

4.0 Analysis Background



4.0 ANALYSIS BACKGROUND

1. ENVIRONMENTAL AND REGULATORY SETTING

1. INTRODUCTION

This section of the Supplemental Environmental Impact Report (SEIR) describes the existing physical conditions within the Modified Project Site and the surrounding vicinity, in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15125, and summarizes the regulatory setting that governs development in the Modified Project area. The existing environmental conditions and regulatory setting set forth in this section are those that existed when the Notice of Preparation (NOP) for the Modified Project was circulated in October 2021. Under CEQA, when evaluating project changes relative to a previously certified EIR, the additional CEQA analysis shall focus solely on the incremental changes in the project, changes in circumstances, or new information since the certification of the prior EIR; in this case, any changes between the 2017 Project as analyzed in the State-certified EIR and the Modified Project. More detailed discussions of the environmental and regulatory setting are provided in each of the environmental analyses included in **Section 5.0**, Environmental Impact Analysis, of this SEIR.

This section summarizes the existing environmental and regulatory setting within/applicable to both the Entrada South (Entrada South) Planning Area and Valencia Commerce Center (VCC) Planning Area (collectively, the Modified Project Site). Where required, the two planning areas are addressed separately under separate subheadings.

Several environmental topics were scoped out of further study in this SEIR by the Initial Study prepared for the Modified Project, included as **Appendix 1** of this SEIR. These environmental topics include aesthetics, agriculture/forest, air quality (odors), biological resources (conservation plans), cultural resources (historical and human remains), energy, geology and soils, greenhouse gas emissions, hazards (hazardous materials sites, airport land use plans, emergency response), hydrology and water quality (groundwater recharge, on-site wastewater treatment, inundation), land use (physical division of a community, conflicts with plans), mineral resources, noise (vibration, airport noise), population and housing, public services, recreation, transportation (hazardous design features), and utilities and service systems (new or expanded facilities). Descriptions of the environmental and regulatory setting for these topics are included in the Initial Study.

2. PROJECT LOCATION AND SURROUNDING USES

a. Project Location and Existing Conditions

The Modified Project Site is located within the northwest portion of Los Angeles County (County), west of Interstate 5 (I-5) and the City of Santa Clarita. Furthermore, the Modified Project Site is located in an unincorporated area of the County, within the Santa Clarita Valley Planning Area (Valley Planning Area). The Valley Planning Area is generally surrounded by the Los Padres and Angeles National Forests to the north; the major ridgeline of the Santa Susana Mountains, which separates the Santa Clarita Valley (Valley) from the San Fernando and Simi Valleys, to the south; Agua Dulce and the Angeles National Forest to the east; and the County of Ventura to the west.

The Modified Project Site is located within the planning boundary of the State-approved Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan (RMDP/SCP), which was approved by the California Department of Fish and Wildlife (CDFW) in 2017 and the subject of a State-certified EIR (SCH No. 2000011025). For purposes of this discussion, the 2017 Project refers to the resource management activities and development facilitated by the RMDP/SCP, as approved by CDFW for the Entrada South and VCC Planning Areas.¹ The Modified Project Site is adjacent to but not located within the Newhall Ranch Specific Plan area. The specific location and boundaries of the Entrada South Planning Area and VCC Planning Area are described below.

(1) Entrada South Planning Area

The Entrada South Planning Area consists of approximately 382.3 acres located west of I-5 and The Old Road and predominantly south of Six Flags Magic Mountain theme park (Six Flags Magic Mountain).² The Entrada South Planning Area is generally comprised of vacant land, abandoned oil wells, and associated access roads, although a recently constructed extension of Magic Mountain Parkway traverses the planning area from east to west. In addition, the southern boundary of the Entrada South Planning Area

¹ *The Entrada South and VCC Planning Areas were analyzed in the State-certified EIR as part of Alternative 2 (the proposed project therein). The final project approved by CDFW (i.e., the 2017 Project) included additional environmental protections compared to Alternative 2 in portions of the project outside of the Entrada South and VCC Planning Areas, but the final approval did not change the facilitated development within either of those two Planning Areas.*

² *The cited acreage of the Entrada South Planning Area reflects the area of Vesting Tentative Tract Map (VTTM) 53295. In addition, two small areas totaling 2.1 acres are located outside of the tract map, along the western and southern tract map boundaries, where related improvements (discussed below) would occur. Collectively, these areas are referred to as the Entrada External Map Improvements area.*

is developed with Southern California Edison (SCE) electric transmission lines and towers, and a 34-inch high-pressure natural gas transmission pipeline operated by the Southern California Gas Company (SoCalGas) traverses the southernmost portion of the planning area from east to west. Smaller-diameter pipelines associated with past oil field operations may also be present. The planning area exhibits substantial topographic relief, with elevations ranging from approximately 1,000 to 1,400 feet above mean sea level (AMSL) and includes segments of four drainage courses referred to as Magic Mountain Canyon and Unnamed Canyons 1, 2, and 3, portions of which have been channelized and/or enclosed within storm drains.³

(2) VCC Planning Area

The VCC Planning Area consists of approximately 328.8 acres of an undeveloped portion of the partially completed VCC industrial/business park center located west of I-5 and north of State Route 126 (SR-126).⁴ The portion of VCC which is included within the Modified Project is referred to herein as the VCC Planning Area. VCC was originally approved for development by Los Angeles County through the issuance of various entitlements (including CUP 87-360) and certification of an EIR (SCH No. 1987-123005) in 1991, and the VCC Planning Area portion of VCC was subsequently analyzed in the State-certified EIR.⁵ The VCC Planning Area is generally comprised of vacant land, RV storage, and some agricultural uses adjacent to SR-126. The site is bisected by Hasley Creek and Castaic Creek, and elevations range from approximately 980 to 1,200 feet AMSL.

b. Surrounding Uses

(1) Entrada South Planning Area

Six Flags Magic Mountain and vacant land are located north of the Entrada South Planning Area. The existing community of Westridge is located immediately to the south. In addition, the City of Santa Clarita is located to the east and is separated from the Entrada South Planning Area by The Old Road and I-5. The approved Mission Village

³ *Magic Mountain Canyon was within the RMDP permit area and has been entirely filled as authorized by the RMDP permits. The drainage is no longer present and is not addressed further in this SEIR.*

⁴ *The Initial Study for the Modified Project, published in October 2021, listed the acreage of the VCC Planning Area as approximately 321 acres. However, upon subsequent filing of the parcel map with the County, the acreage was determined to be 328.8 acres. In addition, several small areas totaling 4.4 acres are located outside of the parcel map, where related infrastructure improvements (discussed below) would occur. This area is referred to as the VCC External Map Improvements area.*

⁵ *The State-certified EIR only analyzed a portion of VCC, which was referred to as the VCC Planning Area in the State-certified EIR, given the potential for development facilitated by the RMDP/SCP to impact spineflower.*

community within the Newhall Ranch Specific Plan area is located immediately west of the Entrada South Planning Area and is currently under construction, with vacant land proposed for development further to the west.

(2) VCC Planning Area

The VCC Planning Area is located within the existing, built-out portions of the VCC industrial/business park center and surrounded by existing single-family residential and industrial uses to the north. Existing industrial uses, The Old Road, and the I-5 freeway are located to the east. SR-126 is located to the south, and vacant land is located south of SR-126. To the west is the previously developed portion of the VCC industrial/business park.

3. ENVIRONMENTAL SETTING

a. Air Quality

The Modified Project Site is located within the South Coast Air Basin (Air Basin), an approximately 6,745-square-mile area bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The regional climate within the Air Basin is considered semi-arid and is characterized by warm summers, mild winters, infrequent seasonal rainfall, moderate daytime onshore breezes, and moderate humidity. The air quality within the Air Basin is primarily influenced by meteorology and a wide range of emissions sources, such as dense population centers, heavy vehicular traffic, and industry. Pollutant concentrations in the Air Basin vary with location, season, and time of day. The greatest air pollution impacts throughout the Air Basin occur from June through September. Over the past 30 years, substantial progress has been made in reducing air pollution levels in southern California. However, the Air Basin still fails to meet national air standards for ozone (O₃) and fine particulate matter (PM_{2.5}), and Los Angeles County fails to meet the national air standard for lead.

The South Coast Air Quality Management District (SCAQMD) maintains a network of air quality monitoring stations located throughout the Air Basin and has divided the Air Basin into 27 source receptor areas in which 31 monitoring stations operate. The Modified Project Site is located within source receptor area 13, which covers the Santa Clarita Valley area. The nearest Valley air monitoring station to the Modified Project site is located at 22224 Placerita Canyon Road in Santa Clarita, approximately four miles to the southeast. This Valley air monitoring system is representative of existing conditions at the Modified Project site. The Valley air monitoring station measures carbon monoxide (CO), nitrogen dioxide (NO₂), O₃, and respirable particulate matter (PM₁₀) levels in the ambient air. Criteria pollutants not reported at this station include PM_{2.5} and sulfur dioxide (SO₂). The nearest upwind monitoring station for these other pollutants is the East San Fernando

Valley (Burbank) station, located approximately 21 miles southeast of the Modified Project Site and considered representative of the project site.

Refer to **Section 5.1**, Air Quality, of this SEIR for further discussion of the environmental setting related to air quality, including existing pollutant levels at the nearest monitoring stations.

b. Biological Resources

The Modified Project Site is located within the Santa Clara River (River) basin. The Santa Clara River watershed comprises a total of 1,634 square miles and drains portions of Los Padres National Forest, Angeles National Forest, and the Santa Susana Mountains. Within the Entrada South Planning Area, three unnamed, ephemeral drainages (Unnamed Drainages 1, 2, and 3) flow northward into storm drain systems before discharging to the Santa Clara River.^{6,7} Within the VCC Planning Area, Castaic Creek and Hasley Creek run roughly north–south and join at the southwestern end of the planning area, eventually draining to the Santa Clara River.

A variety of vegetation communities and land cover types are present within the Modified Project Site, including grasslands, scrub and chaparral, oak woodland and forest, riparian forest and woodland, other riparian/wetland habitats, and man-made land covers. Overall, there are currently 7.4 more acres of natural vegetation communities and 6.2 less acres of man-made land cover types within the Entrada South Planning Area and 13.3 more acres of natural vegetation communities and 0.3 more acres of man-made land cover types within the VCC Planning Area, as compared to the communities described in the State-certified EIR. These minor changes are within the normal range of variability over time expected in a natural environment and as considered in the State-certified EIR due to factors such as wildfire, land use changes, vegetation colonization and succession, and annual weather conditions such as drought or large storm events that may affect riparian resources. Additionally, within the VCC Planning Area, the increase in natural vegetation communities is mostly due to the inclusion of the off-site improvement areas and an additional portion of Castaic Creek within the Modified Project footprint, rather than new natural vegetation communities replacing man-made land cover types. No new species and no suitable habitat for special-status species have been identified on--site that were not previously identified in the State-certified EIR.

⁶ *These drainages are also referred to as Unnamed Canyons 1, 2 and 3, respectively.*

⁷ *As previously described, an additional drainage, Magic Mountain Canyon, was located along the western edge of the Entrada South Planning Area and has been entirely filled as authorized by the RMDP permits. The drainage is no longer present and is not addressed further in this SEIR.*

The State-certified EIR reported that the following special-status plant species had been observed in the Entrada South and VCC Planning Areas: San Fernando Valley spineflower (*Chorizanthe parryi* var. *fernandina*; spineflower), slender mariposa lily (*Calochortus clavatus* var. *gracilis*), Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*), Peirson's morning-glory (*Calystegia peirsonii*), Southern California black walnut (*Juglans californica*), island mountain-mahogany (*Cercocarpus betuloides* var. *blancheae*), mainland cherry (*Prunus ilicifolia* ssp. *ilicifolia*), and undescribed everlasting (*Gnaphalium* sp. *nova*). The undescribed everlasting has since been described as white rabbit-tobacco (*Pseudognaphalium leucocephalum*). Parish's sagebrush (*Artemisia tridentata* ssp. *parishii*) also has potential to occur within the Entrada South Planning Area but has not been documented. Of the previously observed special-status plant species, all except Coulter's goldfields continue to be present on-site and continue to have the same, or similar, regulatory status as previously reported. The differences in number of individuals detected on-site, areal extent, or presence of suitable habitat for these species are consistent with the normal range of variability expected over time in a natural environment due to various natural factors (e.g., variations in precipitation), as considered in the State-certified EIR analysis and the associated adopted mitigation measures.

Based on updates to the oak tree inventory in 2023, a total of 51 oak trees, including 2 heritage oaks, occur within/near the Entrada South Planning Area; these include 28 valley oaks (*Quercus lobata*), 19 scrub oaks (*Q. berberidifolia*), two coast live oaks (*Q. agrifolia*), and two hybrid oaks (*Q. lobata* × *Q. berberidifolia*). Within the VCC Planning Area, there are a total of 28 oak trees, including one heritage oak; these include 25 valley oaks and three hybrid valley oaks (*Q. lobata* × *Q. douglasii*). Despite a decrease in the number of oak trees recorded since publication of the State-certified EIR, the overall status of oaks has not changed significantly from that previously reported in the State-certified EIR. As it pertains to wildlife, the Entrada South Planning Area supports habitat for a high diversity of grassland, shrubland, and woodland wildlife species, while the VCC Planning Area supports habitat for a variety of upland and riparian wildlife species. Both the wildlife habitats and observed wildlife within the planning areas remain substantially similar to those analyzed in the State-Certified EIR.

The following special-status wildlife species are known to occur, or have the potential to occur, within the Entrada South Planning Area, as analyzed in the State-certified EIR: western spadefoot (*Spea hammondi*), California legless lizard (*Anniella* spp.), coastal California gnatcatcher (*Polioptila californica californica*), tricolored blackbird (*Agelaius tricolor*), burrowing owl (*Athene cunicularia*), cougar (*Puma concolor*), California condor (*Gymnogyps californianus*), and several special-species of bats, including western mastiff bat (*Eumops perotis californicus*), western red bat (*Lasiurus blossevillii*), Yuma myotis (*Myotis yumanensis*), and pocketed free-tailed bat (*Nyctinomops femorosaccus*). Similarly, the following special-status wildlife species are known to occur, or have the

potential to occur, within the VCC Planning Area, as analyzed in the State-Certified EIR: western spadefoot, arroyo toad (*Anaxyrus californicus*), California legless lizard, coastal California gnatcatcher, tricolored blackbird, cougar, arroyo chub (*Gila orcuttii*), Santa Ana sucker (*Catostomus santaanae*), unarmored threespine stickleback (*Gasterosteus aculeatus williamsoni*), southwestern pond turtle (*Actinemys marmorata pallida*), burrowing owl, least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*), western yellow-billed cuckoo (*Coccyzus americanus occidentalis*), and California condor. All of these species continue to occur, or continue to have the potential to occur, on-site and have the same or similar regulatory status as previously reported. Any differences in potential habitat for these species under current conditions are within the range of minor variation expected over time, as assumed in the State-certified EIR analysis. In addition, California glossy snake, which was designated as a California Species of Special Concern by CDFW in 2016, and Crotch bumble bee, which was accepted as a candidate for listing under the California Endangered Species Act in 2019, have the potential to occur within both planning areas, although these species have not been documented on-site. No critical habitat for any listed species occurs within the Entrada South Planning Area; however, based on relatively recent revisions to designated critical habitat, the VCC Planning Area now includes limited areas of critical habitat for southwestern willow flycatcher and arroyo toad.

In addition, the State-Certified EIR identified Magic Mountain Canyon, which at the time extended from the Santa Clara River corridor along the west edge of the Entrada South Planning Area, as one of several "tributary corridors" that connected undeveloped uplands with the Santa Clara River and was likely used by most of the high- and moderate-mobility species for movement throughout the RMDP/SCP area. As a result of recent development of the Mission Village project, Magic Mountain Canyon has been filled in and likely no longer serves as a wildlife corridor. This effect is consistent with the analysis presented in the State-certified EIR, which identified the impact to the Magic Mountain Canyon corridor resulting from RMDP development. The value of the overall Entrada South Planning Area as a wildlife corridor or habitat linkage is further limited by adjacent development.

The State-certified EIR also identified the Castaic/Hasley Corridor, which extends north from the Santa Clara River corridor through the VCC Planning Area, as one of several "tributary corridors" that connect undeveloped uplands with the Santa Clara River and, under then-existing conditions, allowed for movement of high- and moderate-mobility species and functioned as live-in habitat for many other species. As anticipated in the State-certified EIR, wildlife camera studies of the Modified Project area have shown that increasing development in the vicinity may have limited the use of the corridor by less human-tolerant species. However, overall the value of the VCC Planning Area as a wildlife

corridor or habitat linkage has not changed significantly compared to the information presented in the State-certified EIR.

Since preparation of the State-certified EIR, the jurisdictional delineations for the Entrada South and VCC Planning Areas have been updated to confirm the limits of jurisdictional waters. The updated delineation identified 3.81 acres of waters of the United States and 11.66 acres of CDFW-jurisdictional streambeds in the Entrada South Planning Area, which represents an increase of 0.86 acre of waters of the United States and 4.77 acres of CDFW-jurisdictional streambeds compared to the delineation that the State-certified EIR relied upon. These increases are primarily due to widening of the active channels throughout Unnamed Drainage 2 and at the downstream end of Unnamed Drainage 3, resulting from erosion attributed to upstream development in the watershed and extreme weather, as well as classification of alluvial plain as jurisdictional waters based on CDFW direction. Similarly, the updated delineation identified 6.41 acres of waters of the United States and 113.14 acres of CDFW-jurisdictional streambeds in the VCC Planning Area, which represents a reduction of 77.61 acres of waters of the United States and an increase of 4.98 acres of CDFW-jurisdictional streambeds compared to the delineation within the State-certified EIR. The difference in acreage of waters of the U.S. is due to more accurate delineation of the jurisdictional portions of the Castaic Creek floodplain and the acreage of waters of the United States has not changed significantly from that previously reported in the State-certified EIR.

Refer to **Section 5.2**, Biological Resources, of this SEIR for further discussion of the environmental setting related to biological resources, including details regarding vegetation communities, special-status vegetation and wildlife, wildlife corridors, and jurisdictional delineations within the Entrada South and VCC Planning Areas.

c. Cultural Resources

Cultural resources surveys and a cultural resources investigation of the Modified Project Site were conducted in 2021. Historical development and disturbance of both the Entrada South and VCC survey areas has included oil and gas development and agricultural activities, and an extension of Magic Mountain Parkway was recently constructed through Entrada South as part of the approved Mission Village project. There are currently no inhabited buildings within the Entrada South survey area, while the VCC survey area features vacant land, including portions of the Hasley and Castaic Creek

creekbeds, interspersed with industrial buildings and associated parking facilities.⁸ Most of the surrounding off-site properties have been disturbed by past development.

A records search of the California Historical Resources Inventory System (CHRIS) at the South Central Coastal Information Center (SCCIC) at California State University Fullerton was conducted and revealed that the Modified Project Site has been previously surveyed for cultural resources but there were no previously recorded archaeological sites within either of the survey areas. With the exception of newly discovered archaeological sites associated with Tract 61105 (Mission Village project), the closest previously recorded cultural resources are located approximately one kilometer north of the Entrada South survey area boundary. In addition, a search of the California Native American Heritage Commission's (NAHC) Sacred Lands File revealed no sacred Native American sites have been recorded within the survey areas. However, the updated site surveys identified three potential archaeological sites and ten isolated potential artifacts within Entrada South and four isolated artifacts within the VCC survey area (located outside of the VCC Planning Area currently proposed for development).

Refer to **Section 5.3**, Cultural Resources, of this SEIR for further discussion of the environmental setting related to cultural resources, including details regarding the potential archaeological sites and artifacts discovered on-site.

d. Hazards and Hazardous Materials

The Modified Project Site is located in the abandoned Castaic Junction Oil/Gas Field, which was historically used for oil/gas production. There are 11 former oil and gas wells (enumerated as Newhall Land & Farming [NLF] #01, Magic Mountain [MM] #01, NLF #31, NLF #35, NLF #36, NLF #37, NLF #38, NLF #43, NLF #44, NLF #47, and NLF #51) located within the Entrada South Planning Area and two former oil and gas wells (Wells #B-1 and #D-2) within the VCC Planning Area that collectively were plugged and abandoned between 1951 and 2001. Under existing conditions, the southern boundary of the Entrada South Planning Area is traversed by SCE electric transmission lines and towers and a SoCalGas high-pressure natural gas transmission pipeline. In addition, a portion of the Entrada South Planning Area is currently occupied by an inactive temporary fuel station, associated storage tanks, a water quality control basin, and other materials related to the recent construction of the Magic Mountain Parkway and Commerce Center Drive extensions as part of the neighboring Mission Village project, which is subject to best management practices (BMPs) in accordance with an approved stormwater pollution

⁸ *The VCC survey area is broader than the VCC Planning Area currently proposed for development as part of the Modified Project.*

prevention plan (SWPPP). The VCC Planning area includes a water well within the eastern portion and stockpiles of construction debris in the central portion.

Reconnaissance surveys of both planning areas were conducted as part of the Phase I Environmental Site Assessments (ESAs) for the Modified Project. Several recognized environmental conditions (RECs) and historical RECs (HRECs) were identified within the Entrada South Planning Area, most of which are related to past oil/gas production activities. No RECs, HRECs, or controlled RECs were identified within the VCC Planning Area. In addition, both planning areas appear on hazardous materials databases in conjunction with several of the abandoned wells. A Phase II site assessment was also conducted within a portion of the VCC Planning Area to assess for potential agrichemical impacts. Based on the laboratory results, the reported concentrations do not pose a risk to human health or the environment.

Refer to **Section 5.4**, Hazards and Hazardous Materials, of this SEIR for further discussion of the environmental setting related to hazards, including details regarding the RECs and HRECs identified on-site.

e. Hydrology

As previously discussed, the Modified Project Site is located within the Santa Clara River basin. The reach of the Santa Clara River south of the VCC Planning Area has multiple channels, which is referred to as braided. High sediment loads, bank erodibility, and intense and intermittent runoff conditions characterize this kind of system. The River also has the potential for aggradation (sediment deposition) and degradation (scouring or sediment removal) in various locations based upon localized hydraulic conditions.

Portions of four tributary drainages to the Santa Clara River are located within the Entrada South Planning Area: Magic Mountain Canyon, Unnamed Canyon 1, Unnamed Canyon 2, and Unnamed Canyon 3. Of these, only Magic Mountain Canyon is a major drainage course. However, Magic Mountain Canyon has been entirely filled as authorized by the RMDP permits. Within the Entrada South Planning Area, there are four debris basins that currently intercept natural flow and debris and a prior storm drain that flows into the existing storm drain system in Magic Mountain Parkway. The existing storm drain along Magic Mountain Parkway is designed for both the Mission Village development and the proposed Entrada South development. Within the VCC Planning Area, Castaic Creek and Hasley Creek flow through the VCC Planning Area to the Santa Clara River. Under existing conditions, surface runoff flows to the creeks.

Neither the Entrada South nor VCC Planning Areas contain any land that falls within the 100-year floodplain of the Santa Clara River, although both Castaic and Hasley Creeks have 100-year floodplains mapped by Federal Emergency Management Agency (FEMA).

Existing improvements along Castaic Creek include concrete slope lining on the west bank, un-grouted rip-rap bank protection on the east bank, and concrete/rip-rap lined berms. Existing improvements along Hasley Creek consist of concrete slope lining on both embankments, with a natural bottom and grade control (“drop”) structures.

Refer to **Section 5.5**, Hydrology and Water Quality—Hydrology, of this SEIR for further discussion of the environmental setting related to hydrology, including additional details regarding the drainage channels and creeks that traverse the Modified Project Site.

f. Water Quality

As discussed above, the reach of the Santa Clara River within and adjacent to the Modified Project Site has braided channels. This kind of system is characterized by high sediment loads, high bank erodibility, and intense and intermittent runoff conditions. Combined with the relatively flat gradient of the River at this point (less than one percent), it has a high potential to aggrade (deposit sediment) at low flow velocities.

Perennial streamflow in Santa Clara River Reach 5 is derived from discharges of treated effluent from two wastewater treatment plants, the Saugus Water Reclamation Plant (WRP) and Valencia WRP, as well as runoff from existing urban areas and agricultural fields. Together, the Valencia and Saugus WRPs have a design capacity of 28.1 million gallons per day (mgd) (31,470 acre-feet per year [AFY]) and produce an average of 21,450 AFY of treated effluent.⁹ In addition, the River is underlain by several distinct alluvial groundwater basins, including the Piru, Fillmore, and Santa Paula Basins. This locally high groundwater sustains summer base flow and riparian vegetation within the River corridor, even throughout relatively dry climatic cycles.

The River’s flows are highly episodic, and concepts of “normal” or “average” sediment-supply and flow conditions have limited value since episodic storm and wildfire events have enormous influence on sediment and storm flow conditions. As a result, the channel morphology, stability, and character of the Santa Clara River is almost entirely determined by the “reset” events that occur within the watershed.

⁹ *Santa Clarita Valley Water Agency, 2020 Urban Water Management Plan, June 2021.*

Due to the size of the Modified Project area and the highly variable nature of surface water quality in the Santa Clara River, it was not appropriate to summarize water quality data for a single timeframe or location in order to establish baseline water quality conditions. As discussed above, the River's flows are highly episodic in nature, which can affect surface water quality considerably. The County conducts in-stream water quality monitoring on the mainstem of the River at a mass emission station located along The Old Road at the upstream boundary of the Modified Project area, and wet weather monitoring data from January 2017 through June 2019 at this station is presented in the Water Quality Report (see **Appendix 5.6**).

As it relates to groundwater, the Entrada South and VCC Planning Areas lie at the western end of the upper Santa Clara River hydrologic area, as defined by the California Department of Water Resources (DWR). The Santa Clara River Valley East Groundwater Sub-basin lies within this hydrologic area and is the source of essentially all local groundwater used for water supply in the Santa Clarita Valley. The local groundwater supplies are obtained from relatively young surficial alluvial deposits and from an older geologic unit (Saugus Formation) that underlies the alluvium and adjoining areas. The groundwater flow direction in the Alluvial aquifer follows the topography of the Valley and its tributaries. Groundwater recharge occurs in the eastern, northern, and southern portions of the Valley. Natural mechanisms for groundwater discharge occur at the west end of the Valley, and consist of discharge to the Santa Clara River, subsurface outflow beneath the river, and evapotranspiration by deep-rooted vegetation. The Saugus Formation is present beneath the eastern portion of the Modified Project Site and most of the Santa Clarita Valley to the east. The upper subunits are a source of groundwater supply in the Valley due to their productive nature and good water quality. Like the Alluvial aquifer, the Saugus Formation is recharged in the eastern and other peripheral portions of the Valley. Groundwater discharge from the Saugus Formation occurs at the west end of the Valley in the form of groundwater discharge into the overlying Alluvial aquifer, which, in turn, discharges to the River in the western end of the Valley. Groundwater monitoring data is presented in **Section 5.6**, Hydrology and Water Quality—Water Quality, of this SEIR.

Refer to **Section 5.6**, Hydrology and Water Quality—Water Quality, of this SEIR for further discussion of the environmental setting related to water quality.

g. Land Use and Planning

As previously discussed, the Entrada South Planning Area consists of approximately 382.3 acres located west of I-5 and The Old Road and predominantly south of Six Flags Magic Mountain. The Entrada South Planning Area is generally comprised of vacant land intersected by several drainage courses, with scattered abandoned oil wells and associated access roads, plus the recently constructed extension of Magic Mountain

Parkway crosses the planning area from east to west. In addition, the southern boundary of the Entrada South Planning Area is traversed by SCE electric transmission lines and towers and a 34-inch high-pressure natural gas transmission pipeline operated by SoCalGas. Smaller-diameter pipelines associated with past oil field operations may also be present.

The VCC Planning Area consists of approximately 328.8 acres in an undeveloped portion of the partially completed VCC industrial/business park center located west of I-5 and The Old Road, north of SR-126, and east of Commerce Center Drive and the Chiquita Canyon Landfill. The VCC Planning Area contains areas of direct disturbance from past sand and gravel mining, cattle grazing, and agricultural operations. Limited agricultural uses still operate on a portion of the site. Also, SCE and SoCalGas have distribution lines and access roads within easements on-site. The VCC Planning Area is dominated by north/south-trending ridges that lie north of Castaic Creek, near its confluence with Hasley Canyon.

Per the Santa Clarita Valley Area Plan: One Valley One Vision 2012 (Area Plan), the existing land use designations within the Entrada South Planning Area are H5—Residential 5 south of Magic Mountain Parkway, CM—Major Commercial north of Magic Mountain Parkway, and OS-PR—Parks and Recreation south of the SCE electric transmission lines. The Entrada South Planning Area is currently zoned R-1—Single-Family Residence south of Magic Mountain Parkway, C-3—General Commercial north of Magic Mountain Parkway, and C-R—Commercial Recreation south of the SCE electric transmission lines. The entire VCC Planning Area has a land use designation of IO—Industrial Office and is zoned M-1.5-DP—Restricted Heavy Manufacturing with Development Program overlay.

Much of the Entrada South and VCC Planning Areas contain hillside land, and while most of these areas consist of 25 to 50 percent slopes, there are limited and intermittent areas with 50 percent or greater slopes. In addition, although the Entrada South Planning Area is not located within a Significant Ecological Area (SEA), a portion of Castaic Creek within the VCC Planning Area is located within the current Santa Clara River SEA boundary.

Land uses surrounding the Modified Project Site include residential subdivisions and commercial recreation and commercial/business park uses, combined with a variety of agricultural, oil production, and industrial uses. More specifically, Six Flags Magic Mountain and vacant land are located directly north of the Entrada South Planning Area; the existing community of Westridge is located immediately south; and the approved Mission Village community within the Newhall Ranch Specific Plan area is currently under construction to the immediate west. The VCC Planning Area is surrounded by existing

single-family residential and industrial uses to the north; existing industrial uses to the east; vacant land to the south; and the previously developed portions of the VCC industrial/business park as well as Chiquita Canyon Landfill to the west. In addition, the City of Santa Clarita is located to the east and is separated from the Modified Project Site by The Old Road and I-5. The planned communities associated with the Newhall Ranch Specific Plan are located to the west.

Refer to **Section 5.7**, Land Use and Planning, of this SEIR for further discussion of the environmental setting related to land use.

h. Noise

The existing noise environment in the vicinity of the Modified Project Site is primarily comprised of automobile traffic on nearby roadways, including I-5, The Old Road, Magic Mountain Parkway, Commerce Center Drive, and Hasley Canyon Road, as well as operation of Six Flags Magic Mountain. There are no sensitive noise receptors currently located on-site.

The nearest existing noise-sensitive receptors to the Entrada South Planning Area are residential uses within the Westridge community located directly to the south. Other noise-sensitive receptors include the Hilton Garden Inn, located on The Old Road, approximately 1,000 feet to the northeast; the Best Western Inn and Holiday Inn Express, located east of I-5, approximately 700 feet to the east; and planned mixed-use development (residential and commercial uses) within the approved Mission Village community (currently under construction), located to the west.

The nearest existing noise-sensitive receptors to the VCC Planning Area are the residential communities adjacent to the north and northwest; Live Oak Elementary School, located approximately 550 feet to the northwest; Hasley Canyon Park, a neighborhood park located approximately 900 feet northwest; and the Travel Village RV Park, a mixed-use RV park and community area located approximately 950 feet to the southwest.

To establish baseline noise conditions, long-term noise levels were monitored at seven representative receptor locations in the vicinity of the Entrada South and VCC Planning Areas. In terms of the County's land use noise compatibility categories, noise levels at the monitoring locations range from normally acceptable to normally unacceptable. No monitoring locations measured noise levels within the clearly unacceptable category. Additionally, existing roadway noise levels were forecasted based on existing roadway traffic volumes provided by the Modified Project's transportation engineer. All of the adjacent land uses have a Noise Exposure Compatibility Category of normally acceptable, except for the commercial uses on the west side of Hasley Canyon

Road, west of The Old Road which has a Noise Exposure Compatibility Category of conditionally acceptable.

Refer to **Section 5.8**, Noise, of this SEIR for further discussion of the environmental setting related to noise, including details regarding the noise measurement data.

i. Transportation

Regional access to the Modified Project Site is provided by I-5 and SR-126. Direct access to the Entrada South Planning Area is provided by Magic Mountain Parkway, which is classified as a Major Highway in the County's Highway Plan and was recently extended through the Planning Area as part of the approved Mission Village project to the west (currently under construction). Similarly, access will be provided by Westridge Parkway and Commerce Center Drive, which are designated as a collector and Major Highway, respectively. Local access to the VCC Planning Area is currently available from The Old Road, Henry Mayo Drive, and Commerce Center Drive, as well as Franklin Parkway and Hancock Parkway, which are local streets that will be extended into the Planning Area. A southerly extension of Commerce Center Drive via a bridge over the Santa Clara River is planned to connect with an existing segment of Commerce Center Drive in Mission Village.

In the immediate vicinity of the Entrada South Planning Area, Magic Mountain Parkway and The Old Road are fully improved with sidewalks on each side of the roadway. Magic Mountain Parkway also includes a Class I shared-use route for bicycles and neighborhood electric vehicles (NEVs) along the north side of the roadway, connecting the Entrada South Planning Area to Mission Village. Additionally, shared NEV/Class I routes along Westridge Parkway and Commerce Center Drive have been constructed on the west side of each street. The intersection of The Old Road at Magic Mountain Parkway is also fully improved with sidewalks on all four corners and pedestrian crosswalks controlled by a traffic signal on all four legs.

Near the VCC Planning Area, sidewalks are provided along the west side of both Commerce Center Drive and The Old Road. Pedestrian crosswalks controlled by a traffic signal are provided at the Commerce Center Drive/Hancock Parkway, Commerce Center Drive/Franklin Parkway, and Commerce Center Drive/Harrison Parkway intersections on some but not all legs, as well as under SR-126. Crosswalks are not provided across The Old Road north of SR-126 due to I-5 to the immediate east. Northwest of the VCC Planning Area, the Hasley Canyon Trail is a 1.67-miles multi-purpose trail that can be accessed along Commerce Center Drive and Hasley Canyon Road through the existing industrial/business park, with connection to the Hasley Canyon Equestrian Center in the hills to the north.

In the City of Santa Clarita, a Class I bike route exists along the Santa Clara River and crosses under the I-5 freeway approximately 0.5 mile north of Magic Mountain Parkway, with a planned connection to future County trails in the Modified Project area.

Santa Clarita Transit (SCT) currently operates six fixed route transit bus lines in the proximity (typically defined as 0.25 mile) of the Modified Project Site. The routes include numbers 1, 2, 3, 7, 502, and 636. Routes 1 and 2 provide service between Castaic/Val Verde and the McBean Regional Transit Center, with stops through the Valencia Industrial Center. Routes 3 and 7 provide service between the Seco Canyon area and Six Flags Magic Mountain. Route 502 provides service to/from the Santa Clarita Metrolink station to/from Commerce Center and operates on weekdays only. Route 636 provides service to/from West Ranch High School with stops through the existing VCC industrial/business park. Additional bus routes, accessible from these six routes, provide service to the greater Santa Clarita Valley area.

Three Metrolink stations are located within the City of Santa Clarita, each of which serves the Antelope Valley line, which travels between Lancaster and Union Station in the City of Los Angeles. The Metrolink station closest to the Modified Project Site is located along Soledad Canyon Road east of Bouquet Canyon Road. Furthermore, the Entrada South Planning Area is located approximately one mile west of the McBean Regional Transit Center and adjacent to a future central mobility hub that will be located along Commerce Center Drive in Mission Village.

Refer to **Section 5.9**, Transportation, of this SEIR for further discussion of the environmental setting related to transportation.

j. Tribal Cultural Resources

As described in the Cultural Resources Report, Tataviam is the name of the Native American ethnolinguistic group that inhabited the Santa Clarita Basin region in the upper Santa Clara River Valley drainage area. Ethnohistoric and archaeological data support the assessment that the Tataviam were a tribe whose language made up a branch of the Takic language and therefore was part of the Uto-Aztecan linguistic family. After the arrival of Spanish colonists during the Historic period, the Tataviam population suffered a dramatic decrease due to introduced diseases and the effects of missionization which included relocation of dispersed groups to localized centers (i.e., the missions), where diseases spread more easily. This process reduced the population in the Upper Santa Clara River Valley when the Tataviam relocated to Mission San Fernando in the San Fernando Valley to the south.

The distinct community of the present-day Fernandeano Tataviam Band of Mission Indians (referred to herein as “the Tribe”) originated in the lineages, villages and cultures of the period preceding the establishment of Mission San Fernando, from which the native people received the name Fernandeano. Mission San Fernando was established on September 8, 1797, at the village of *Achoicominga* (Mission Hills) and, for years following, enslaved Native Americans from the lineages in the geographically surrounding areas, ranging from present-day Simi Valley, San Fernando Valley, Santa Clarita Valley, and Antelope Valley. Today, the Tribe consists of a voluntary coalition of those lineages bound together by a tribal constitution. More specifically, the Tribe currently uses “regional groups” as a term to collectively identify a group of lineages that are associated with a specific area and culture for the purpose of this tribal-centered ethnography.

Of the distinct regional groups associated with Mission San Fernando, including the Tataviam, Pipimaram, Serrano, Amutskajam, Vanyume, and Chumash, the regional group directly associated with the lands encompassed by the Modified Project is the Tataviam. Several major Tataviam villages were located in areas surrounding the Modified Project area. The village of *Chaguayanga/Tsawayung* was situated within the Santa Clara River Valley at the confluence with Castaic Creek. Other Tataviam villages were located in the San Francisquito, Piru, Camulos, Castaic Reservoir, Piru Creek, and Elizabeth Lake areas. Archaeological and ethnographic reports indicate that these villages varied from large centers with an estimated 150 to 200 people, intermediate villages of 20 to 60 people, to small settlements containing 10 to 15 people.

Today, the Tribe represents the continuity of the regional pattern of politically independent lineages related through selected intermarriage and regional ceremonial participation. This coalition consists of three principle lineages traditionally known as Siutcabit, Tujubit, and Kavwevit. As the lineage members were forced to speak English in the late 19th Century, they adopted the surname of their lineage leader. Today, these three lineages are known as the Ortega lineage (representing ancestor Maria Rita Alipas Ortega), the Garcia lineage (representing ancestor Josephine Leyvas Garcia), and the Ortiz lineage (representing ancestor Joseph Ortiz). The Ortega, Garcia, and Ortiz lineages consist of members whose Tataviam ancestors lived on, maintained, or had social ties to *Chaguayanga/Tsawayung*. While ancestry is one form of relationality, traditional stories, lifeways, and historic events and occupations since time immemorial weave the Fernandeano Tataviam people to the land occupied by the Modified Project Site in complex, indescribable ways.

As previously discussed, a CHRIS records search at the SCCIC revealed that the Modified Project Site has been previously surveyed for cultural resources but there were no previously recorded archaeological sites within either of the survey areas. With the exception of newly discovered archaeological sites associated with Tract 61105 (Mission

Village project), the closest previously recorded cultural resources are located approximately one kilometer north of the Entrada South survey area boundary. In addition, a search of the NAHC's Sacred Lands File revealed no sacred Native American sites have been recorded within the survey areas. However, updated site surveys identified three potential archaeological sites and ten isolated potential artifacts within Entrada South and four isolated artifacts within the VCC survey area (located outside of the VCC Planning Area currently proposed for development). Several of these potential artifacts were identified as lithic flakes or lithic cores, as well as two possible metates (grinding slabs), and a mano.

Refer to **Section 5.10**, Tribal Cultural Resources, of this SEIR for further discussion of the environmental setting related to tribal cultural resources, including details regarding the potential archaeological sites and artifacts discovered on-site.

k. Utilities and Service Systems—Water Supply and Service

The Santa Clarita Valley Water Agency (SCV Water) service area includes the City of Santa Clarita and the unincorporated Los Angeles County communities of Castaic, Newhall, Saugus, Stevenson Ranch, and Valencia, including the adjacent Newhall Ranch project, Mission Village. In 2020, SCV Water supplied 65,996 acre-feet (AF) of water. Within the SCV Water service area, three main existing water supply sources could serve the Modified Project, including imported supplies, local supplies, and certain independent supplies owned by The Newhall Land and Farming Company (Newhall).¹⁰ Imported supplies are transported via the State Water Project (SWP) and consist of both SWP contract water supply amounts and dry year supplies delivered from water banking and exchange programs. Local supplies include groundwater and recycled water. SCV Water's 2020 Urban Water Management Plan (UWMP) shows that total existing and planned supplies will exceed demands during an average/normal year, a single-dry year, and two multiple-dry years from 2020–2050 in five-year increments. Furthermore, the Water Supply Assessment (WSA) prepared by SCV Water concludes, consistent with the 2020 UWMP, that current and future water supplies are sufficient to serve the Modified Project.

Existing water conveyance infrastructure in the Modified Project area includes potable supply lines in Magic Mountain Parkway, Westridge Parkway, Commerce Center Drive, and The Old Road, as well as recycled water lines from the Valencia WRP. In

¹⁰ *The Modified Project Applicant is The Newhall Land and Farming Company, a California Limited Partnership, an indirect subsidiary of Five Point Holdings, LLC.*

addition, a two million gallon water tank is planned within the developed portion of VCC (approved as part of VTTM 53108 [Landmark Village]).

Refer to **Section 5.11**, Utilities and Service Systems—Water Supply and Service, of this SEIR for further discussion of the environmental setting related to water supply, including detailed information regarding SCV Water’s various water supplies and reliability planning, related groundwater quality issues, and the Newhall-dedicated water supplies.

I. Utilities and Service Systems—Wastewater

The Santa Clarita Valley Sanitation District (SCVSD) owns and operates two WRPs within its service area: the Saugus WRP and the Valencia WRP. Wastewater received at each WRP is treated to disinfected tertiary levels and, with the exception of limited recycled water used for landscape irrigation, is discharged to the Santa Clara River. The Valencia WRP is located on The Old Road near Six Flags Magic Mountain (northeast of the Entrada South Planning Area and southeast of the VCC Planning Area). The Saugus WRP is located southeast of the intersection of Bouquet Canyon Road and Soledad Canyon Road. The current combined capacity of the SCVSD system is 28.1 mgd (31,470 AFY). As the system currently treats an estimated 18.4 mgd (20,450 AFY), the SCVSD is operating at approximately 65.4 percent of its permitted daily capacity. Additional facilities are planned or under construction and include the Vista Canyon WRP and Newhall Ranch WRP.¹¹

The SCVSD operates and maintains regional trunk sewer mains within the Modified Project area, while the local collection network is operated and maintained by Los Angeles County Department of Public Works’ (LACDPW’s) Consolidated Sewer Maintenance District.¹² Existing infrastructure in the area includes sewer trunk mains in Magic Mountain Parkway and The Old Road, smaller local sewer lines in numerous existing roadways, and various pump stations including the SCVSD Castaic Pumping Plant Lift Station and LACDPW’s Hancock Parkway and Commerce Center Drive Pump Stations.

Refer to **Section 5.12**, Utilities and Service Systems—Wastewater, of this SEIR for further discussion of the environmental setting related to wastewater.

¹¹ Santa Clarita Valley Water Agency, *2020 Urban Water Management Plan for Santa Clarita Valley*.

¹² Los Angeles County Department of Public Works, *Sewer Maintenance*, <http://dpw.lacounty.gov/smd/smd/>, accessed February 21, 2024.

m. Utilities and Service Systems—Solid Waste

Ten Class III landfills and one unclassified landfill are currently permitted within the County.¹³ Based on information provided in the County of Los Angeles Countywide Integrated Waste Management Plan 2021 Annual Report (2021 Annual Report), a total of approximately 6.24 million tons of solid waste generated within the County was disposed of in 2021 (the most recent year for which data is available), and the remaining disposal capacity for the County's Class III landfills is estimated at approximately 137.09 million tons. The 2021 Annual Report evaluated seven scenarios and determined that the County would be able to meet the disposal needs of all jurisdictions through the 15-year planning period under two of four planning scenarios. The 2021 Annual Report concluded that to maintain adequate disposal capacity, individual jurisdictions must continue to pursue strategies to maximize waste reduction and diversion; study, promote, and develop alternatives to landfilling; develop in-county solid waste processing, transfer, and recycling infrastructure; and enhance in-county capacity and out-of-county disposal (including waste-by-rail). Hazardous wastes are disposed of at Class I landfills located outside of the County, the closest of which are the Buttonwillow Landfill in Kern County and Kettleman Hills Facility in Kings County.

Generally, all non-hazardous waste in the County's unincorporated areas is collected by private haulers that participate in a garbage disposal district system, a franchise agreement system, and/or an open market system. The Santa Clarita Valley is served by a franchise waste collection system; the County has an exclusive agreement with Burrtec Waste Industries to provide disposal and recycling services in the Valley.¹⁴

Refer to **Section 5.13**, Utilities and Service Systems—Solid Waste, of this SEIR for further discussion of the environmental setting related to solid waste.

n. Wildfire

The Modified Project Site is located in an area designated by the Los Angeles County Fire Department (County Fire) and the California Department of Forestry and Fire Protection (CalFire) as a Very High Fire Hazard Safety Zone (VHFHSZ). The VHFHSZ designation can be attributed to a variety of factors, including highly flammable, dense,

¹³ County of Los Angeles, Department of Public Works, *Countywide Integrated Waste Management Plan 2021 Annual Report*, December 2022.

¹⁴ Los Angeles County Department of Public Works, *Residential Franchise System Welcome to Santa Clarita Valley*, <https://dpw.lacounty.gov/epd/swims/Residents/Franchise.aspx?id=T3cvdGQrWfU1UXVCUIZ3cDhEa2d4Zz09&name=cExLRGtGVDJLTWfVdXdXbi9IcXNSdVVibGZlBHV6T0R4MWUxNHArN2tKTEp1WVMyWVQ1M01hRmtrUTVBTERuaQ==>, accessed February 21, 2024.

drought-adapted chaparral vegetation; seasonal, strong winds; and a Mediterranean climate that results in dry vegetation during the fall months. According to CalFire's Fire and Resource Assessment Program (FRAP) data, numerous wildland fires have historically burned in a five-mile vicinity of the Modified Project Site, including several wildfires within and near portions of the Entrada South and VCC Planning Areas. Based on the FRAP, the average interval between wildfires within five miles of the Modified Project Site is one year, and it is expected that portions of the five-mile study area will be subject to wildfire on at least an annual basis, with those wildfires encroaching upon the Modified Project Site at a longer interval.

Refer to **Section 5.14, Wildfire**, of this SEIR for further discussion of the environmental setting related to wildfire risks, including information regarding site-specific conditions such as vegetation and the effects of climate change.

4. APPLICABLE LOCAL AND REGIONAL PLANS

a. Los Angeles County General Plan 2035

The Los Angeles County General Plan 2035 (General Plan) directs future growth and development in the County's unincorporated areas and establishes goals, policies, and objectives that pertain to the entire County. The General Plan's Land Use Element, in particular, guides the general location, distribution, and intensity of land use through its mapped land use designations. As discussed below, the County has adopted a number of community-driven area plans, which are part of the General Plan and designed to more accurately address the needs of local communities and specific geographic areas throughout the County. The Land Use Element also addresses Special Management Areas, where additional development regulations are required to prevent the loss of life and property and/or to protect the natural environment and important resources. As previously discussed, portions of the Modified Project Site include designated Special Management Areas, including an SEA and Hillside Management Area (HMA).

b. Santa Clarita Valley Area Plan: One Valley One Vision 2012

The Area Plan serves as a long-term guide for development in the unincorporated Santa Clarita Valley in conjunction with the incorporated Valley areas over the next 20 years. The Area Plan's Land Use Element guides the type, location, intensity, and density of future land uses through the Land Use Policy Map and associated land use designations. The Element also contains goals, policies, and implementation measures to ensure that new development and land uses reflect community goals, enhance quality of life, are supported by adequate services and infrastructure, ensure public safety, and conserve valuable resources. The existing land use designations within the Entrada South Planning Area are H5—Residential 5 south of Magic Mountain Parkway, CM—Major

Commercial north of Magic Mountain Parkway, and OS-PR—Parks and Recreation south of the SCE electric transmission lines. The entire VCC Planning Area has a land use designation of IO—Industrial Office. The Area Plan Land Use Policy Map also identifies the Santa Clara River SEA which encompasses the Santa Clara River within the Modified Project Area.

c. Los Angeles County Planning and Zoning Code

The Los Angeles County Planning and Zoning Code (County Code Title 22) regulates development within the County’s unincorporated areas through land use designations and development standards regarding allowable uses, density, height, parking, etc. The Entrada South Planning Area is currently zoned R-1—Single-Family Residence south of Magic Mountain Parkway, C-3—General Commercial north of Magic Mountain Parkway, and C-R—Commercial Recreation south of the SCE electric transmission lines. The entire VCC Planning Area is zoned M-1.5-DP—Restricted Heavy Manufacturing with Development Program overlay. Additional sections of the Zoning Code specify other development standards and address such issues as general design requirements, parking requirements, signage, and conditional uses.

d. Los Angeles County Green Building Standards Code

The Los Angeles County Green Building Standards Code (County Code Title 31) adopts and incorporates by reference specified provisions of the 2022 California Green Building Standards Code (CALGreen Code). The purpose of Title 31 is to facilitate sustainability via planning and design; energy efficiency; water efficiency and conservation; material conservation and resource efficiency; and environmental air quality. Title 31 also references County Code Chapter 12.84, which provides low impact development (LID) requirements that address water conservation.

e. Southern California Association of Governments’ 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy

On September 3, 2020, the Southern California Association of Governments (SCAG) Regional Council adopted the 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), also known as Connect SoCal. The 2020–2045 RTP/SCS presents a long-term transportation vision through the year 2045 for the six-county region of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. The 2020–2045 RTP/SCS contains baseline socioeconomic projections that are used as the basis for SCAG’s transportation planning and the provision of services by other regional agencies. SCAG’s overarching strategy for achieving its goals is integrating land use and transportation. SCAG policies are directed towards the

development of regional land use patterns that contribute to reductions in vehicle miles and improvements to the transportation system.

f. South Coast Air Quality Management District's Air Quality Management Plan

The SCAQMD shares responsibility with the California Air Resources Board (CARB) to ensure all national and state air standards are achieved and maintained throughout the SCAQMD's jurisdiction of over 10,000 square miles. The SCAQMD's Air Quality Management Plans (AQMPs) serve as a regional blueprint to develop and implement an emission reduction strategy to bring the area into attainment with those standards in a timely manner. The 2016 AQMP includes strategies to ensure that rapidly approaching attainment deadlines for O₃ and PM_{2.5} are met and that public health is protected to the maximum extent feasible. The 2016 AQMP also incorporates the transportation strategy and transportation control measures from SCAG's former 2016–2040 RTP/SCS. In particular, the 2016 AQMP forecasts the 2031 emissions inventories with growth based on SCAG's 2016–2040 RTP/SCS.

On December 2, 2022, the SCAQMD Governing Board adopted the 2022 AQMP. The 2022 AQMP is focused on attaining the 2015 8-hour O₃ standard of 70 parts per billion. The 2022 AQMP builds upon measures already in place from previous AQMPs and includes a variety of additional strategies such as regulation, accelerated development of available clean technologies, incentives, and other Clean Air Act measures to achieve this standard. SCAQMD's strategy to meet national and state air quality standards distributes the responsibility for emission reductions across the federal, state, and local levels and industries. Both AQMPs are composed of stationary mobile source emission reductions from traditional regulatory control measures, incentive-based programs, co-benefits from climate programs, mobile source strategies, and reductions from federal sources, which include aircraft locomotives and ocean-going vessels. These strategies are to be implemented in partnership with the state and federal government. Both AQMPs incorporate the transportation strategy and transportation control measures from the applicable SCAG RTP/SCS, 2016–2040 RTP/SCS and 2020–2045 RTP/SCS respectively.^{15,16}

¹⁵ SCAG, *Final 2016 RTP/SCP, 2016*.

¹⁶ SCAG, *Final 2020- RTP/SCS, 2020*.