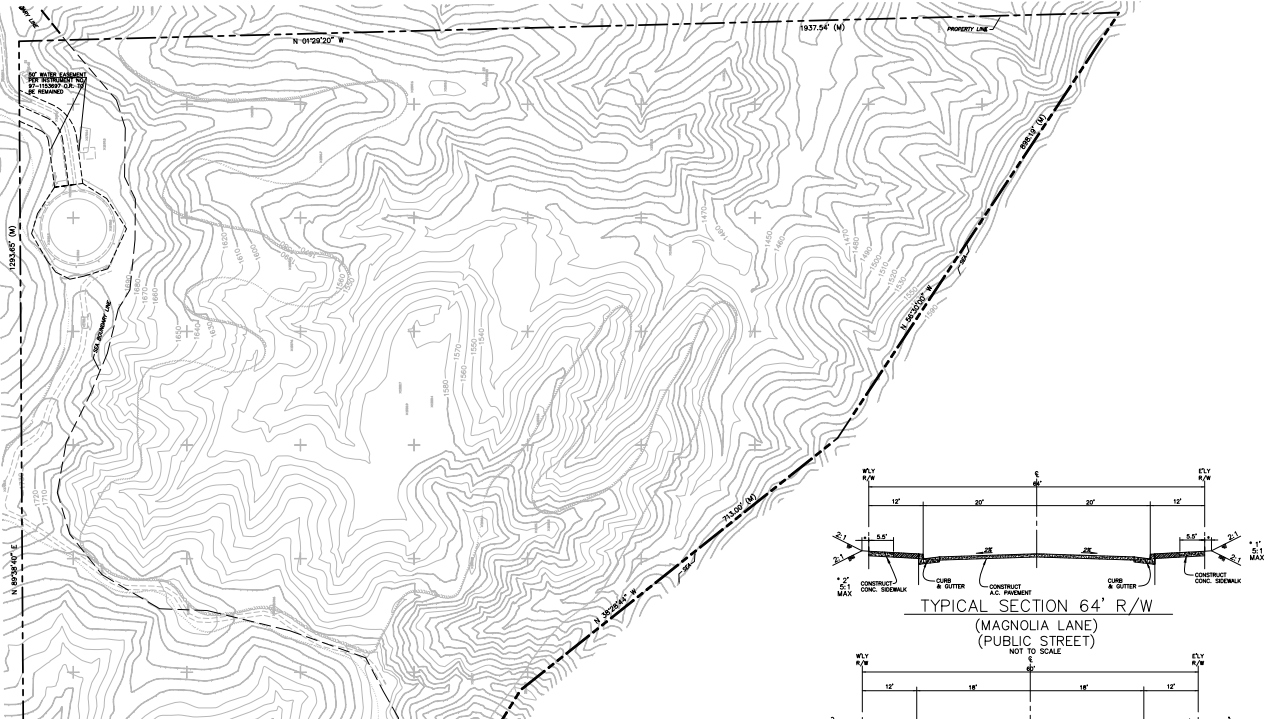
**SUBDIVIDER:** PICO CANYON, LLC  
1435 REYNOLDS CT.  
THOUSAND OAKS, CA 91342  
805-373-2860

**ENGINEER:** CIVIL DESIGN AND DRAFTING, INC.  
IMAD ABOLJAWDAH  
885 PATRIOT DR., UNIT C  
MIDDLETOWN, CA 93021  
805-522-2822

**PROJECT LOCATION:** MAGNOLIA LN & AUTUMN PL  
SANTA CLARITA, CA 91381  
THOMAS GUIDE PAGE NO. 4640-C-2  
APN: 2826-020-012, 013 & 061

**NOTE:**  
WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES A MULTI-USE, EQUESTRIAN, BICYCLING, AND HIKING OVERLAY TRAIL EASEMENT ACROSS OPEN SPACE LOT #44 AND #45 FOR FUTURE ALIGNMENTS OF THE PICO CANYON REGIONAL TRAIL.

**NOTE:**  
OPEN SPACE AREAS TO BE DESIGNATED AS RESTRICTED USE AREAS ON THE FINAL MAP.  
ALL EASEMENTS MARKED TO BE ABANDONED WILL TAKE EFFECT AT MAP RECORDED.



**UTILITIES & SERVICES:**

SEWER: L.A. COUNTY SANITATION DISTRICT #32  
WATER: SANTA CLARITA VALLEY WATER AGENCY (SCWA)  
GAS: S.D. CALIFORNIA GAS CO.  
ELECTRICAL: S.D. CALIFORNIA EDISON CO.  
TELEPHONE: PACIFIC TELEPHONE CO.  
SCHOOLS: NEWHALL ELEMENTARY SCHOOL  
FIRE: DISTRICT HART HIGH SCHOOL DISTRICT  
POLICE: L.A. COUNTY FIRE DEPARTMENT  
CABLE T.V.: L.A. COUNTY SHERIFF'S DEPARTMENT  
STEVENSON RANCH CABLE

**GENERAL NOTES:**

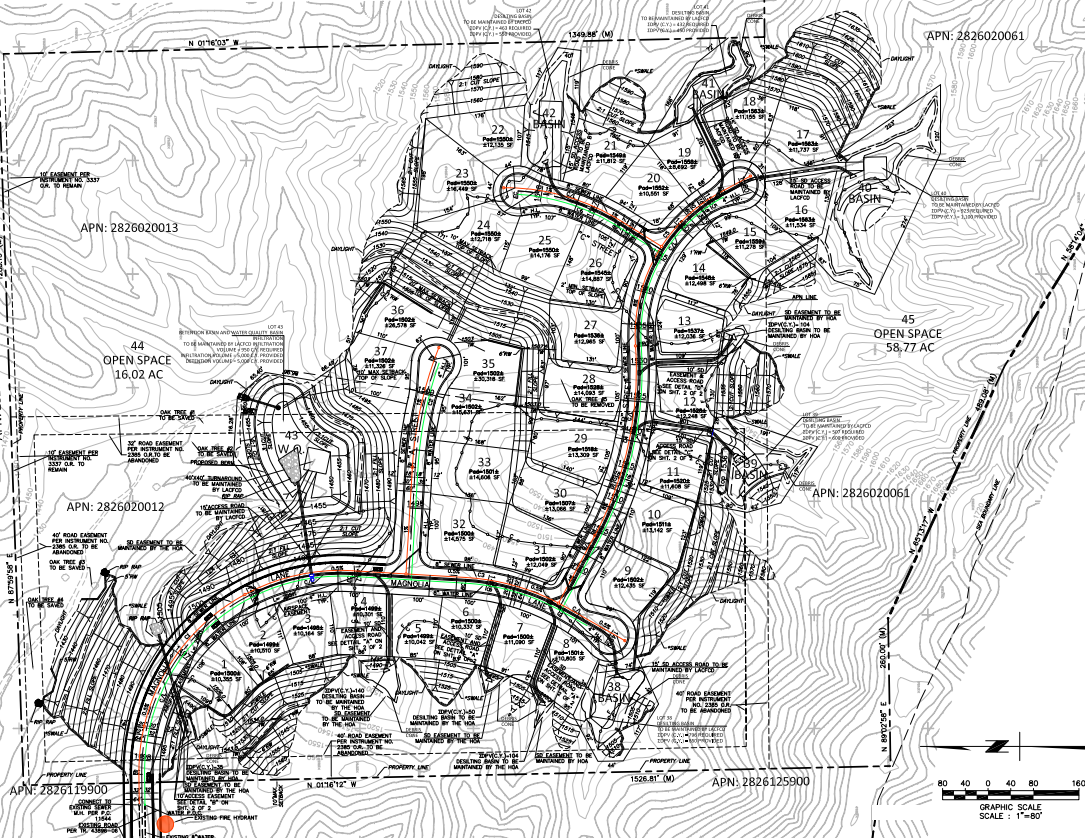
- EXISTING AND PROPOSED ZONING: A-2-2
- SANTA CLARITA GENERAL PLAN: 2826-020-012
- ASSESSORS PARCEL NUMBERS: 2826-020-013, 2826-020-061 & 2826-020-061
- 4640 GRID C2
- THIS PROJECT IS A DENSITY CONTROLLED DEVELOPMENT UNDER SECTION 22.56.205 OF TITLE 22 L.A. COUNTY ZONING CODE.

**SITE DATA:**

- SITE IS VACANT.
- GROSS ACREAGE=94.38 ACRES.
- AVERAGE RESIDENTIAL LOT SIZE: 2.4 ACRES (DENSITY CONTROLLED DEVELOPMENT SECTION 22.56.205)
- TOTAL RESIDENTIAL LOTS: 37 (LOTS 1 THRU 37)
- OPEN SPACE & PUBLIC FACILITY LOTS 38 THRU 42, 43, 44, AND 45.
- TOTAL: 45 LOTS
- MAXIMUM SLOPE GRADE: 2 FT HORIZONTAL TO 1 FT VERTICAL IN THE CUT SLOPE AND 2 FT HORIZONTAL TO 1 FT VERTICAL IN FILL SLOPE
- GM: TREES TO REMOVED = 1
- GRAVING PROPOSED: RAW CUT=375,000 CUBIC YARDS  
RAW FILL=375,000 CUBIC YARDS  
OVER-EXCAVATION=73,000 CUBIC YARDS

**CIRCULATION:**

- ALL STREETS TO BE PUBLIC RIGHTS-OF-WAY.
- HOME OWNERS ASSOCIATION TO BE ESTABLISHED TO MAINTAIN ANY COMMON OPEN SPACE LOTS CREATED.
- DEVELOPER REQUESTS THE RIGHT TO ADJUST LOT LINES TO THE SATISFACTION OF THE COUNTY OF LOS ANGELES.
- REQUEST RIGHT TO CREATE ADDITIONAL OPEN SPACE LOTS PRIOR TO RECORDED OF FINAL MAP(S).
- RIGHT OF WAY RETURN RADIUS OF 13 FEET AT ALL LOCAL STREET INTERSECTIONS.
- CUL-DE-SAC DESIGN PER L.A.C.O. STD. PLATE 12-C-01, 2-04
- OPEN SPACE AREAS TO BE DESIGNATED AS BUILDING RESTRICTION AREAS ON THE FINAL MAP AND THE FUTURE HOA SHALL MAINTAIN SAID OPEN SPACE AREAS UPON EXECUTION OF A MAINTENANCE AGREEMENT UNLESS THE PROPERTY IS TRANSFERRED TO THE COUNTY OR A LAND CONSERVANCY.



**LOT AREA SUMMARY:**

LOT NO.	NET AREA (SF)	GROSS AREA (SF)	TYPE
1	10,355	10,355	SINGLE FAMILY DETACHED
2	10,610	10,610	SINGLE FAMILY DETACHED
3	10,365	10,164	SINGLE FAMILY DETACHED
4	10,301	10,301	SINGLE FAMILY DETACHED
5	8,845	10,042	SINGLE FAMILY DETACHED
6	10,337	10,337	SINGLE FAMILY DETACHED
7	9,841	11,050	SINGLE FAMILY DETACHED
8	9,634	10,805	SINGLE FAMILY DETACHED
9	12,435	12,435	SINGLE FAMILY DETACHED
10	13,142	13,142	SINGLE FAMILY DETACHED
11	11,868	11,868	SINGLE FAMILY DETACHED
12	11,178	12,248	SINGLE FAMILY DETACHED
13	12,038	12,038	SINGLE FAMILY DETACHED
14	12,498	14,498	SINGLE FAMILY DETACHED
15	11,478	11,478	SINGLE FAMILY DETACHED
16	11,844	11,844	SINGLE FAMILY DETACHED
17	11,747	11,747	SINGLE FAMILY DETACHED
18	11,555	11,555	SINGLE FAMILY DETACHED
19	8,692	8,692	SINGLE FAMILY DETACHED
20	10,851	10,851	SINGLE FAMILY DETACHED
21	11,812	11,812	SINGLE FAMILY DETACHED
22	12,135	12,135	SINGLE FAMILY DETACHED
23	14,449	16,449	SINGLE FAMILY DETACHED
24	11,846	11,846	SINGLE FAMILY DETACHED
25	13,019	13,019	SINGLE FAMILY DETACHED
26	14,666	14,666	SINGLE FAMILY DETACHED
27	13,412	13,412	SINGLE FAMILY DETACHED
28	13,414	13,414	SINGLE FAMILY DETACHED
29	14,378	14,378	SINGLE FAMILY DETACHED
30	13,066	13,066	SINGLE FAMILY DETACHED
31	12,049	12,049	SINGLE FAMILY DETACHED
32	15,175	14,915	SINGLE FAMILY DETACHED
33	14,060	14,060	SINGLE FAMILY DETACHED
34	15,631	15,631	SINGLE FAMILY DETACHED
35	31,868	31,868	SINGLE FAMILY DETACHED
36	27,971	27,971	SINGLE FAMILY DETACHED
37	11,902	11,902	SINGLE FAMILY DETACHED
38	---	18,689	BASEIN LOT
39	---	18,689	BASEIN LOT
40	---	47,074	BASEIN LOT
41	---	19,441	BASEIN LOT
42	---	17,669	BASEIN LOT
43	---	18,689	BASEIN LOT
44	---	69,071	RETENTION AND W.O. BASIN LOT
45	---	2,262,832	OPEN SPACE
46	---	188,620	PUBLIC STREET
TOTAL	615,371	4,111,330	



The following table provides a summary of the proposed land uses:

Land Use	Lots	Acres	Percent of Total
Single-Family	37	11.09	11.75
Open Space	2	74.79	79.24
Public Facility Basins	5	2.85	3.02
Water Quality Facility	1	1.78	1.89
Public Streets	--	3.87	4.10
<b>Total</b>	<b>44</b>	<b>94.38</b>	<b>100</b>

**Grading:** The Project would require approximately 375,000 cubic yards of cut material, with all cut material being used as fill material within the Project site. An additional 73,000 cubic yards of over-excavation and recompaction will also be required, for a total of 896,000 cubic yards of grading. The Project grading plan would balance the grading quantities such that no import or export of soil would be required. Manufactured slopes would have a maximum grade of 2 horizontal to 1 vertical. In the area to the north, a slope grade of 1.75 to 1 is proposed with the use of a geomat to preserve two coast live oak trees. The grading limits would be confined within the Project site. The grading plan for the Project would fully comply with County grading standards.

**Construction:** Project construction would last approximately 36 months with grading during the initial four months. A

**Surrounding land uses and setting:** The Southern Oaks community abuts the Project site on the west through which access to the Project site is proposed via Magnolia Lane while the Sunset Point community is located to the east of the Project site. Adjacent to the northwestern boundary of the Project site is Pico Canyon Park. To the south and southwest is open space and undeveloped property including the Santa Clarita Woodlands Park. The Pico Canyon Trail, a proposed four-mile trail mostly along Pico Canyon Road is aligned in areas generally to the east and southeast of the Project site. The existing 0.6-mile Pico Canyon Trail segment is northwest of the Project along Pico Canyon Road, from Stevenson Ranch Parkway west to the west end of the Southern Oaks community. The area to the north of the Project site is undeveloped. Figure 2 provides an aerial view of the Project site and surrounding uses.

The Project site is located within the Newhall School District and the William S. Hart Union High School District. The Santa Clarita Valley Water Agency, Valencia Water Division is the public water purveyor. Southern California Gas Company and Southern California Edison Company provide the natural gas and electrical utilities, respectively.

The Project site is currently vacant and consists of undeveloped terrain with moderate to steep variation in topography. An existing active water tank operated by the Santa Clarita Valley Water Agency, Valencia Water Division is located in the east-central portion of the Project site. Several small drainage courses traverse



through the site, flowing north toward Pico Creek. Vegetation within the Project site includes, but is not limited to, chaparral and alluvial or riparian habitat. The existing vegetation is recovering from a wildfire in 2003.

**Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

On August 24, 2017, project notification letters were issued via mail and email to the Fernandeno Tataviam Band of Mission Indians and Gabrieleno Tongva. Consultation with the Fernandeno Tataviam Band of Mission Indians commenced on October 17, 2017.

**Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):**

<i>Public Agency</i>	<i>Approval Required</i>
<u>California Department of Fish and Wildlife</u>	<u>1602 Streambed Alteration Agreement</u>
<u>California Regional Water Quality Control Board</u>	<u>401 Certificate</u>
<u>U.S. Army Corps of Engineers</u>	<u>404 Clean Water Act Permit</u>

**Major projects in the area:**

<i>Project/Case No.</i>	<i>Description and Status</i>
<u>00-136/TR52796 (Aidlin Hills)</u>	<u>102 residential lots approved in 2016.</u>
<u>TR061996 (Legacy Village)</u>	<u>1011 SFR units and 2446 condo units, a senior assisted living facility (342 beds), 30.2 acres of public and private recreation areas, a 3.0-acre fire station, and 839,000 square feet of commercial development including a 337,000 s.f. senior assisted living facility over 1758.6-acre project site.</u>
<u>TR060678</u>	<u>948 lots on 1745.7 acres yielding 699 SFR units; 2918 multifamily apartments/condominiums; 66,400 s.f. for commercial uses; recreation centers; parks; schools; open spaces and public facilities within the Newhall Ranch Specific Plan.</u>

**Reviewing Agencies:** [See [CEQA Appendix B](#) to help determine which agencies should review your project]

*Responsible Agencies*

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

*Special Reviewing Agencies*

- None
- Mountains Recreation and Conservation Authority
- National Parks
- National Forest
- CalFire
- William S. Hart Union School District

*Regional Significance*

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

*Trustee Agencies*

- None
- State Dept. of Fish and Wildlife
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

*County Reviewing Agencies*

- DPW
- Fire Department
  - Forestry, Environmental Division
  - Planning Division
  - Land Development Unit
  - Health Hazmat
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee

*Other*

- City of Santa Clarita

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project.

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Aesthetics                      | <input type="checkbox"/> Greenhouse Gas Emissions               | <input checked="" type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Agriculture/Forestry            | <input checked="" type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Recreation                                    |
| <input type="checkbox"/> Air Quality                     | <input type="checkbox"/> Hydrology/Water Quality                | <input type="checkbox"/> Transportation                                |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning                      | <input checked="" type="checkbox"/> Tribal Cultural Resources          |
| <input checked="" type="checkbox"/> Cultural Resources   | <input type="checkbox"/> Mineral Resources                      | <input type="checkbox"/> Utilities/Services                            |
| <input type="checkbox"/> Energy                          | <input checked="" type="checkbox"/> Noise                       | <input checked="" type="checkbox"/> Wildfire                           |
| <input type="checkbox"/> Geology/Soils                   | <input type="checkbox"/> Population/Housing                     | <input checked="" type="checkbox"/> Mandatory Findings of Significance |


DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
 \_\_\_\_\_  
 Signature (Prepared by)

12/30/19  
 \_\_\_\_\_  
 Date

 Jones for Huntington  
 \_\_\_\_\_  
 Signature (Approved by)

12/30/19  
 \_\_\_\_\_  
 Date