

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: Aidlin Hills Project/ Project No. 00-136/ Case No(s). VTTM 52796, CUP 00-136, OTP 00-136.

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

Contact Person and phone number: Jodie Sackett, Land Divisions, (213) 974-6433

Project sponsor's name and address: Denise Williams-Montagna, Project Manager, Lennar Homes, 980 Montecito Drive, Suite 302, Corona, CA 92879

Project location: The Aidlin Hills Project ("Project") site is located in the northern foothills of the Santa Susanna Mountains in an unincorporated section of Los Angeles County ("County") known as Stevenson Ranch. Regional access to the Project site is provided via Interstate 5 ("I-5") located approximately 1.6 miles east of the Project site. Local access to the Project site is provided via Pico Canyon Road, a County master-planned arterial road. The regional context and local setting of the Project site are illustrated on **Figure 1, Regional Location and Project Vicinity Map.**

APN: 2826-020-020 through 024, 2826-020-030 through 033, and 2826-097-003

USGS Quad: Newhall and Oat Mountain

Gross Acreage: 230.5

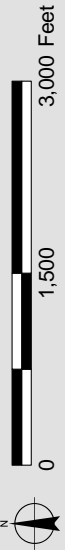
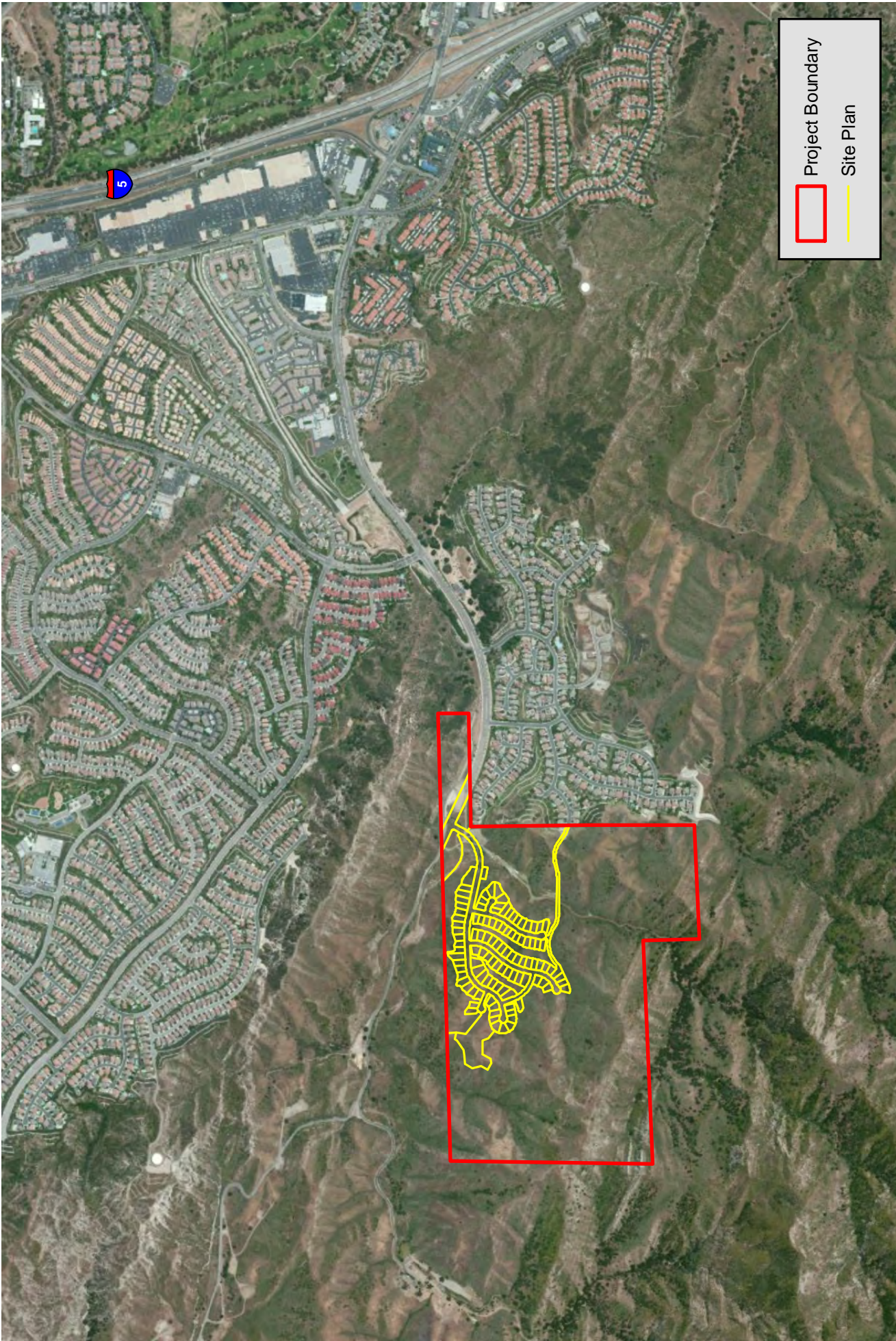
General plan designation:

Community/Area wide Plan designation: Santa Clarita Valley Area Plan – Hillside Management (HM), Urban 2 (U2), and Floodway/Floodplain (W)

Zoning: A-2-2 (Heavy Agricultural Zone, two-acre minimum lot size)

Surrounding land uses and setting: A single-family residential community abuts the Project site on the east. The area to the west of the Project site is mostly undeveloped within Pico Canyon, but this area includes the remaining historic buildings of Mentryville. Mentryville is a state historic landmark operated by the Santa Monica Mountains Conservancy ("SMMC"). The Pico Canyon Trail, a four mile trail mostly adjacent to Pico Canyon Road and providing access to Mentryville, meanders through Pico Canyon in areas generally to the west and southwest of the Project site. The areas directly to the north and south of the Project site are mostly undeveloped with moderate to steep variations in topography. **Figure 2, Aerial Photograph,** provides an aerial view of the Project site and surrounding uses.





Aerial Photograph

Aidlin Hills
Source: Alliance Land Planning & Engineering Inc., 2014; PCR Services Corporation, 2014.

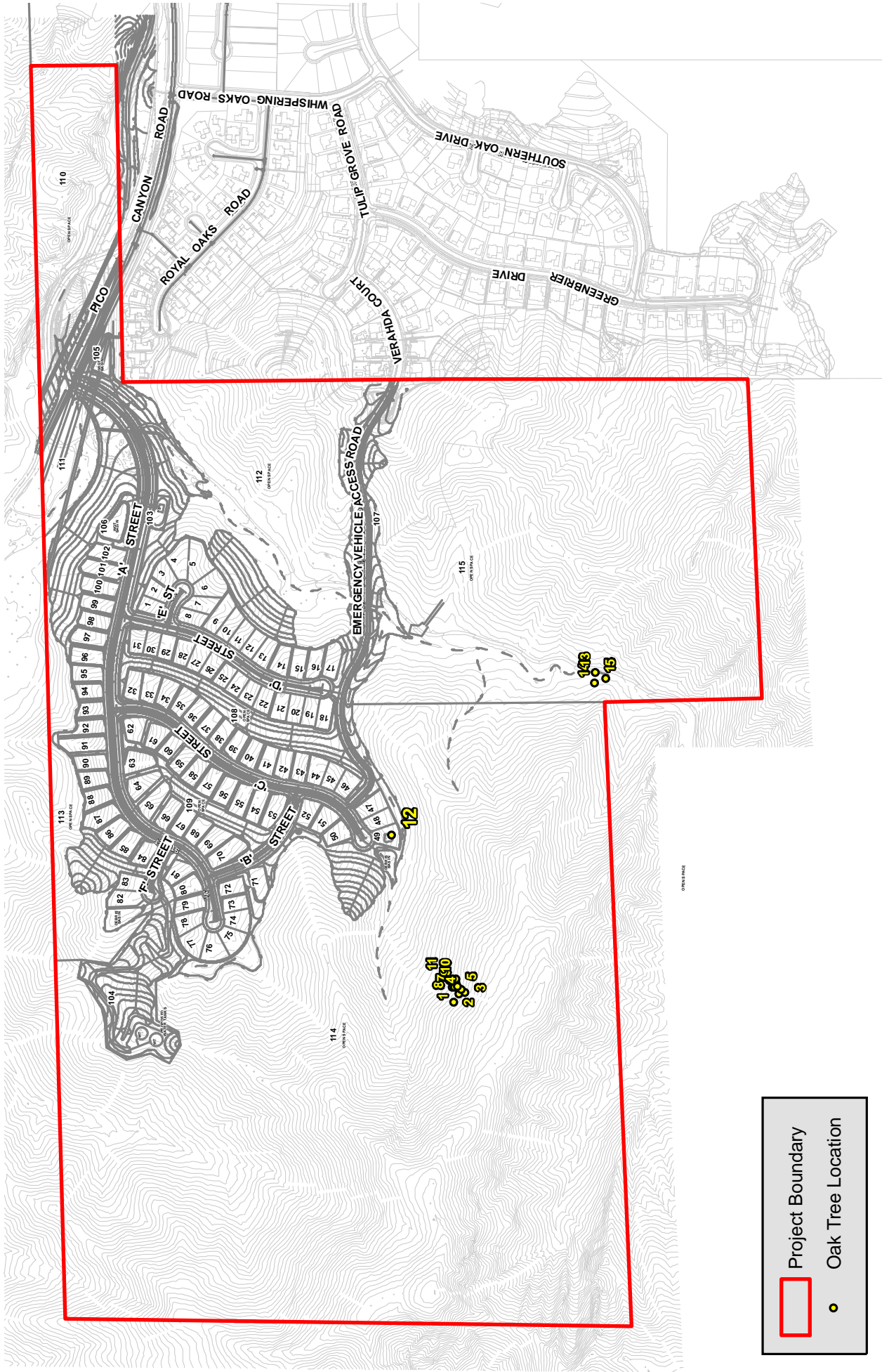
Existing conditions: The Project site is primarily vacant and consists of undeveloped terrain with moderate to steep variations in topography. Several small to large drainage courses traverse through the site. Vegetation within the Project site includes, but is not limited to, chaparral and coastal sage scrub habitats, riparian habitats, and non-native grassland in the process of transition as they recover from a wildfire in 2010. Pico Canyon Road generally traverses the northern boundary of the Project site, with a small portion of the roadway segment occurring in the northeast corner of the site. Various dirt access roads and trails traverse though the site.

Description of project: The Project applicant proposes to develop 102 single-family dwellings and associated supporting infrastructure including local roadways, two 250,000 gallon water storage tanks and a pump station, water quality treatment basins, and a fire access road within a 230.5-acre Project site. The proposed residential lots would occupy approximately 20.8 acres of the Project site. The remaining improved areas of the Project site would include 3.9 acres for the water tanks/pump station, 1.5 acres of water quality basins, a 1.4-acre fire access road, and 9.6 acres of public streets. **Figure 3, Vesting Tentative Tract Map,** illustrates the Project’s proposed site plan. On-site drainage would be diverted to wetland filtration ponds for cleansing prior to discharge into Pico Creek. The Project applicant proposes to widen the segment of Pico Canyon Road that generally traverses the northern boundary of the Project site, in accordance with the approved alignment of the road east of the site; the improvements also will be consistent with the County’s designation of the roadway as a major arterial. A 24-foot wide paved emergency vehicle access road to the east, connecting with Verandah Court, would be maintained to provide emergency access to the private properties southeast of the Project site. The Project site is located within Fire Zone 4, which is a Very High Fire Hazard Severity Zone (“VHFHSZ”). Thus, a fuel modification plan for the perimeter portions of the proposed development envelope will be required.

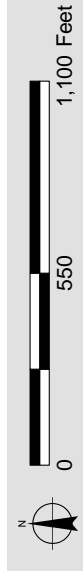
The Project applicant also proposes the preservation of approximately 193.3 acres of undeveloped, natural area within the southern and western portions of the Project site. The Project would include an open area between Pico Creek and Upper Wickham Canyon after realignment of Wickham Canyon. The Canyon would be enhanced by the planting of additional native trees and shrubs.

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

<u>Area Type</u>	<u>Lot Numbers</u>	<u>Number of Lots</u>	<u>Total Acreage</u>
<u>Single-Family Residences</u>	<u>1 – 102</u>	<u>102</u>	<u>20.8</u>
<u>Water Tanks/Pump Station</u>	<u>103 – 104</u>	<u>2</u>	<u>3.9</u>
<u>Open Space</u> <u>(Water Quality Basins)</u>	<u>105 – 106</u>	<u>2</u>	<u>1.5</u>
<u>Open Space</u> <u>(Fire Access Road)</u>	<u>107</u>	<u>1</u>	<u>1.4</u>
<u>Open Space</u> <u>(Landscape/Natural)</u>	<u>108 – 115</u>	<u>8</u>	<u>193.3</u>
<u>Public Streets</u>	<u>N/A</u>	<u>N/A</u>	<u>9.6</u>
<u>Total</u>		<u>115</u>	<u>230.5</u>



Project Boundary
● Oak Tree Location



Vesting Tentative Tract Map

Aidlin Hills
 Source: Alliance Land Planning & Engineering Inc., 2014; PCR Services Corporation, 2014.

Grading: The Project would require approximately 1,300,000 cubic yards of cut material, with all cut material being used as fill material within the site. Accordingly, the Project grading plan would balance the grading quantities such that no import or export of soil would be required. Grading of the site would occur in the northerly portion of the site on moderate/steep slopes and valleys in order to remediate existing geologic conditions and to create stable building pads and internal roadways. Manufactured slopes would have a maximum grade of 2 horizontal to 1 vertical. The grading plan for the Project would fully comply with County grading standards.

Construction Schedule: Subject to Project approval and issuance of grading and construction permits, Project construction is conceptually anticipated to commence in November 2015 and conclude in June 2019 with grading operations anticipated to commence in November 2015 and conclude in June 2016. Infrastructure installation would commence in May 2016, starting with storm drains (about four months) and followed by sewer (about six months), water (about six months), street hardscape (about two months) and other utilities (about four months). The majority of these steps would overlap. Residential house construction is estimated to begin in January 2017, being constructed in multiple phases over an approximately two and one half year period.

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

Implementation of the Project may include, but may not be limited to, the following approvals:

- Vesting Tentative Tract Map for 115 total lots (102 single-family residential lots, two lots for water tanks/pump station, two lots for open space/water quality basins, one lot for open space/fire access road, and eight lots for open space/landscape/natural);
- Conditional Use Permit (“CUP”) for a density-controlled development in a hillside area and for grading exceeding 100,000 cubic yards of soil materials;
- Oak Tree Permit for the removal of one oak tree;
- Section 404 permit from the U.S. Army Corps of Engineers (“USACE”) for impacts to Waters of the U.S.;
- Section 1602 Streambed Alteration Agreement from the California Department of Fish and Wildlife (“CDFW”) for impacts to streams; and
- Section 401 Certification from the Los Angeles Regional Water Quality Control Board (“LARWQCB”) for impacts to surface water quality.

Major projects in the area (Partial List, not complete for Cumulative Analysis):

<i>Project/Case No.</i>	<i>Description and Status</i>
<u>TR53653/RCUP200500088</u>	<u>Land Division for 92 SFR lots; 93 senior condo units (Approved March 2009)</u>
<u>00-210/TR53295/CUP 00-210</u>	<u>Land Division for 408 SFR lots and 1,232 multi-family units, 726,000 sq ft of commercial space, and elementary school</u>
<u>TR060678/RCUP200500150</u>	<u>Land Division for 699 SFR lots and 2,918 multi-family units; 66,400 sq ft of commercial space, elementary, middle and high schools</u>
<u>TR061996/RCUP200500122</u>	<u>Land Division for 1,004 SFR lots; 2,453 multi-family units; 502,000 sq ft of commercial space, and senior-assisted living unit.</u>
<u>_____</u>	<u>_____</u>

Reviewing Agencies:

Responsible Agencies

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

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)

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
-

County Reviewing Agencies

- DPW:
 - Land Development Division (Grading & Drainage)
 - Geotechnical & Materials Engineering Division
 - Watershed Management Division (NPDES)
 - Traffic and Lighting Division
 - Environmental Programs Division
 - Sewer Maintenance Division

Regional Significance

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

- Fire Department
 - Forestry, Environmental Division
 - Planning Division
 - Land Development Unit
 - Health Hazmat
- Sanitation District
- Public Health/Environmental Health Division: Toxics Epidemiology Program (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee
- Public Libraries


ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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)

8-21-14

Date



Signature (Approved by)

8/25/94

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

- a) Have a substantial adverse effect on a scenic vista?

Potentially Significant Impact. The topography of the Project site and surrounding areas is characterized by varied moderate to steep topography. Surrounding areas also have varied topography which could provide views of the site as part of a larger scenic view. Project implementation would modify the existing topography, remove existing site vegetation, and introduce residential uses on the currently undeveloped site changing the character of views in the area. The extent of the site’s visual change, including potential impacts to a scenic vista, will be further evaluated in an EIR.

- b) Be visible from or obstruct views from a regional riding or hiking trail?

Potentially Significant Impact. The four-mile Pico Canyon Trail meanders through Pico Canyon in areas generally to the west and southwest of the Project site; refer to Figure 10.1, Regional Trail System, of the County General Plan 2035 (Draft 2014). The County General Plan, Santa Clarita Valley Area Plan Trails Map, also identifies a future trail paralleling Pico Canyon Road north of the Project site. The extent of potential view modifications from regional trails resulting from development of the Project site will be further evaluated in an EIR.

- c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Potentially Significant Impact. According to Exhibit CO-7, Scenic Resources, of the Santa Clarita Valley Area Plan 2012, no scenic resources are located within the Project site or immediately adjacent areas. The Project site is located approximately 1.6 miles west of I-5. According to Figure 9.7, Scenic Highways, of the General Plan 2035 (Draft 2014), a portion of I-5 southeast of the Project site is designated as an eligible scenic highway. Due to the distance and intervening topography, the Project site is not visible from the scenic highway segment. Thus, no views of the site are available from a scenic highway.

Mentryville and the historic Pico Canyon Oil Field Well No. 4, both state historic landmarks, are located to the west of the Project site at the terminus of Pico Canyon Road; refer to Figure 9.9, Historic Resource Sites Policy Map, of the County General Plan 2035 (Draft 2014) and Exhibit CO-6, Cultural and Historical Resources, of the Santa Clarita Valley Area Plan 2012. Due to intervening topography, the areas proposed for development as part of the Project would not be visible from these historic landmark sites.

According to the Oak Tree Survey Update (2013) prepared by PCR, a total of 15 coast live oaks are located on-site. At least one isolated oak tree lies within the proposed Project grading limits or fuel modification zone. While the removal of any oak trees would need to be conducted in accordance with Chapter 22.56 – Part 16 (“Oak Tree Ordinance”) of the County Zoning Code (“Zoning Code”), the extent of the potential impacts resulting from the loss of one on-site oak tree will be further evaluated in an EIR Biological Resources section.

d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?

Potentially Significant Impact. Due to the fact that the Project site consists of primarily of vacant and undeveloped land, the introduction of residential uses would alter the visual character and quality of the Project site. The extent of impacts to the visual quality and character of the site and its surroundings will be further evaluated in an EIR.

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?

Potentially Significant Impact. The Project would introduce one- and two-story single-family homes producing minimal shadows confined within the Project area and that would be similar to the adjacent single-family residential uses to the east of the site. As such, shadows generated by the Project would not adversely affect views in the area. Impacts associated with glare are not anticipated from the proposed residential uses. Currently, there are no existing light sources on the Project site. The Project would include nighttime lighting that would comply with the Rural Outdoor Lighting District (Chapter 22.44 – Part 9) of the Zoning Code. Nonetheless, the potential effects of nighttime lighting on the area will be further evaluated in an EIR.

References:

- California Department of Transportation, State Scenic Highway Mapping System, http://www.dot.ca.gov/hq/LandArch/scenic_highways/, accessed January 2014.
- Google Earth, Aerial Views, accessed January 2014.
- Los Angeles County Department of Regional Planning, Santa Clarita Valley Area Plan, One Valley One Vision, 2012, Exhibit CO-6, Cultural and Historical Resources and Exhibit CO-7, Scenic Resources.
- Los Angeles County General Plan, Santa Clarita Valley Area Plan, Trails Map, adopted by the Board of Supervisors on January 16, 2007.
- Los Angeles County General Plan 2035 (Draft 2014), Figure 9.7, Scenic Highways Map, Figure 9.9, Historic Resource Sites Policy Map, and Figure 10.1, Regional Trail System.
- Oak Tree Survey Update for Tentative Map #52796 in the Stevenson Ranch Area, prepared by PCR Services Corporation, dated June 27, 2013.

2. AGRICULTURE / FOREST

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. The Project site and most surrounding areas do not contain agricultural uses or related operations; refer to Figure 9.5, Agricultural Resource Areas Policy Map, of the General Plan 2035 (Draft 2014). The Project site is not located on designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program. Therefore, the Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses. No impact would occur in this regard. Further analysis of this issue in an EIR is not necessary.

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than Significant Impact. The Project site is zoned A-2-2 (Heavy Agricultural Zone, two-acre minimum lot size. Single-family residential uses are consistent with A-2 zoning. The Project site is not designated an Agricultural Opportunity Area and covered by a Williamson Act contract. The Project's consistency with the current zoning designations for the Project will be analyzed in an EIR. This issue will be assessed as part of the Land Use and Planning analysis in an EIR (refer also to Response No. 11.b, below).

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact. The Project site is not zoned for forestry uses. No forest land or timberland zoning is present on the site or in the surrounding area. As such, the Project would not conflict with existing zoning for forest land or timberland and no impact would occur in this regard. Fifteen oak trees are on the Project

site and a single oak not part of an oak woodland is proposed to be removed. Further analysis of this issue in an EIR is not necessary.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. No forest land exists on the Project site. As such, the Project would not result in the loss of forest land or conversion of forest land to non-forest use and no impact would occur in this regard. Further analysis of this issue in an EIR is not necessary.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. Since there are no agricultural uses or related operations and no forest land on or near the Project site, the Project would not involve the conversion of farmland or forest land to other uses, either directly or indirectly. No impacts to agricultural or forest land would occur. Further analysis of this issue in an EIR is not necessary.

References:

- Los Angeles County General Plan 2035 (Draft 2014), Figure 9.5, Agricultural Resource Areas Policy Map.
- State of California Department of Conservation Website, California Important Farmland Finder, <http://maps.conservation.ca.gov/ciff/ciff.html>, accessed January 2014.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact. The Project site is located within the 6,600 square mile South Coast Air Basin (“Basin”); refer to Figure 8.1, Air Basins, of the General Plan 2035 (Draft 2014). The South Coast Air Quality Management District (“SCAQMD”) is required, pursuant to the Clean Air Act, to reduce emissions of criteria pollutants for which the Basin is in non-attainment [i.e., ozone, carbon monoxide, particulate matter (PM) - PM₁₀, and PM_{2.5}]. The Project would be subject to the SCAQMD’s Air Quality Management Plan (“AQMP”). The AQMP contains a comprehensive list of pollution control strategies directed at reducing emissions and achieving ambient air quality standards. These strategies are developed, in part, based on regional population, housing, and employment projections prepared by the Southern California Association of Governments (“SCAG”).

The Project would contribute to regional and local air emissions during construction and operation. Construction activities would produce emissions from construction equipment and fugitive dust. Project operations would increase the amount of traffic in the area and would consequently generate vehicle emissions that could affect implementation of the AQMP. As such, it is recommended that the Project’s consistency with the AQMP be addressed in an EIR.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact. As discussed in Response No. 3.a, the Project site is located within the Basin, which is characterized by relatively poor air quality. State and Federal air quality standards are often exceeded in many parts of the Basin. Implementation of the Project would increase emissions on both a short term (i.e., during construction) and long-term basis in a non-attainment area. Short-term construction emissions would result from a number of sources, including but not limited to, the operation of heavy-duty construction equipment and on-site grading. Long-term emissions would result from motor vehicles traveling to and from the site once the Project is fully operational and stationary sources through the use of natural gas and electricity. As development of the Project would result in increased air emissions associated with construction and operation, it is recommended that this issue be analyzed further and documented in an EIR.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Potentially Significant Impact. Since the Project would result in increases in air emissions from construction and operations (e.g., vehicle trips and stationary sources) in the Basin, which is currently in non-attainment of Federal and State air quality standards for ozone, carbon monoxide, PM₁₀ and PM_{2.5}, it is recommended that this issue be analyzed further in an EIR.

d) Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. Construction activities and operation of the proposed residential uses would increase air emissions above current levels. Land uses that are generally considered more sensitive to air pollution than others are as follows: hospitals, schools, residences, playgrounds, child care centers, athletic facilities, and retirement/convalescent homes. Sensitive receptors in the Project vicinity consist of a residential community located immediately to the east of the Project site. The nearest schools, Pico Canyon Elementary School, Rancho Pico Junior High School, and West Ranch High School are located approximately 0.8 miles east, 1.5 miles north, and 1.5 miles north of the Project site, respectively. Pico Canyon Park and Jake Kuredjian Park are located approximately 0.5 mile east and 0.7 miles east of the Project site, respectively. Construction and operation of the Project could result in increases in air emissions that could impact nearby sensitive receptors. Therefore, it is recommended that this issue be analyzed further in an EIR.

e) Create objectionable odors affecting a substantial number of people?

Less Than Significant Impact. No objectionable odors affecting a substantial number of people are expected as a result of either construction or operation of the Project. Odors are typically associated with industrial projects involving use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes. Odors are also commonly associated with such uses as sewage treatment facilities and landfills. Odors occasionally develop where water is temporarily held for prolonged periods such as in retention basins. As the Project involves residential development and has no or limited elements related to these types of uses that can cause objectionable odors, less than significant impacts would occur. Further analysis of this issue in an EIR is not necessary. The potential for odors originating from retention basins and similar water quality infrastructure is will be addressed in the Hydrology and Water Quality section.

References:

- Google Earth, Aerial Views, accessed January 2014.
- Los Angeles County General Plan 2035 (Draft 2014), Figure 8.1, Air Basins.

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact. Project implementation would convert the Project site’s primarily vacant and undeveloped land to residential uses. Results of previously conducted biological-related studies and focused surveys in and around the Project site are summarized below. As summarized therein, the Project site has the potential to support candidate, sensitive and/or special status species, as well as sensitive habitat.

According to the results of focused surveys conducted in 2003, no coastal California gnatcatchers (*Poliophtila californica californica*) were detected on the Project site. The Project site is not designated as critical habitat for this species, although land designated by the USFWS as critical habitat is south and east of the Project site. Two bird species, the rufous-crowned sparrow (*Aimophila ruficeps*) and the prairie falcon (*Falco mexicanus*), both considered to be a California Species of Special Concern by the CDFW, were detected on-site. The rufous-crowned sparrow likely nests on-site.

According to the Initial Study Wildlife Assessment (1999 and 2000) prepared by Robert A. Hamilton, the following sensitive species have a moderate to high potential for occurrence on-site: California legless lizard (*Anniella pulchra*), coast horned lizard (*Phrynosoma blainvillii*), coastal whiptail (*Aspidoscelis tigris stejnegeri*), San Bernardino ringneck snake (*Diadophis punctatus modestus*), coast patch-nosed snake (*Salvadora hexalepis virgulata*), golden eagle (*Aquila chrysaetos*), Cooper’s hawk (*Accipiter cooperii*), prairie falcon (*Falco mexicanus*), ashy rufous-crowned sparrow (*Aimophila ruficeps canescens*), Bell’s sage sparrow (*Artemisiospiza belli belli*), pallid bat (*Antrozous pallidus*), Townsend’s big-eared bat (*Corynorhinus townsendii townsendii*), spotted bat (*Euderma maculatum*), small-footed myotis (*Myotis evotis*), long-eared myotis (*Myotis evotis*), fringed myotis (*Myotis thysanodes*), Yuma myotis (*Myotis yumanensis*), California mastiff bat (*Eumops perotis californicus*), Los Angeles pocket mouse (*Perognathus longimembris brevinasus*), San Diego desert woodrat (*Neotoma lepida intermedia*), and southern grasshopper mouse (*Onychomys torridus ramona*).

According to the Oak Tree Survey Update (2013) prepared by PCR, a total of 15 coast live oaks are located on-site. At least one isolated oak tree lies within the proposed Project grading limits or fuel modification zone.

According to the results of the Botanical Inventory (2005) prepared by Envicom, four sensitive species considered by the CDFW listing of Special Vascular Plants (July 2005), were located on-site: slender mariposa lily (*Calochortus clavatus* ssp. *gracilis*) – California Native Plant Society (“CNPS”) Rank 1B, Plummer’s mariposa lily (*Calochortus plummerae*) – CNPS Rank 1B, southern California black walnut (*Juglans californica*) – CNPS Rank 4, and Peirson’s morning glory (*Calystegia peirsonii*) – CNPS Rank 4.

According to the CNDDDB 2014, the following sensitive plant species occur within the Project vicinity: Braunton's milkvetch (*Astragalus brauntonii*), Nevin's barberry (*Berberis nevinii*), round-leaved filaree (*California macrophylla*), San Fernando Valley spineflower (*Chorizanthe parryi* var. *fernandina*), Southern California black walnut (*Juglans californica*), slender mariposa lily (*Calochortus clavatus* var. *gracilis*), Plummer's mariposa lily (*Calochortus plummerae*), Peirson's morning-glory (*Cahystegia peirsonii*), Santa Susana tarplant (*Deinandra minthornii*), slender-horned spineflower (*Dodecabama leptoceras*), Blochman's dudleya (*Dudleya blochmaniae* ssp. *blochmaniae*), many-stemmed dudleya (*Dudleya multicaulis*), Palmer's grapplinghook (*Harpagonella palmeri*), Newhall sunflower (*Helianthus inexpectatus*), Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*), Robinson's pepper-grass (*Lepidium virginicum* var. *robinsonii*), Davidson's bush-mallow (*Malacothamnus davidsonii*), white-veined monardella (*Monardella hypoleuca* ssp. *hypoleuca*), spreading navarretia (*Navarretia fossalis*), Ojai navarretia (*N. ojaiensis*), Piute Mountain navarretia (*N. setiloba*), short-joint beavertail cactus (*Opuntia basilaris* var. *brachyclada*), chaparral ragwort (*Senecio aphanactis*), and Greta's aster (*Symphotrichum greatae*). Sensitive plant communities recorded in the Project vicinity include California walnut woodland, Cismontane alkali marsh, Mainland cherry forest, Riversidian alluvial fan sage scrub, Southern riparian scrub, Southern coast live oak riparian forest, Southern cottonwood willow riparian forest, Southern mixed riparian forest, Southern sycamore alder riparian woodland, Southern willow scrub, Valley needlegrass grassland, and Valley oak woodland.

In addition to the many previous biological studies, the EIR will incorporate the results of an updated biological resources assessment that will provide a current and accurate assessment of biological resources impacts resulting from the proposed Project.

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?

Potentially Significant Impact. The Project site is primarily vacant and consists of undeveloped terrain with moderate to steep variations in topography. Vegetation within the Project site includes, but not limited to, chaparral and coastal sage scrub habitats, riparian habitats, and non-native grassland in the process of transition as they recover from a wildfire in 2010. In addition, according to the Biological Constraints Due Diligence Report (2013), a cluster of 11 coast live oaks located in the southwestern portion of the Project site are located closely enough to constitute a coast live oak woodland.

Sensitive plant communities recorded in the Project vicinity include California walnut woodland, Cismontane alkali marsh, Mainland cherry forest, Riversidian alluvial fan sage scrub, Southern riparian scrub, Southern coast live oak riparian forest, Southern cottonwood willow riparian forest, Southern mixed riparian forest, Southern sycamore alder riparian woodland, Southern willow scrub, Valley needlegrass grassland, and Valley oak woodland.

As indicated above in Response No. 4.a, the EIR will incorporate the results of an updated biological resources assessment that will provide a current and accurate assessment of biological resources impacts resulting from the proposed Project, including impacts on sensitive natural communities identified in local or regional plans, policies, regulations or by CDFW or USFWS.

c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined

by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?

Potentially Significant Impact. Two blue-line streams, Wickham Canyon and Pico Canyon, originating in the northern foothills of the Santa Susanna Mountains appear on the Newhall and Oat Mountain USGS maps. According to the Wetland Delineation Report (2000) prepared by Envicom, the Project site contains 1.25 acres of USACE and 6.41 acres of CDFW jurisdictional wetlands or “waters of the U.S”. Updated surveys assessing the proposed Project design will be conducted as part of the biological resources assessment to be included in an EIR to determine if there is potential for significant impacts to federally protected wetlands.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Potentially Significant Impact. Currently, the Project site consists of mostly vacant and undeveloped land and there is unrestricted wildlife access through the site. According to Figure 9.2, Regional Habitat Linkages, of the General Plan 2035 (Draft 2014), the Project site is located within a larger area of regional wildlife linkages and wildlife movement. Project implementation would convert a portion of the Project site to suburban development that could create obstacles for wildlife movement in the Project area. Based on the updated biological resources assessment, an EIR will further analyze wildlife movement and determine if the Project would substantially interfere with a wildlife corridor or wildlife movement across the site.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?

Potentially Significant Impact. As indicated above in Response No. 4.b., the Biological Constraints Due Diligence Report (2013) concluded a cluster of 11 coast live oaks located in the southwestern portion of the Project site are located closely enough to constitute a coast live oak woodland. The EIR will incorporate the results of an updated biological resources assessment that will provide a current and accurate assessment of biological resources impacts resulting from the proposed Project, including impacts on oak woodlands.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

Potentially Significant Impact. Due to conversion of undeveloped land to urban uses, the proposed Project has the potential to conflict with local policies or ordinances protecting biological resources. As mentioned above in Response 4.a., coast live oaks are located on-site. As part of the updated biological resources assessment to be prepared, potential impacts to the on-site oak trees and the Project's consistency with local policies and ordinances will be included. The Project site is located within a proposed SEA under the Draft General Plan 2035 (2014). The results of the analysis will be included in an EIR.

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

Less than Significant Impact. The Project is not located within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The analysis an EIR will discuss the Project location in relation to adopted habitat conservation plans in the Project vicinity.

References:

- Biological Constraints Due Diligence Report for Tentative Map #52796 in the Stevenson Ranch Areas, prepare by PCR Services Corporation, dated July 1, 2013.
- Initial Study Assessment: Vegetation and Flora, prepared by Verna Jigour Associates, dated July 3, 1999.
- Initial Study Wildlife Assessment Aidlin Westerly Property, Tentative Tract 52796, prepared by Robert A. Hamilton, dated July 19, 1999 and May 31, 2000.
- Jurisdiction Delineation Technical Report for Waters of the U.S. Wetlands, and Riparian Habitat, prepared by Envicom Corporation, dated July 26, 1999.
- Los Angeles County General Plan 2035 (Draft 2014), Figure 9.2, Regional Habitat Linkages.
- Oak Tree Survey Update for Tentative Map #52796 in the Stevenson Ranch Area, prepared by PCR Services Corporation, dated June 27, 2013.
- Results of 2003 Focused Surveys for the Coastal California Gnatcatcher, prepared by BioResource Consultants, dated September 10, 2003.
- Wetland Delineation Report, the Aidlin Project, prepared by Envicom Corporation, dated June 2000.
- Wickham Property Botanical Inventory, 2005, prepared by Envicom Corporation, dated November 2005.

5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?

Potentially Significant Impact. Mentryville and the historic Pico Canyon Oil Field Well No. 4, both state historic landmarks, are located approximately ¾ mile (3960 feet) to the west of the Project site at the terminus of Pico Canyon Road; refer to Figure 9.9, Historic Resource Sites Policy Map, of the County General Plan 2035 (Draft 2014) and Exhibit CO-6, Cultural and Historical Resources, of the Santa Clarita Valley Area Plan 2012. A home/ranch complex and a honey house (structure previously used for bee keeping operation) were previously located in the northeastern portion of the Project site, south of Pico Canyon Road. A riveted iron standpipe, representing the remnants of exploratory oil well drilling is located east of the dirt road through Wickham Canyon in the northeaster portion of the Project site. According to the Historic Resources Technical Report (1999) and the Cultural Resources Reconnaissance and Evaluation (1999), several potential historical resources were located on the Project site, including a home/ranch complex and honey house built in the early 1900s. However, since 1999, a wildfire burned much of the site in 2010, possibly including the potential resources identified in the 1997 assessment. Thus, an updated assessment will be necessary due to the passage of time and changes to the Project site resulting from the wildfire. The results of the updated cultural resources assessment will be included in an EIR.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?

Potentially Significant Impact. While an archaeological resource assessment was completed in 1999 (as referenced in Response No. 5.a), an updated assessment will be necessary due to the passage of time and changes to the Project site resulting from the 2010 wildfire. The findings of the updated archaeological resources assessment will be included in an EIR.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?

Potentially Significant Impact. According to the Paleontological Resources Assessment Report (2001), the Pliocene Pico Formation and the late Miocene to early Pliocene Towsley Formation geologic units present on the Project site have a high potential to contain nonrenewable scientific resources, such as fossils, and should be monitored closely. The surficial Holocene Alluvium present is too young to contain nonrenewable scientific resources and thus does not require close paleontological monitoring.

While a paleontological resource assessment was completed in 2001, an updated assessment will be necessary due to the passage of time and potential for newly discovered fossil and geologic information. The findings of the updated paleontological resources assessment will be included in an EIR.

d) Disturb any human remains, including those interred outside of formal cemeteries?



Potentially Significant Impact. The Project site is situated within the traditional tribal territory of a Native American group known to anthropologists as the Tatavium. The site is bordered by traditional territories of the Chumash to the west, the Gabrielino to the south, the Serrano to the east, and the Kitanemuk to the north. As discussed above in Response No. 5.b., an updated archaeological resources survey and assessment will be completed to determine the potential for Project activities to disturb human remains. The findings of this assessment will be included in an EIR.

References:

- Cultural Resources Reconnaissance and Evaluation of TT 52796 and the Lennar Parcel; Portions of the Aidlin Properties, City of Santa Clarita, Los Angeles County, California, prepared by RMW Paleo Associates Archaeology Paleontology History, dated May 1999.
- Historic Resources Technical Report, The Larinan Apiary, prepared by Tim Gregory, dated May 12, 1999.
- Los Angeles County Department of Regional Planning, Santa Clarita Valley Area Plan, One Valley One Vision, 2012, Exhibit CO-6, Cultural and Historical Resources.
- Los Angeles County General Plan 2035 (Draft 2014), Figure 9.7, Scenic Highways Map and Figure 9.9, Historic Resource Sites Policy Map.
- Paleontological Resources Assessment Report for Aidlin West EIR, prepared by RMW Paleo Associates, Inc., dated June 2001.

6. ENERGY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact. The Project would comply with the County’s Green Building Ordinance (Chapter 22.52 – Part 20) of the County Zoning Code by conserving energy, water, natural resources, and promoting a healthier environment. Project landscaping installed would be compliant with the County’s Drought Tolerant Landscaping Ordinance (Chapter 22.52 – Part 21) of the County Zoning Code. Further, the Project would be developed in compliance with all state and local regulations related to energy conservation. Therefore, further analysis of this issue in an EIR is not necessary.

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact. As indicated above in Response No. 6.a, the Project would not involve inefficient use of energy resources. The proposed residences would include installation of energy efficient HVAC units, windows, light fixtures, low flow plumbing fixtures, irrigation systems, and drought tolerant landscaping (where feasible). Therefore, the Project would not result in an inefficient use of energy resources. Further analysis of this issue in an EIR is not necessary.

7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.

Less Than Significant Impact. Fault rupture is displacement that occurs along the surface of a fault during an earthquake. The Project site is located in the seismically active region of southern California. According to the Geologic and Soils Engineering Exploration (2000), no known active or potentially active faults existing within, or extends onto the Project site; also refer to Figure 12.1, Seismic and Geotechnical Hazard Zones Policy Map, of the General Plan 2035 (Draft 2014) and Exhibit S-1, Earthquake Faults, of the Santa Clarita Valley Area Plan 2012. The Project site is not located within a designated Alquist-Priolo Earthquake Fault Zone. This is confirmed in the April 2014 Geologic/Geotechnical Evaluation for Environmental Impact Report, Vesting Tentative Tract Map No. 52796, Los Angeles County, California by R.T. Frankian & Associates. The potential for hazards associated with rupture of an earthquake fault within the Project area has been evaluated in the updated geotechnical report by R.T. Frankian & Associates, which reports a flexural-slip fault approximately 1 mile northeast of the Project site. Based on the findings of the updated geotechnical report, the probability of ground rupture of a known active earthquake fault occurring on-site during the design life of the project (i.e., approximately 30 years is assumed) is considered to be less than significant.

ii) Strong seismic ground shaking?

Potentially Significant Impact. Seismicity is the geographic and historical distribution of earthquake, including their frequency, intensity, and distribution. The level of ground shaking at a given location depends on many factors, including the site and type of earthquake, distance from the earthquake, and subsurface geologic conditions. They type of construction also affects how particular structures and improvements perform during ground shaking. A common measure of ground motion is the peak ground acceleration (“PGA”). Is it not a measure of total energy of an earthquake, such as the Richter and moment magnitude scales, but rather of how hard the ground shakes in a given geographic area. PGA is expressed as the percentage of the acceleration due to gravity (“G”), which is approximately 980 centimeters per second squared.

As discussed above in Response 7.a., the Project site is located in a seismically active region. There is potential for significant ground shaking at the Project site during a strong seismic event on active regional faults in the southern California area. According to the Geologic and Soils Engineering

Exploration (2000), the largest maximum earthquake site acceleration produced from the nearby fault, Oak Ridge (about 3.5 miles to the west), is a PGA value at the Project site of 0.95g. The April 2014 Geologic/Geotechnical Evaluation for Environmental Impact Report, Vesting Tentative Tract Map No. 52796, Los Angeles County, California by R.T. Frankian & Associates calculates a site-specific ground motion of 0.261g associated with 1994 Northridge earthquake and site-specific ground motion measured at 0.225g for the 1971 San Fernando earthquake. According to the United States Geological Survey, a PGA of 0.95g is considered “violent” perceived shaking with “heavy” potential for damage. If this relatively high ground acceleration was not considered in the design and construction phase, ground shaking at this intensity could result in significant damage to buildings and improvements associated with Project implementation. Thus, the updated R.T. Frankian & Associates geotechnical report recommends mitigation for potential hazards impacts associated strong seismic ground shaking on the site or in adjacent areas. The findings of the updated geotechnical report will be detailed in an EIR.

iii) Seismic-related ground failure, including liquefaction and lateral spreading?



Potentially Significant Impact. Liquefaction is a process that occurs when saturated sediments are subjected to repeated strain reversals during a seismic event. The strain reversals cause increased pore water pressure such that the internal pore pressure approaches the overburden stress and the shear strength approaches zero. Liquefied soils are subject to flow or excessive strain. Liquefaction occurs in soils below the groundwater table. Loose to medium dense sand and silty sand are particularly susceptible to liquefaction. Predominantly fine-grained soils, such as silts and clay, are less susceptible to liquefaction. According to the Geologic and Soils Engineering Exploration (2000), the site does not have the potential for flow failure or lateral spreading and liquefaction induced settlement was identified as a significant geologic hazard. Also, according to Figure 12.1, Seismic and Geotechnical Hazard Zones Policy Map, of the General Plan 2035 (Draft 2014) and Exhibit S-3, Seismic Hazards, of the Santa Clarita Valley Area Plan 2012, the Project site is located within a seismically induced liquefaction zone. The Oat Mountain and Newhall Seismic Hazard Zones Map (February 1998) also indicate that Wickham Canyon and Pico Canyon are potential seismically-induced liquefaction areas. This is the same conclusion in the April 2014 Geologic/Geotechnical Evaluation for Environmental Impact Report, Vesting Tentative Tract Map No. 52796, Los Angeles County, California by R.T. Frankian & Associates. Given the passage of time and an updated site plan, the potential for hazards associated with seismic-related ground failure, including liquefaction and lateral spreading on the revised Project design was evaluated in the updated R.T. Frankian & Associates geotechnical report and recommends mitigation to reduce the potential for significant impacts associated with seismic-related ground failure. These findings in the updated geotechnical report will be described and analyzed in an EIR.

iv) Landslides?



Potentially Significant Impact. According to the Geologic and Soils Engineering Exploration (2000), landslides were not identified as a significant hazard within the Project site. However, according to Figure 12.1, Seismic and Geotechnical Hazard Zones Policy Map, of the General Plan 2035 (Draft 2014), the Project site is located within a seismically induced landslide zone. The Oat Mountain and Newhall Seismic Hazard Zones Map (February 1998) also indicate that hillsides within the Project site are potential seismically-induced landslide areas. The April 2014 Geologic/Geotechnical Evaluation for Environmental Impact Report, Vesting Tentative Tract Map No. 52796, Los Angeles County, California by R.T. Frankian & Associates reports the presence of three landslides within the Project site, one of which is within the Project grading footprint. The potential for hazards associated with landslides associated with the Project’s current site plan are evaluated in the updated R.T. Frankian & Associates geotechnical report. Based on the findings of the updated geotechnical report, an EIR will incorporate

mitigation for the potential significant impacts associated with landslides.

- b) Result in substantial soil erosion or the loss of topsoil?

Potentially Significant Impact. Grading and site preparation activities associated with the Project would increase the potential for soil erosion in the Project. The Project would require approximately 1,300,000 cubic yards of cut material, with all cut material being used as fill material within the site. The Project would require grading of the natural topography within the portion of the Project site designated for residential development including slopes over 25 percent in order to remediate existing geologic conditions and to create stable building pads and internal roadways. Manufactured slopes would have a maximum grade of 2 horizontal to 1 vertical. Further, the Project is also located within a high fire hazard severity zone and thus requires vegetation clearance. The grading plan for the Project would fully comply with County grading standards. The Project Applicant will be further required to comply with all applicable NPDES and low-impact development building requirements affecting site drainage to the satisfaction of the County Division of Building and Safety. Analysis of impacts associated with soil erosion and the loss of topsoil will be included in an EIR and appropriate mitigation proposed.

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Potentially Significant Impact. Refer to Response 7.a.i-iv. R.T. Frankian & Associates has prepared an updated geotechnical report, which addresses potential geotechnical and seismic-related impacts, including lateral spreading, subsidence, liquefaction, and collapse. The findings of the updated geotechnical report will be detailed in an EIR.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Potentially Significant Impact. Refer to Response 7.a.i-iv. R.T. Frankian & Associates has prepared an updated geotechnical report with expansive soil information and addresses potential geotechnical impacts, including risks associated with expansive soils. The findings of the updated geotechnical report will be detailed in an EIR.

- e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?

No Impact. The project would not involve the use of septic tanks or alternative wastewater disposal systems. As such, no impact would occur in this regard. Further analysis of this issue in an EIR is not necessary.

- f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan

Conservation and Open Space Element?

Potentially Significant Impact. The Project site is primarily vacant and consists of undeveloped terrain with moderate to steep variations in topography. Wickham Canyon traverses the Project site south to north and connects with Pico Canyon in the northeast. According to Figure 9.8, Hillside Management Areas and Ridgeline Management Map, of the General Plan 2035 (Draft 2014), the Project site is located within a hillside management area. The Project site is designated Hillside Management within the Santa Clarita Valley Area Plan and is subject to hillside design standards. Analysis of the Project's consistency with the Hillside Management Area Ordinances (Chapter 22.56.215, Part 1) and hillside design standards in the County's General Plan Conservation and Open Space Element will be included in an EIR.

References:

- Geologic and Soils Engineering Exploration Proposed Hillside Residential Subdivision Tentative Tract 52796 26300 Pico Canyon Road, Los Angeles County, California, for Aidlin Properties, prepared by The J. Byer Group, Inc., dated June 5, 2000.
- Geologic/Geotechnical Evaluation for Environmental Impact Report, Vesting Tentative Tract Map No. 52796, Los Angeles County, California prepared by R.T. Frankian & Associates, dated April 3, 2014.
- Los Angeles County Department of Regional Planning, Santa Clarita Valley Area Plan, One Valley One Vision, 2012, Exhibit S-1, Earthquake Faults and Exhibit S-3, Seismic Hazards.
- Los Angeles County General Plan 2035 (Draft 2014), Figure 9.8, Hillside Management Areas and Ridgeline Management Map and Figure 12.1, Seismic and Geotechnical Hazard Zones Policy Map.
- Seismic Hazard Zone Report for the Newhall 7.5-Minute Quadrangle, Los Angeles County, California, prepared by Department of Conservation, Division of Mines and Geology, dated February 1, 1998.
- Seismic Hazard Zone Report for the Oat Mountain 7.5-Minute Quadrangle, Los Angeles County, California, prepared by Department of Conservation, Division of Mines and Geology, dated February 1, 1998.
- State of California Earthquake Fault Zones, Newhall Quadrangle Revised Official Map, revised June 1, 1995.
- United States Geological Survey. Accessed from website at: http://en.wikipedia.org/wiki/Peak_ground_acceleration, accessed January 2014.

8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact. Construction and operation of the Project would increase greenhouse gas emissions (“GHGs”) which have the potential to result in a significant impact on the environment. Therefore, this issue will be further evaluated in an EIR and include a quantitative assessment of Project-generated GHG emissions resulting from construction equipment, vehicle trips, electricity and natural gas usage, and water conveyance. Relevant project features that reduce GHG emissions, such as green building design, will also be discussed.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact. Project features to achieve consistency with applicable plans, policies or regulations adopted for the purpose of reducing GHG emissions will be evaluated in an EIR.

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

<p>a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact. The type and amount of hazardous materials to be used in association with the Project would be typical of those used in residential developments. Specifically, operation of the residential uses would involve the use and storage of small quantities of potentially hazardous materials in the form of cleaning solvents, painting supplies, pesticides for landscaping, and pool maintenance. However, all potentially hazardous materials would be contained, stored, and used in accordance with manufacturers’ instructions and handled in compliance with applicable standards and regulations. Any associated risk would be adequately reduced to a less than significant level through compliance with these standards and regulations. Therefore, impacts would be less than significant. Further analysis of this issue in an EIR is not necessary.

<p>b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact. As discussed in Response 9.a, operation of the proposed single-family residences is not anticipated to result in significant risks associated with hazardous materials.

Construction of the Project would involve the use of potentially hazardous materials such as vehicle fuels, oils, and transmission fluids. All such potentially hazardous materials would be contained, stored, and used in accordance with manufacturers’ instructions and handled in compliance with applicable standards and regulations.

According to a Phase 1 Environmental Site Assessment (“ESA”) conducted in 1999, there was no observable evidence of contamination at the oil well drill location on-site. Artificial fill with petroleum odor of unknown origin existed at the head of a tributary canyon to Wickham Canyon. A water heater was observed within the creek bed of Wickham Canyon indicated the site may have been used for dumping. Asbestos was suspected of the previous home/ranch complex. The honey house was surrounded by various drums, tanks and other miscellaneous debris presumably associated with honey production and storage. Off-site environmental concerns noted in the 1999 Phase I ESA included debris piles and a building marked with “high voltage” placards.

As a result of the above-mentioned 1999 Phase I ESA, analysis of potential impacts of hazardous materials on-site and off-site will be included in an EIR. The Phase I ESA analyzed a previous site design, which has sense been revised. Further, results of such studies are typically considered valid for one year. An updated Phase I ESA dated March 26, 2014, has been prepared by Advantage Environmental Consultants, LLC for the current Project. The report found petroleum staining and odors located west of Wickham Canyon in apparently disturbed soil, as also reported in the 1999 Phase I ESA. Two plugged oil wells are also reported

in the 2014 Phase I ESA, both of which are located outside of the proposed development area. The results and findings relating to hazardous materials recommends that, prior to grading activities, the project grading contractor should be apprised of the petroleum staining and odors located west of Wickham Canyon to be included in an EIR.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?

Less Than Significant Impact. Sensitive land uses are generally considered uses such as playgrounds, schools, senior citizen centers, hospitals, day-care facilities, or other uses that are more susceptible to poor air quality, such as residential neighborhoods. The only sensitive use within one-quarter mile of the Project site is the residential community which abuts the Project site on the east. However, the Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Construction of the Project would involve the use of potentially hazardous materials such as vehicle fuels, oils, and transmission fluids. All such potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. Therefore, impacts would be less than significant. Further analysis of this issue in an EIR is not necessary.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less Than Significant. The updated 2014 Phase I ESA by Advantage Environmental Consultants, LLC included a current database search of hazardous materials sites compiled pursuant to Government Code section 65962.5. The results of this search did not disclose any environmental constraints to the development of the Project site. Further analysis of potential impacts associated with hazardous materials sites in an EIR is not necessary.

e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

No Impact. The Project site is not within an airport land use plan and it is not within two miles of a public use airport. The nearest airports, Van Nuys Airport (16461 Sherman Way, Van Nuys, CA) and Whiteman Airport (12653 Osborne Street, Los Angeles) are located approximately 12 miles south and 13 miles southeast of the Project site, respectively. No safety hazards for people residing or working in the area would occur as a result of the Project and no impacts would occur. Therefore, the Project would not result in an airport-related safety hazard for people residing or working in the Project area, and no impact would occur in this regard. Further analysis of this issue in an EIR is not necessary.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No Impact. There are no private airstrips in the vicinity of the Project site, and the site is not located within a designated airport hazard area. Therefore, the Project would not result in airport-related safety hazards for the people residing or working in the area. No impact would occur in this regard. Further analysis of this issue in an EIR is not necessary.

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The Project site is primarily vacant and undeveloped. Pico Canyon Road generally traverses the northern boundary of the Project site, with a small portion of the roadway segment occurring in the northeast corner of the site. According to Figure 12.7, Disaster Routes, of the General Plan 2035 (Draft 2014), the nearest disaster route to the Project site is I-5, located approximately 1.6 miles east of the Project site. Implementation of the Project would not result in the closure of I-5 or any streets designated as an evacuation route in an adopted emergency response or evacuation plan. Construction activities and staging areas would be confined to the Project site. The construction activities would not physically impair access to and around the Project site. Furthermore, development of the Project would comply with County's building and applicable fire and safety codes that would require adequate access for fire personnel and equipment in and out of the Project site. Therefore, impacts would be less than significant. Further analysis of this issue in an EIR is not necessary.

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a Very High Fire Hazard Severity Zones (Zone 4)?

Potentially Significant. In 2010, the Project site and surrounding areas burned during a wildfire. The Project site is located within Fire Zone 4, which is a VHFHSZ; refer to Figure 12.6, Fire Hazard Severity Zones Policy Map, of the General Plan 2035 (Draft 2014) and Exhibit S-6, Very High Fire Hazard Severity Zones, of the Santa Clarita Valley Area Plan 2012. Thus, a fuel modification plan for the perimeter portions of the Project envelope would be prepared. The Project site and surrounding uses continue to be subject to potential wildland fire hazards. Therefore, Project implementation could expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Further analysis of this issue will be included in the EIR.

ii) within a high fire hazard area with inadequate access?

Potentially Significant. Regional access to the Project site is provided via I-5 located approximately 1.6 miles east of the Project site. Local access to the Project site is provided via Pico Canyon Road. A 24-foot wide paved emergency vehicle access road to the east, connecting with Verandah Court, would be maintained to provide emergency access to the private properties southeast of the Project site; refer to Figure 3 for location of the emergency vehicle access road. Nonetheless, as the Project site and surrounding uses continue to be subject to potential wildland fire hazards, an analysis of fire and emergency access will be included in an EIR.

iii) within an area with inadequate water and pressure to meet fire flow standards?

Potentially Significant. As part of the Project's proposed infrastructure improvements, water tanks and an on-site pump station would be provided inclusive of fire protection needs. Water pressure and flows would be reviewed and subject to approval by the County Fire Department to ensure adequate water supplies and pressure are available to meet the Project's fire slow standards. Nonetheless, as the Project site and surrounding uses continue to be subject to potential wildland fire hazards, an analysis of the Project's ability to demonstrate adequate water supply and flows are available to meet fire fighting demands will be included in an EIR.

iv) **within proximity to land uses that have the potential for dangerous fire hazard?**

Potentially Significant. In 2010, the Project site and surrounding areas burned during a wildfire. The Project site and surrounding areas are located within a VHFHSZ. Residential communities are located immediately to the east of the Project site. Residential uses do not generally present a high potential for dangerous fire hazards. However, the Project site and surrounding uses continue to be subject to potential wildland fire hazards. Therefore, Project implementation could expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Further analysis of this issue will be included in the EIR.

i) **Does the proposed use constitute a potentially dangerous fire hazard?**

Potentially Significant. The Project applicant proposes to develop 102 single-family dwellings and associated infrastructure including local roadways, water tanks and a pump station, water quality treatment basins, and a fire access road. Residential uses do not generally present a high potential for dangerous fire hazards. Nonetheless, the Project site and surrounding uses have a history of wildland fires and the potential for the Project to constitute a potentially dangerous fire hazard will be further analyzed in an EIR.

References:

- Department of Toxic Substances Control Envirostor Website, <http://www.envirostor.dtsc.ca.gov/public/>, accessed January 2014.
- Google Earth, Aerial Views, accessed January 2014.
- Los Angeles County Department of Regional Planning, Santa Clarita Valley Area Plan, One Valley One Vision, 2012, Exhibit S-6, Very High Fire Hazard Severity Zones.
- Los Angeles County General Plan 2035 (Draft 2014), Figure 12.6, Fire Hazard Severity Zones Policy Map and Figure 12.7, Disaster Routes.
- Phase 1 Environmental Site Assessment, Aidlin Property 26300 Pico Canyon Road, Los Angeles County, California, prepared by AGRA Earth & Environmental, Inc., dated March 2, 1999.
- Phase I Environmental Site Assessment, Tentative Tract Map No. 52796, Los Angeles County, California, prepared by Advantage Environmental Consultants, LLC, dated March 26, 2014.

10. HYDROLOGY AND WATER QUALITY

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Violate any water quality standards or waste discharge requirements?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact. Project construction would alter the quantity and composition of surface runoff through grading of site surfaces, construction of impervious streets, building development, introduction of urban pollutants, and irrigation for landscaped areas. A National Pollutant Discharge Elimination System (“NPDES”) permit, which includes Best Management Practices (“BMPs”), would be required to reduce pollution levels in stormwater discharge in compliance with applicable water quality standards. A Drainage Study and Water Quality Management Plan (“WQMP”) will be prepared for the Project, which will include an analysis of construction and operational impacts on the quantity and quality of site runoff and issues relating to the stormwater system, capacity requirements of drainage improvements, and waste discharge requirements. Based on the findings of the Hydrology Study and WQMP, the EIR will document the potential for significant impacts associated with increases in pollutant discharges to receiving waters (including impaired water bodies pursuant to the Clean Water Act Section 303(d) list), significant alteration of receiving water quality during or following construction, or violation of water quality standards or waste discharge requirements. Further analysis of this issue will be included in the EIR.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact. The Project would not directly deplete groundwater supplies as no groundwater extractions are proposed. However, the Project would develop residential uses on the Project site, which would result in an increase in impermeable surface area on-site. This reduction in pervious surface area could potentially reduce the amount of water reaching groundwater aquifers beneath the site. Per applicable stormwater regulations, all Project-related stormwater generated on-site (i.e., the incremental increase in stormwater flow volume versus pre-Project conditions) would be required to be contained within the Project boundaries. The March 2014 Hydrology Study prepared by Alliance Land Planning & Engineering, Inc. for the Project includes an analysis of the quantity of site runoff. The Hydrology Study includes discussion on compliance with the Low Impact Development (LID) guidelines. Rooftop stormwater will flow through gutters into on lot drainage systems then to bio-filtration basins where the LID design storm will be captured, filtered, and released into the storm drain system. Based on the findings of the Hydrology Study, the EIR will document the potential for significant impacts associated with groundwater recharge interference.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

Potentially Significant Impact. Currently, the Project site consists of primarily vacant and undeveloped land with only minor drainage improvements. Project construction and operation would alter the current drainage pattern on site and increase the amount of surface water runoff due to the introduction of impermeable surfaces. The Hydrology Study and WQMP prepared for the Project describes existing hydrological conditions including drainage patterns and flows, and analyzes whether on and off site runoff during construction and operation of the Project would result in substantial erosion, siltation or flooding. Based on the findings of the Hydrology Study and WQMP, the EIR will document the potential for impacts associated with increases in the rate or amount of surface runoff which could result in flooding on- or off-site.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

Potentially Significant Impact. Refer to Response 10.c. Further analysis of this issue will be included in the EIR.

e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?

Potentially Significant Impact. The Project applicant proposes to develop 102 single-family dwellings and associated supporting infrastructure including local roadways, water tanks and a pump station, water quality treatment basins, and a fire access road. On-site drainage would be diverted to wetland filtration ponds prior to discharge into Pico Creek. Further evaluation in the EIR is necessary to determine if the Project would add water features or create condition in which standing water could accumulate and increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use.

f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Potentially Significant Impact. A hydrology study will be prepared to evaluate surface water runoff from the Project site, changes to existing drainage patterns, and the ability of existing drainage facilities within the Project area to adequately drain the Project. Another by-product of introducing urban uses to the Project site is the introduction of additional sources of polluted runoff. Further evaluation in the EIR is necessary to determine if the Project would create or contribute to excessive water runoff and additional sources of pollution.

g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?

Potentially Significant Impact. Refer to Response 10.a. Further analysis of this issue will be included in the EIR.

h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?

Potentially Significant Impact. The Project would be designed to comply with the County low impact development standards. The low impact development requirements are a part of the Drainage Concept and Water Quality Plan contained in the Hydrology Study to be approved prior to vesting tentative tract map approval. The Project's consistency with the Low Impact Development Ordinance will be included in an EIR.

i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?

Potentially Significant Impact. As discussed in Responses 4.a-g, a biological resources assessment will be prepared for the project that will identify any areas of Special Biological Significance. The results of the biological resources assessment and the hydrology study to be prepared for the Project will be documented in the EIR. Based on the findings of these studies, a determination will be made in the EIR as to whether the Project could impact any designated Areas of Special Biological Significance.

j) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?

No Impact. The Project does not include the use of a septic system as sanitary sewers are used in the Project area. Wastewater generated at the Project site would be collected and conveyed by a sewer system owned and operated by the County's Public Works. The Project would have no impact in regard to the use of septic systems or alternative wastewater disposal. Further analysis of this issue in an EIR is not necessary.

k) Otherwise substantially degrade water quality?

Potentially Significant Impact. As discussed in Response No 10.a, Project implementation could potentially substantially degrade water quality. This issue will be evaluated further in the EIR.

- l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?

Less Than Significant Impact. According to Figure 12.2, Flood Hazard Zones Policy Map, of the General Plan 2035 (Draft 2014) and Exhibit S-4, Flood Plains, of the Santa Clarita Valley Area Plan 2012, a portion of the Project site within and adjacent to Pico Canyon is located within a 100-year flood hazard area (FEMA 2008). However, the Project would not place housing within a 100-year flood plain. Less than significant impact would occur in this regard. Further analysis of this issue in the EIR is not necessary.

- m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?

Less Than Significant Impact. As stated under Response 10.1, a portion of the Project site within and adjacent to Pico Canyon is located within a FEMA designated 100-year flood plain. However, the Project would place only infrastructures designed for flood management within a 100-year flood plain that could impede or redirect flood flows. Less than significant impact would occur with regard to flood flows. Further analysis of this issue in the EIR is not necessary.

- n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact. As stated under Response 10.1, no proposed single-family dwellings or other habitable structures would be located within a 100-year flood plain. No dams or levees are present on or near the Project site. According to Figure 12.4, Dam and Reservoir Inundation Areas, of the General Plan 2035 (Draft 2014), the Project site is not located within a flood hazard area due to failure of a dam or reservoir. Therefore, flooding resulting from a dam or levee failure would not occur. Further analysis of this issue in the EIR is not necessary.

- o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?

Less Than Significant Impact. A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, lake, or storage tank. A tsunami is a great sea wave, commonly referred to as a tidal wave, produced by a significant undersea disturbance such as tectonic displacement of the sea floor associated with large, shallow earthquakes. Mudflows result from the down slope movement of soil and/or rock under the influence of gravity.

The Project site is located approximately 24 miles northeast of the Pacific Ocean. The site is not adjacent to a large body of water. According to Figure 12.3, Tsunami Hazard Areas, of the General Plan 2035 (Draft 2014), the Project site is not located within a tsunami hazard area. Thus, there is no potential for seiche hazards. A residential community abuts the Project site on the east and the site is not otherwise positioned in an area subject to substantial mudflow hazards. Further, as discussed in Response No. 10.1, no proposed single-family dwellings or other habitable structures would be located within a 100-year flood plain and no flooding hazards associated with a dam or levee failure would occur. Overall, a less than significant impact would occur in these regards. Further analysis of these issues in the EIR is not necessary.

References:

- Google Earth, Aerial Views, accessed January 2014.
- Los Angeles County Department of Regional Planning, Santa Clarita Valley Area Plan, One Valley One Vision, 2012, Exhibit S-4, Flood Plains.
- Los Angeles County General Plan 2035 (Draft 2014), Figure 12.2, Flood Hazard Zones Policy Map, Figure 12.3, Tsunami Hazard Areas, and Figure 12.4, Dam and Reservoir Inundation Areas.
- Flood Insurance Rate Map 060370815F. Federal Emergency Management Agency. September 26, 2008.
- Hydrology Report, Stevenson Ranch Residential Tentative Tract No. 52796, County of Los Angeles, prepared by Alliance Land Planning & Engineering, Inc., dated March 28, 2014

11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Physically divide an established community?

No Impact. The Project site is adjacent to residential uses to the east and undeveloped foothills to the north, south, and west. The proposed residential uses would be consistent and compatible with the adjacent single-family residential uses to the east. No impact would occur in this regard. Further analysis of this issue in an EIR is not necessary.

b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?

Potentially Significant Impact. The County’s General Plan designates the Project site as 1 Low Density Residential and R Non-Urban Uses. The Project is being processed with the “grandfathering provision” with the previous Santa Clarita Valley Area Plan (1984) land use designation opposed to the new land use designation adopted in the Santa Clarita Valley Area Plan One Valley One Vision (2012). The Santa Clarita Valley Area Plan designates the Project site as Hillside Management, Urban 2, and Floodway/Floodplain. The County’s Zoning Code designates the Project site as A-2-2 (Heavy Agricultural Zone, two-acre minimum lot size). The Project would require discretionary approvals including a vesting tentative tract map to create 102 single-family lots, an oak tree permit for the removal of one oak tree, and a CUP for a density-controlled development to permit the proposed residential uses and for on-site grading in excess of 100,000 cubic yards. Given the discretionary actions requested for the Project, consistency with applicable land use plans, policies and regulations will be considered in the EIR.

c) Be inconsistent with the County zoning ordinance as applicable to the subject property?

Potentially Significant Impact. The County’s Zoning Code designates the Project site as A-2-2 (Heavy Agricultural Zone, two-acre minimum lot size). The Project would require a conditional use permit for a density-controlled development (“lot clustering”). The Project’s consistency with the zoning will be analyzed in an EIR.

d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?

Potentially Significant Impact. According to Figure 9.8, Hillside Management Areas and Ridgeline Management Map, of the General Plan 2035 (Draft 2014), the Project site is located within a Hillside Management Area. Further, the Project site is designated Hillside Management within the Santa Clarita Valley Area Plan and is subject to hillside design standards. As a result, analysis of the Project’s consistency with the Hillside Management Area Ordinances (Chapter 22.56.215, Part 1) and hillside design standards in the County’s General Plan Conservation and Open Space Element will be included in an EIR.

References:

- Los Angeles County General Plan 2035 (Draft 2014), Figure 9.3, Significant Ecological Areas and Coastal Resource Areas Policy Map, and Figure 9.8, Hillside Management Areas and Ridgeline Management Map.

12. MINERAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) 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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact. The Project site is not located within a known mineral resource area and no mineral resources are known from the Project site; refer to Figure 9.6, Natural Resource Areas, of the County General Plan 2035 (Draft 2014) and Exhibit CO-2, Mineral Resources, of the Santa Clarita Valley Area Plan 2012. There has been no mineral extraction (petroleum) on the Project site for nearly 100 years and there are no current plans for new extraction in the area. The updated Phase I (2014) found petroleum staining and odors located west of Wickham Canyon in apparently disturbed soil, as also reported in the 1999 Phase I ESA. The lateral extent of the stained and odorous soil appeared to be 400 square feet in size and surficial in nature. Given the apparent limited extent of the impact soil, this area is not considered to be a significant environmental concern. Such soil can be removed from the Project site during the course of future mass grading activities for the Project. Therefore, impacts would be less than significant. Further analysis of this issue in an EIR is not necessary.

<p>b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact. The Project site is not located within a Mineral Resource Zone and there are no known designated locally-important mineral resources located on the Project site or in the vicinity of the Project site (refer to Figure 9.6, Natural Resource Areas, of the County General Plan 2035 (Draft 2014) and Exhibit CO-2, Mineral Resources, of the Santa Clarita Valley Area Plan 2012). Therefore, no impact to mineral resources would occur. Further analysis of this issue in an EIR is not necessary.

References:

- Los Angeles County Department of Regional Planning, Santa Clarita Valley Area Plan, One Valley One Vision, 2012, Exhibit CO-2, Mineral Resources.
- Los Angeles County General Plan 2035 (Draft 2014), Figure 9.6, Natural Resource Areas.
- Phase I Environmental Site Assessment, Aidlin Property 26300 Pico Canyon Road, Los Angeles County, California, prepared by AGRA Earth & Environmental, Inc., dated March 2, 1999.
- Phase I Environmental Site Assessment, Tentative Tract Map No. 52796, Los Angeles County, California, prepared by Advantage Environmental Consultants, LLC, dated March 26, 2014.

13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project result in:

a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact. Noise sensitive areas typically include residential areas, schools, convalescent hospitals, acute care facilities, and park and recreational areas. Sensitive receptors in the Project vicinity consist of a residential community located immediately to the east of the Project site. The nearest schools, Pico Canyon Elementary School, Rancho Pico Junior High School, and West Ranch High School are located approximately 0.8 miles east, 1.5 miles north, and 1.5 miles north of the Project site, respectively. Pico Canyon Park and Jake Kuredjian Park are located approximately 0.5 miles east and 0.7 miles east of the Project site, respectively. The Project would result in short-term construction and long-term operational noise level increases within the Project area and off-site in the surrounding area. Impacts associated with noise levels during Project construction and operation will be analyzed further in the EIR.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact. Construction of the Project may generate groundborne vibration and noise due to site grading, clearing activities, and haul truck travel. As such, the Project would have the potential to expose people to, or generate, excessive groundborne vibration and noise levels during short-term construction activities. Therefore, it is recommended that this issue be analyzed further in an EIR.

Post-construction on-site activities would be limited to residential uses that would not generate excessive groundborne noise or vibration. Less than significant impacts would occur in this regard. Further analysis of operational groundborne vibration or groundborne noise impacts in the EIR is not necessary.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact. As discussed above, Project operations may contribute to an increase in ambient noise levels. Therefore, it is recommended that impacts associated with a permanent increase in ambient noise levels be analyzed in an EIR.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?

Potentially Significant Impact. As discussed above, construction related activities may result in a temporary increase in ambient noise levels in the site vicinity. Thus, it is recommended that this issue be analyzed further in an EIR.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. As discussed under Response 9.e., the Project site is not within an airport land use plan and it is not within two miles of a public use airport. The nearest airports, Van Nuys Airport and Whiteman Airport are located approximately 12 miles south and 13 miles southeast of the Project site, respectively. Therefore, construction or operation of the Project would not expose people to excessive airport related noise levels. No impact would occur in this regard. Further analysis of this issue in the EIR is not necessary.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. As discussed under Response 9.f., the Project site is not located within the vicinity of a private airstrip. Therefore, the Project would not expose people residing or working in the Project area to excessive noise levels from such uses. No impact would occur in this regard. Further analysis of this issue in the EIR is not necessary.

References:

- Google Earth, Aerial Views, accessed January 2014.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact. According to the Santa Clarita Valley Area Plan 2012, population of the Santa Clarita Valley at full build-out of the uses shown on the Land Use Maps of the City’s General Plan and the County’s Area Plan would be approximately 460,000 to 485,000 residents, comprising of approximately 150,000 to 155,000 households. Construction of the 102 single-family residences on the Project site would generate a population of approximately 306 persons.¹ Therefore, the direct population generated by the Project would be within the maximum population anticipated for the site within the Santa Clarita Valley Area Plan 2012. No more residential uses are currently proposed in the project local area. Tract Map No 061996 to the north of the Project site does not include residential uses along Pico Canyon Road. Property immediately to the west is already publically-owned open space. Additionally, Newhall Ranch Specific Plan to the northwest of the Project site does not include residential or commercial land uses in the Project local area accessible from Pico Canyon Road. There are no current land use entitlement applications to the south of the Project site. Further, the Project applicant proposes to widen the segment of Pico Canyon Road that generally traverses the northern boundary of the Project site. This roadway improvement is consistent with the County’s designation of the roadway as a major arterial as well as the approved alignment of the road east of the site. In addition, the widening of Pico Canyon Road does not remove any obstacle to development to the west or north of the Project site since these areas are either public open space or not proposed for development with active entitlement applications. As such, Project implementation would not induce direct or indirect substantial population growth. A less than significant impact would occur in these regards. Further analysis of these issues in the EIR is not necessary.

b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact. The Project site does not contain housing. Thus, development of the Project would not displace existing housing or people. No impact would occur in these regards. Further analysis of these issues in the EIR is not necessary.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact. Refer to Response 14.b. Further analysis of these issues in the EIR is not necessary.

¹ Based on average household size of 3.00 persons/household for the County of Los Angeles. 102 single-family residences X 3.00 = 306. U.S. Census Bureau, American Fact Finder.

d) Cumulatively exceed official regional or local population projections?

Less Than Significant Impact. Refer to Response 14.a. Further analysis of this issue will be included in the EIR.

References:

- U.S. Census Bureau, American Fact Finder, http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_12_5YR_S1101&prodType=table, accessed January 2014.

15. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact. Los Angeles County Fire Station 124, located at 25870 Hemingway Avenue, Stevenson Ranch, is located approximately one mile northeast from the Project site; refer to Figure 12.8, Fire Department Battalions and Stations, of the County General Plan 2035 (Draft 2014) and Exhibit S-5, Public Safety Facilities, of the Santa Clarita Valley Area Plan 2012. Construction of the 102 single-family residences on the Project site would generate a population of approximately 306 persons resulting in an increased demand for fire protection services. Therefore, the existing capacity of the County Fire Department to meet these demands will be determined and further analysis of the potential adverse physical impacts to the County Fire Department will be analyzed in the EIR.

Sheriff protection?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact. Santa Clarita Sheriff Station, located at 23740 Magic Mountain Parkway, Valencia, is located approximately 3.5 miles northeast from the Project site; refer to Figure 12.9, Sheriff's Department Service Areas, of the County General Plan 2035 (Draft 2014) and Exhibit S-5, Public Safety Facilities, of the Santa Clarita Valley Area Plan 2012. Construction of the 102 single-family residences on the Project site would generate a population of approximately 306 persons resulting in an increased demand for police protection services. Therefore, the existing capacity of County Sheriff Department to meet these demands will be determined and further analysis of the potential adverse physical impacts to the County Sheriff Department will be analyzed in the EIR.

Schools?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact. The Project site is located within the Newhall School District (grades K through 6) and the William S. Hart Union High School District (grades 7 through 12). Pico Canyon Elementary School, grades K through 6, is located at 25255 Pico Canyon Road, Stevenson Ranch, approximately 0.8 miles east of the Project site. Rancho Pico Junior High School, grades 7-8, is located at 26250 Valencia Boulevard, Stevenson Ranch, approximately 1.5 miles north of the Project site. West Ranch High School, grades 9-12, is located at 26255 Valencia Boulevard, approximately 1.5 miles north of the Project site. Construction of the 102 single-family residences on the Project site would generate a population of approximately 306 persons, including school children, resulting in an increased demand for educational services. Therefore, the existing capacities of the Newhall School District and William S. Hart Union High School District to meet these demands will be determined and further analysis of the potential adverse physical impacts to schools will be analyzed in the EIR.

Parks?

Less Than Significant Impact. Pico Canyon Park, located at 25600 Pico Canyon Road, Stevenson Ranch, is located approximately 0.5 mile east from the Project site. The park is 21-acres in size and is home to a large transplanted oak tree popularly known as the “Million Dollar Oak Tree” and “Old Glory.” Jake Kuredjian Park, located at 25265 Pico Canyon Road, Stevenson Ranch, is located approximately 0.7 miles east of the Project site. Construction of the 102 single-family residences on the Project site would generate a population of approximately 306 persons. While the Project’s resident population would be expected to utilize existing neighborhood and regional parks in the surrounding area, the introduction of this relatively small population in comparison with the local and regional service populations would not substantially affect park facilities. Nonetheless, the Project would be required to meet the parkland dedication or fee requirements pursuant to the Quimby Act and the Residential Subdivision (Local Park Space Obligation – Formula), Residential Subdivisions (Provision or Local Park Sites) and Park Fees Required When (Computation and Use) (Chapter 21.24 – Part 4 and Chapter 21.28) of the Municipal Code. Payment of these park impact fees would ensure impacts on parks would be less than significant. Further analysis of this issue in an EIR is not necessary.

Libraries?

Potentially Significant Impact. The County of Los Angeles Stevenson Ranch Express Public Library, located at 26233 Faulkner Drive, Stevenson Ranch, is located approximately 0.8 miles north from the Project site, refer to Figure 13.2, Libraries, of the County General Plan 2035 (Draft 2014). Construction of the 102 single-family residences on the Project site would generate a population of approximately 306 persons resulting in an increased demand for library services. Therefore, the existing capacity of County Public Library facilities to meet the increased demand will be determined and further analysis of the potential adverse physical impacts to libraries will be analyzed in the EIR.

Other public facilities?

No Significant Impact. No other public facilities beyond those discussed above are anticipated to have the potential for adverse physical impacts associated with Project implementation. Thus, the analysis of impacts in the EIR to public services will be limited to those described above.

References:

- Department of Parks and Recreation County of Los Angeles Website, http://parks.lacounty.gov/wps/portal/dpr/Parks/Pico_Canyon_Park, accessed January 2014.
- Google Earth, Aerial Views, accessed January 2014.
- Los Angeles County Department of Regional Planning, Santa Clarita Valley Area Plan, One Valley One Vision, 2012, Exhibit S-5, Public Safety Facilities.
- Los Angeles County General Plan 2035 (Draft 2014), Figure 12.8, Fire Department Battalions and Stations, Figure 12.9, Sheriff’s Department Service Areas, and Figure 13.2, Libraries.

16. RECREATION

- | | <i>Potentially
Significant
Impact</i> | <i>Less Than
Significant
Impact with
Mitigation
Incorporated</i> | <i>Less Than
Significant
Impact</i> | <i>No
Impact</i> |
|---|---|--|---|--------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Less Than Significant Impact. According to the County General Plan 2035 (Draft 2014), Chapter 10, Parks and Recreation Element, large areas of the County are underserved by parks and recreational facilities. The Element shows that the unincorporated areas of the County face a significant deficit in local parkland of 3,620 acres. Based on population projections, the unincorporated areas of the County would have deficits of 5,986 acres in local parkland and 5,046 acres in regional parkland by the year 2035 if no new parks are created. The Santa Clarita Valley Area Plan contains over 14,000 acres of parkland, including both local and regional parks located within the City and the County. However, much of this parkland consists of natural open space and is not developed for active recreational uses. The County has an adopted standard of four acres of local parkland per 1,000 residents and six acres of regional parkland per 1,000 residents. These requirements may be met by dedication of land, payment of in lieu fees or a combination of both as defined by the County's Park Code. According to the Santa Clarita Valley Area Plan 2012, Chapter 2, Land Use Element, Section XI., Coordination of Land Use Plan with Resources and Other Agencies, based on these standards and without considering improvements or distribution of park property, it appears the planning area has adequate overall parkland acreage to serve the existing population.

As discussed under Response 15.a, the nearest parks, Pico Canyon Park and Jake Kuredjian Park are located approximately 0.5 miles and 0.7 miles east of the Project site, respectively. The Project would increase the amount of housing by 102 units and increase the population by approximately 306 additional residents. It is anticipated that residents of the Project would primarily utilize the nearby recreational facilities. However, the Project would satisfy the parkland dedication or fee requirements pursuant to the Quimby Act and the Residential Subdivision (Local Park Space Obligation – Formula), Residential Subdivisions (Provision or Local Park Sites) and Park Fees Required When (Computation and Use) (Chapter 21.24 – Part 4 and Chapter 21.28) of the Municipal Code. Payment of these park impact fees would ensure impacts on parks are less than significant. Further analysis of this issue in an EIR is not necessary.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

No Impact. The Project does not propose neighborhood or regional parks. Further analysis of this issue in the EIR is not necessary.

c) Would the project interfere with regional open space connectivity?

Less Than Significant Impact. The Project would not interfere with regional open space connectivity. The Project would essentially serve as an extension of the residential community to the east of the Project site. No regional park areas are located to the south or east of the site. While the Pico Canyon Trail meanders through Pico Canyon in areas generally to the north, both west and east of the Project site, the proposed Project design would not be interfered with by the trail. Further, no other existing or planned designated public trails would be interfered with by the Project. Therefore, impacts would be less than significant. Further analysis of this issue in an EIR is not necessary.

References:

- Los Angeles County Department of Regional Planning, Santa Clarita Valley Area Plan, One Valley One Vision, 2012
- Los Angeles County General Plan 2035 (Draft 2014), Chapter 10, Parks and Recreation Element.
- U.S. Census Bureau, American Fact Finder, http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_12_5YR_S1101&prodType=table, accessed January 2014.

17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact. The potential for the Project to result in significant impacts associated with a substantial increase in traffic or an exceedance of level of service standards will be analyzed in traffic study to be prepared for the Project. Project-generated traffic volumes will be based on the proposed number of dwelling units. The analysis of traffic impacts will identify key intersections for analysis, quantify existing and future traffic conditions at those locations, identify impacts caused by the addition of Project-generated traffic, and identify mitigation measures to reduce potentially significant impacts generated by the Project, as appropriate and where feasible. The findings of the traffic study will be incorporated into the EIR.

b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact. As discussed in Response No. 17.a, the Project's potential to result in significant impacts associated with a substantial increase in traffic or an exceedance of level of service standards will be analyzed in a traffic study. It is estimated that the proposed Project generate approximately 1,000 new vehicle trips per day. Potential impacts could affect both local and regional transportation systems. Accordingly, analysis of this issue will be undertaken in the EIR based on a traffic study to be prepared for the Project

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact. The nearest airports, Van Nuys Airport and Whiteman Airport, are located approximately 12 miles south and 13 miles southeast of the Project site, respectively. As such, the Project would not result in a change in air traffic patterns including increases in traffic levels or changes in location that would result in substantial safety risks. No impact would occur in this regard. Further analysis of this issue in the EIR is not necessary.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. The Project applicant proposes to widen the segment of Pico Canyon Road that generally traverses the northern boundary of the Project site, consistent with the County's designation of the roadway as a major arterial as well as the approved alignment of the road east of the site. A 24-foot wide paved emergency vehicle access road to the east, connecting with Verandah Court, would be maintained to provide emergency access to the private properties southeast of the Project site. Also, the Project proposes a network of local residential streets to provide access to and vehicular circulation throughout the site.

The area immediately to the east includes single-family residential uses similar to the Project. There are no existing hazardous design features such as sharp curves or dangerous intersections on-site or in the surrounding area. The Project does not include uses that are incompatible to the existing street system. Site access and circulation will be reviewed by the County's Public Works Road Division to ensure that the Project does not substantially increase hazards due to a design feature. Thus, impacts would be less than significant.

e) Result in inadequate emergency access?

Potentially Significant Impact. The Project site would be designed to provide access to fire, ambulatory, and police vehicles from adjacent roadways. Clear and uninterrupted access into the site for emergency response vehicles would be served from Pico Canyon Road. The access drives and internal private drives would be designed to meet the County and Fire Department standards. Therefore, no significant emergency access impacts are anticipated. However, as the Project site and surrounding uses continue to be subject to potential wildland fire hazards, an analysis of fire and emergency access will be included in an EIR.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Less Than Significant Impact. The Project consists of a residential development that would not conflict with adopted policies, plans, or programs supporting alternative transportation. The Project does not propose to alter any existing bus turnouts or established alternative transportation programs within the County. The four-mile Pico Canyon Trail meanders through Pico Canyon in areas generally to the north, both west and east of the Project site. Construction and operation of the Project would not impede the use of the trail or reasonable decrease the performance or safety of the trail with the incorporation of mitigation measures to address construction related impacts. Based on the above, a less than significant impact would occur in this regard.

18. UTILITIES AND SERVICE SYSTEMS

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

Would the project:

a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?

Less Than Significant Impact. The Project site is within the jurisdiction of the Sanitation Districts of Los Angeles County and LARWQCB. Wastewater produced in the area is currently transported to, and treated at the Saugus Water Reclamation Plant (“WRP”) and the Valencia WRP, which operate by the Sanitation District pursuant to LARWQCB requirements; refer to Exhibit CO-3, Water Resources, of the Santa Clarita Valley Area Plan 2012. The Saugus WRP has an existing treatment capacity of 6.5 million gallons per day (“mgd”). The Valencia WRP has an existing treatment capacity of 21.6 mgd. Both plants are interconnected to form a regional treatment system known as the Santa Clarita Valley Joint Sewerage System (“SCVJSS”) with a total existing design capacity of 28.1 mgd. According to the Final 2010 Santa Clarita Valley Urban Water Management Plan (“UWMP”), to accommodate anticipated growth in the Santa Clarita Valley, a 6.0 mgd expansion of the Valencia WRP is planned. With this expansion, the future capacity of the Valencia WRP would be 27.6 mgd. No expansion is planned at the Saugus WRP. The total current planned capacity for both WRPs is 34.1 mgd and current average flow processed is 19.8 mgd. During fiscal year 2011-2012, the Saugus WRP produced 4.96 mgd while the Valencia WRP produced 14.86 mgd for a total of 19.82 mgd of recycled water available for reuse with a remaining existing capacity of 8.28 mgd. The Project would result in an estimated average daily wastewater generation of approximately 26,520 gallons per day (“gpd”)². The proposed increase of 26,520 gpd that would result from Project implementation would represent 0.32 percent of the SCVJSS’s total existing remaining capacity of 8.28 mgd. Thus, given the amount of wastewater generated by the Project, existing wastewater treatment capacity, and future wastewater treatment capacity set forth by the UWMP, adequate wastewater capacity would be available to serve the Project.

The Project would connect with existing water and sewer lines within Pico Canyon Road that currently serve the single-family residential community directly to east. The Project applicant proposes two 250,000 gallon water storage tanks, one booster station, two pressure regulating stations, and a 12-inch pipeline in Pico Canyon with two points of connection. The Sanitation District has Trunk Sewer lines in Orchard Village Road at Mill Valley Road (Valencia, 24-inch), and in a private right of way southeast of the intersection of Orchard Village Road and Wiley Canyon Road (District No. 32 Main, Section 2, 18-inch), both approximately 3.5 miles to the east. The necessary improvements would be verified through the permit approval process of obtaining a sewer capacity and connection permit from the Sanitation Districts. The Project would install water efficient plumbing fixtures to ensure the provision of wastewater services. Further, implementation of water conservation measures such as those required by Titles 20 and 24 of the California Administrative Code would ultimately reduce wastewater flows as well. Based on the above, impacts related to wastewater treatment requirements of the LARWQCB would be less than significant. This is the conclusion corroborated in the April 2014, Sewer Area Study, Stevenson Ranch, TM No. 52796, Santa Clarita, CA prepared by Alliance Land Planning & Engineering, Inc. Further analysis of wastewater

² Per the Sanitation Districts of Los Angeles County, Loading Rates Single family homes = 260 gpd X 102 single family homes = 26,520 gpd.

treatment in an EIR is not necessary.

b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less Than Significant Impact. Project implementation would result in increased water demand and wastewater generation beyond existing conditions. However, as discussed above, existing water and wastewater facilities are adequate to accommodate the demand generated by the Project. Thus, the Project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. As a result, impacts would be less than significant. Further analysis in an EIR is not necessary.

c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less Than Significant Impact. Project construction would alter the quantity and composition of surface runoff through grading of site surfaces, construction of impervious streets, building development, introduction of urban pollutants, and irrigation for landscaped areas. A NPDES permit, which includes BMPs, would be required to reduce pollution levels in stormwater discharge in compliance with applicable water quality standards. Further, the Project would implement Low Impact Development (“LID”) practices that prevent non-storm water discharges and encourage proper filtration of runoff to reduce runoff to the existing drainage system. The hydrology/drainage analysis will be included in the EIR to demonstrate the Project’s compliance with applicable stormwater runoff requirements. Compliance with these requirements would ensure the Project would not create drainage system capacity problems or result in the construction of new storm water drainage facilities which could cause a significant environmental effect. As a result, impacts would be less than significant. Further analysis in an EIR is not necessary.

d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?

Less Than Significant Impact. The Castaic Lake Water Agency (“CLWA”) is the wholesale water supplier to the Valencia Water Company, the retail water purveyor that provides water to the Project site. Existing water resources include wholesale (imported) supplies, local groundwater, recycled water, and water from existing groundwater banking programs. Planned supplies include new groundwater production as well as additional banking programs. As concluded in the 2010 UWMP, the CLWA and the retail purveyors have adequate supplies to meet CLWA service area demands, which includes the Project, during normal, single-dry, and multiple-dry years throughout the 40-year planning period. The Project proposes to develop 102 single-family dwellings and associated supporting infrastructure including local roadways, water tanks and a pump station, water quality treatment basins, and a fire access road. Implementation of the Project, including landscaped slopes and common areas, would result in an estimated water average daily demand

(“ADD”) of 91,800 gpd and maximum daily demand (“MDD”) of 212,058 gpd³. Compliance with water conservation measures such as those required by Titles 20 and 24 of the California Administrative Code would help to reduce the Project’s water demand. Construction of the Project would include all necessary on- and off-site water infrastructure improvements and connections to adequately connect to the County’s existing water system. As the Project would not generate a water demand greater than that of 500 dwelling units, the Project would not be subject to Senate Bill (“SB”) 610 which requires that a water supply assessment be conducted by the water service provider to determine if there is sufficient water supply to serve the Project during normal, single dry, and multiple dry water years. According to the Valencia Water Company, there is adequate water supply for the Project. Further, the Project applicant shall pay the appropriate facility capacity fee required by the CLWA.⁴ Therefore, sufficient water supplies would be available to serve the Project from existing entitlements and resources, and new or expanded entitlements would not be necessary. As a result, impacts would be less than significant. Further analysis in an EIR is not necessary.

e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less Than Significant Impact. The Project would result in the development of the mostly vacant and undeveloped Project site. As such, utility services are not currently in place on the Project site, but are provided in the surrounding area. The Project would incrementally increase demand on utility services in the Project area and would be minimized by the Project’s compliance to the County’s green building ordinance which would require energy efficient measures. Therefore, a less than significant impact would occur in this regard. Further analysis in an EIR is not necessary.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?

Less Than Significant Impact. The Waste Management Act (“AB 939”) requires each California city and county to prepare, adopt, and submit to the California Integrated Waste Management Board (“CIWMB”) a source reduction and recycling element (“SRRE”) that demonstrates how the jurisdiction will meet AB 939’s mandated diversion goals of 50 percent. Disposal of solid waste from the Project would be consistent with the policies and programs contained within the County of Los Angeles SRRE.

The Project site is located within the service area of the Sunshine Canyon Landfill and Chiquita Canyon Landfill; refer to Figure 13.1, Landfills, of the General Plan 2035 (Draft 2014). The Sunshine Canyon Landfill has a maximum permitted throughput of 12,100 tons per day (“tpd”) with a remaining capacity of 96,800,000 cubic yards and an estimated closure date of December 31, 2037. The Chiquita Canyon Landfill has a maximum permitted throughput of 6,000 tpd with a remaining capacity of 22,400,000 cubic yards and an estimated closure date of November 24, 2019.

Construction of the Project would result in solid waste that would need to be disposed off in off-site facilities. The types of construction solid waste that would be generated include building materials, asphalt,

³ Cris Perez, Valencia Water Company, Email Correspondence, dated July 1, 2014,

⁴ Cris Perez, Valencia Water Company, Email Correspondence, dated July 1, 2014.

concrete, metal, and landscaping material. All of the construction waste would be removed by a California State licensed contractor and disposed of in accordance with applicable laws and regulations. As previously described above, AB 939 and the County of Los Angeles SRRE requires implementation of programs to recycle and reduce refuse at the source, to achieve a 50 percent reduction in solid waste being taken to landfills. In order to assist in meeting this goal, the Project would incorporate the collection of recyclable materials into the Project design and to require contractors to reuse construction supplies where practicable or applicable to the extent feasible. Therefore, solid waste generated during construction of the Project would result in a less than significant impact. Further analysis in an EIR is not necessary.

In addition, during future Project operation, the Project's residential uses (i.e., food, yard/garden debris, organic materials, and paper) would generate solid waste which would be disposed of at the landfill(s) serving the County. The Project would provide recycling containers and appropriate storage areas for residential and public use to decrease the Project's solid waste disposal need. For the purpose of this analysis, the CIWMB disposal factor of 0.41 ton/capita/year for Los Angeles County is utilized.⁵ Thus, based on an estimate of 306 residents associated with the Project, the Project is expected to generate a maximum waste disposal need of 125 tons per year.⁶ This number represents an increase of less than one percent of the total remaining capacity at the Sunshine Canyon Landfill and Chiquita Canyon Landfill. Thus, the capacity of these landfills would be able to accommodate the solid waste generated from operation of the Project. Therefore, solid waste generated during operation of the Project would result in a less than significant impact. Further analysis in an EIR is not necessary.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

Less Than Significant Impact. The Project proposes to develop 102 single-family dwellings and associated supporting infrastructure. Solid waste generated by the Project would consist primarily of the standard organic and inorganic waste normally associated with these uses. Substantial hazardous wastes are not anticipated. As noted above, the site is adequately served by County landfills. Additionally, per AB 939, the County has implemented a recycling program to divert at least 50 percent of all solid waste. As such, the Project would be required to comply with the County's SRRE program. The Project would comply with all applicable federal, state, and local statutes and regulations related to solid waste handling, transport, and disposal during both construction and long-term operations. Therefore, a less than significant impact would occur in this regard. Further analysis in an EIR is not necessary.

References:

- CalRecycle Website, Sunshine Canyon Landfill and Chiquita Canyon Sanitary Landfill, <http://www.calrecycle.ca.gov/SWFacilities/Directory/19-AA-2000/Detail/>, <http://www.calrecycle.ca.gov/SWFacilities/Directory/19-AA-0052/Detail/>, accessed January 2014
- Cris Perez, Valencia Water Company, Email Correspondence, dated July 1, 2014.
- Clearwater Program, Wastewater Treatment Plants website, <http://www.clearwaterprogram.org/clearwater/wastewaterplants.asp#saugus>, accessed January 2014.
- Los Angeles County Department of Regional Planning, Santa Clarita Valley Area Plan, One Valley One Vision, 2012, Exhibit CO-3, Water Resources.

⁵ CIWMB, "Residential Waste Disposal Rates," <http://www.ciwmb.ca.gov/wastechar/DispRate.htm>, accessed March 2014.

⁶ CIWMB disposal factor of 0.41 ton/capita/year for Los Angeles County X 306 residents_125 tons per year.

- Los Angeles County General Plan 2035 (Draft 2014), Figure 13.1, Landfills.
- Sanitation Districts of Los Angeles County, Loading Rates by Land Use, 2012.
- Sanitation Districts of Los Angeles County, Twenty-Third Annual Status Report on Recycled Water, Fiscal Year 2011-2012.
- Santa Clarita Valley Urban Water Management Plan, Final, 2010.
- Sewer Area Study, Stevenson Ranch, TM No. 52796, Santa Clarita, CA prepared by Alliance Land Planning & Engineering, Inc., dated April 2014.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to 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, substantially 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact. The Project would introduce development into a natural area that provided habitat to a number of plants and animals. Although it is not likely that Project impacts would 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, substantially 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, each of these topics would be further analyzed in an EIR.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact. The Project would not disadvantage any long-term environmental goals of Los Angeles County or those identified in the Santa Clarita Valley Area Plan. The Project is designed to achieve long-term environmental goals by installing energy efficient appliances and fixtures, drought tolerant landscaping, and water saving irrigation systems. The Project would comply with state, county, and Green Building standards and regulations that provided to protect both short and long-term environmental goals. Therefore, the Project would not result in a disadvantage to long-term environmental goals.

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a 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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact. As discussed above, the Project could potentially result in significant individually limited, but cumulatively considerable impacts regarding aesthetics, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, noise, public services, and traffic/transportation. The EIR will assess potential individually limited, but cumulatively considerable impacts associated with these issues.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact. Due to the potentially significant impacts associated with implementation of the Project, the Project has the potential to cause substantial adverse effects on human beings, either directly or indirectly. Thus, a potentially significant impact associated with this issue could occur, and as such further analysis will be provided in the relevant sections of the EIR.