

Initial Study

Sterling Ranch Residential Project

Prepared for:

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

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Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: Sterling Ranch Residential Project/Project No. 03-250-(5)/Vesting Tentative Tract Map No. 060257/Parcel Map No. 82320/ Conditional Use Permit No. 03-250/ Oak Tree Permit No. 200700007/Environmental Assessment No. 03-250.

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

Contact Person and phone number: Steven Jones (213) 974-6433

Project sponsor's name and address:

Sterling Gateway LP
c/o Hunt Williams
5018 E. Meadows Drive, Park City, Utah 84098
Phone: (435) 901-3488

Project location: 29053 Coolidge Avenue (existing, proposed Sterling Parkway), Val Verde, CA 91384
APN: 3271-004-012, 3271-004-013, and 3271-005-032
USGS Quad: Val Verde. Refer to Figure 1, Regional Location Map and Figure 2, Project Site.

Gross Acreage: 151.8 acres (113.9 acres on site and 37.9 acres off-site open space)

General plan designation: H2- Residential 2 (0-2 dwelling units/acre), H5 – Residential 5 (0-5 dwelling units/acre) and CG-General Commercial, off-site – RL5 (0.2 dwelling units/acre)

Community/Area wide Plan designation: Santa Clarita Valley Area Plan, One Valley One Vision (OVOV) (2012), HM - Hillside Management, and U1 -Urban Residential

Zoning: R-1 (Single Family Residence) and C-2 (Neighborhood Commercial)

In addition to the zoning designation, indicate which Community Standards District the property is located within: Castaic Area Community Standards District (CSD), Area 4, Val Verde Area.

Description of project: Sterling Gateway, LP proposes the Sterling Ranch Estates Residential Project (Project), a 113.9-acre residential community consisting of 222 detached single-family residential lots on 57.9 acres, a passive pocket park on 0.2 acres, a passive park with a tot lot, shade structure and tables on 3.4 acres, and 21,000 square feet of commercial uses with 71 parking spaces on 2.5 acres (refer to Figure 3a, 3b, and 3c, Site Plan Sheets). Of the 222 residential lots, 91 lots would be 7,000 square feet to 10,000 square feet in size and 131 lots would be greater than 10,000 square feet in size, for an average of 11,364 square feet, consistent with CSD development standards. The Project also would include five open spaces lots on 21 acres, six landscaped/open space HOA lots on 0.1 acres, three access strip lots at Trevylon Street (20' emergency access), Rainbow Drive (20' emergency access) and Lexington Drive (26' project access) on 0.2 acres, three infiltration basins and six debris basins on 8.8 acres, a pump station on 0.1 acres, and streets for the community on 19.7 acres.

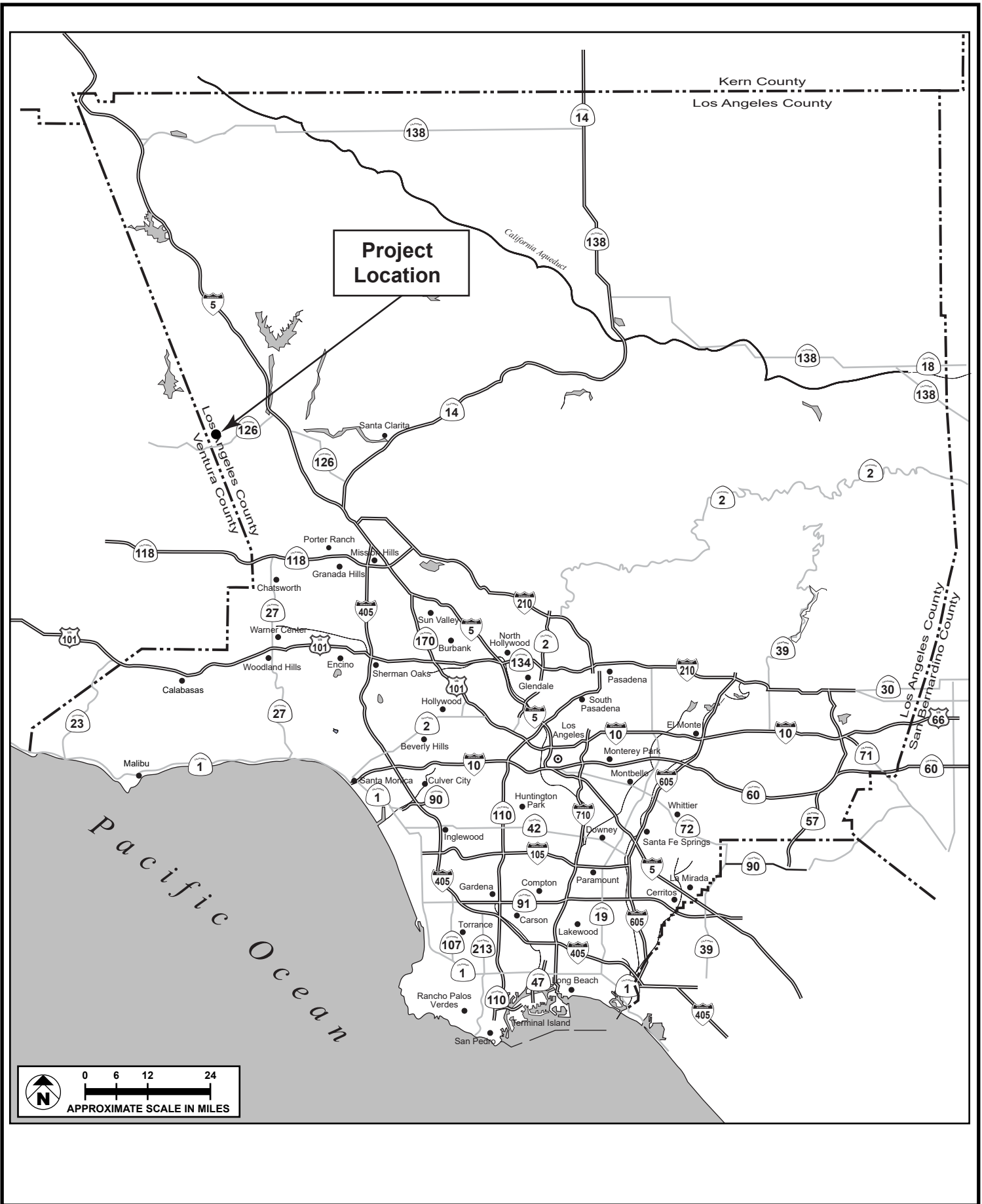
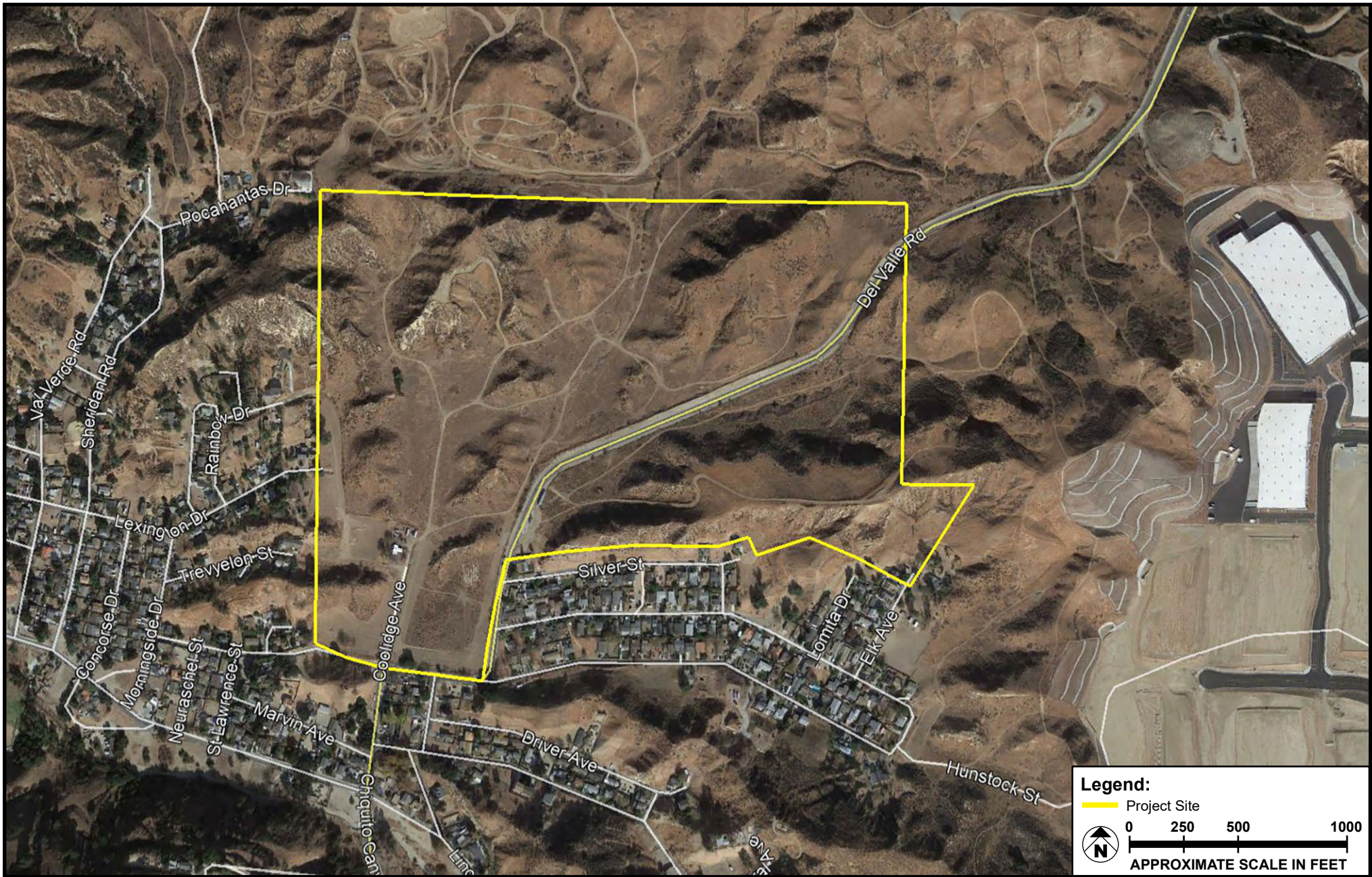
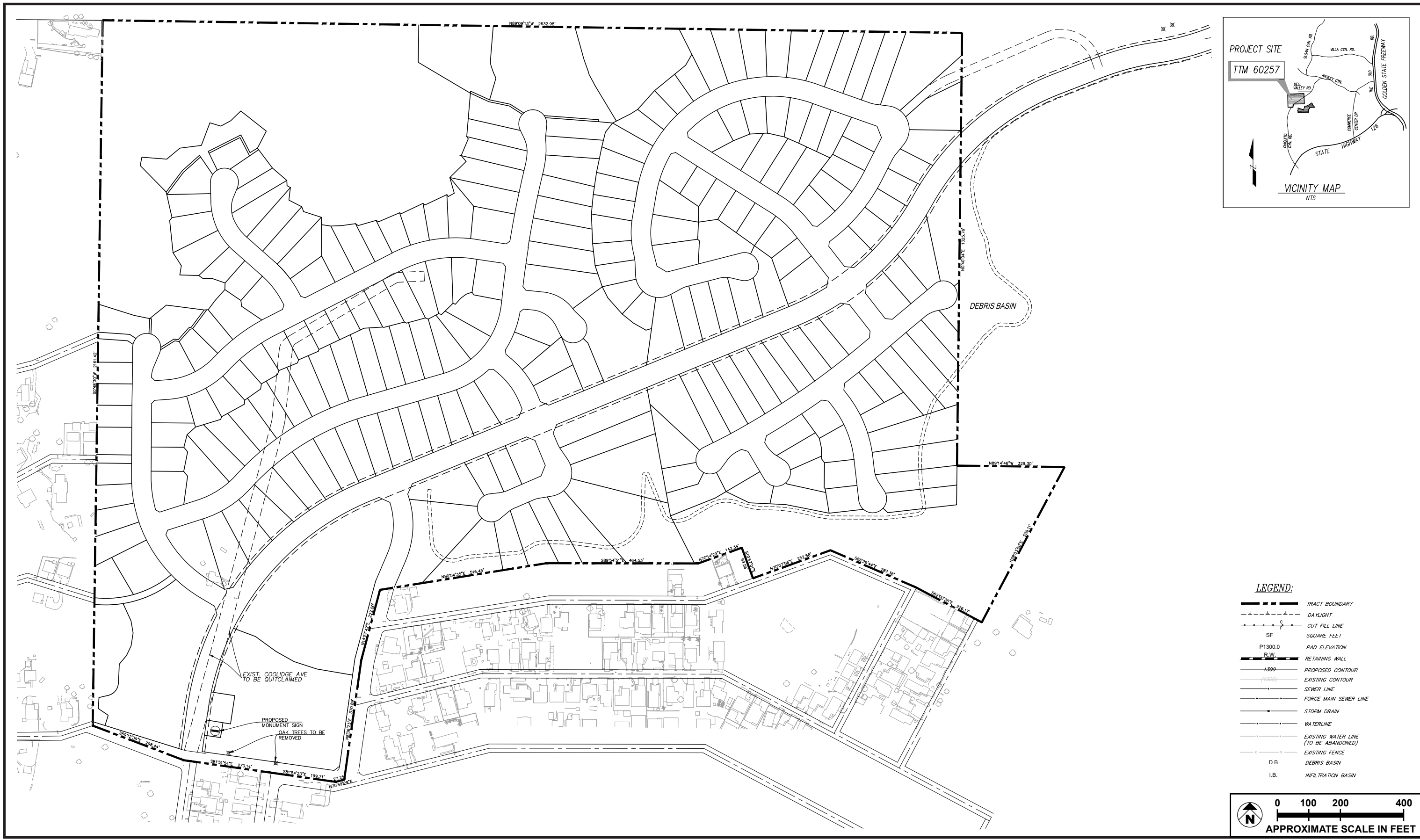


FIGURE 1



SOURCE: Google Earth - 2018

FIGURE 2



SOURCE: Sikand - February 2019

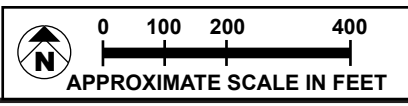
FIGURE 3a



Site Plan Sheet A



- LEGEND:**
- TRACT BOUNDARY
 - - - DAYLIGHT
 - - - CUT/FILL LINE
 - SF SQUARE FEET
 - P1300.0 PAD ELEVATION
 - R.W. RETAINING WALL
 - PROPOSED CONTOUR
 - (---) EXISTING CONTOUR
 - SEWER LINE
 - FORCE MAIN SEWER LINE
 - STORM DRAIN
 - WATERLINE
 - EXISTING WATER LINE (TO BE ABANDONED)
 - EXISTING FENCE
 - D.B. DEBRIS BASIN
 - I.B. INFILTRATION BASIN

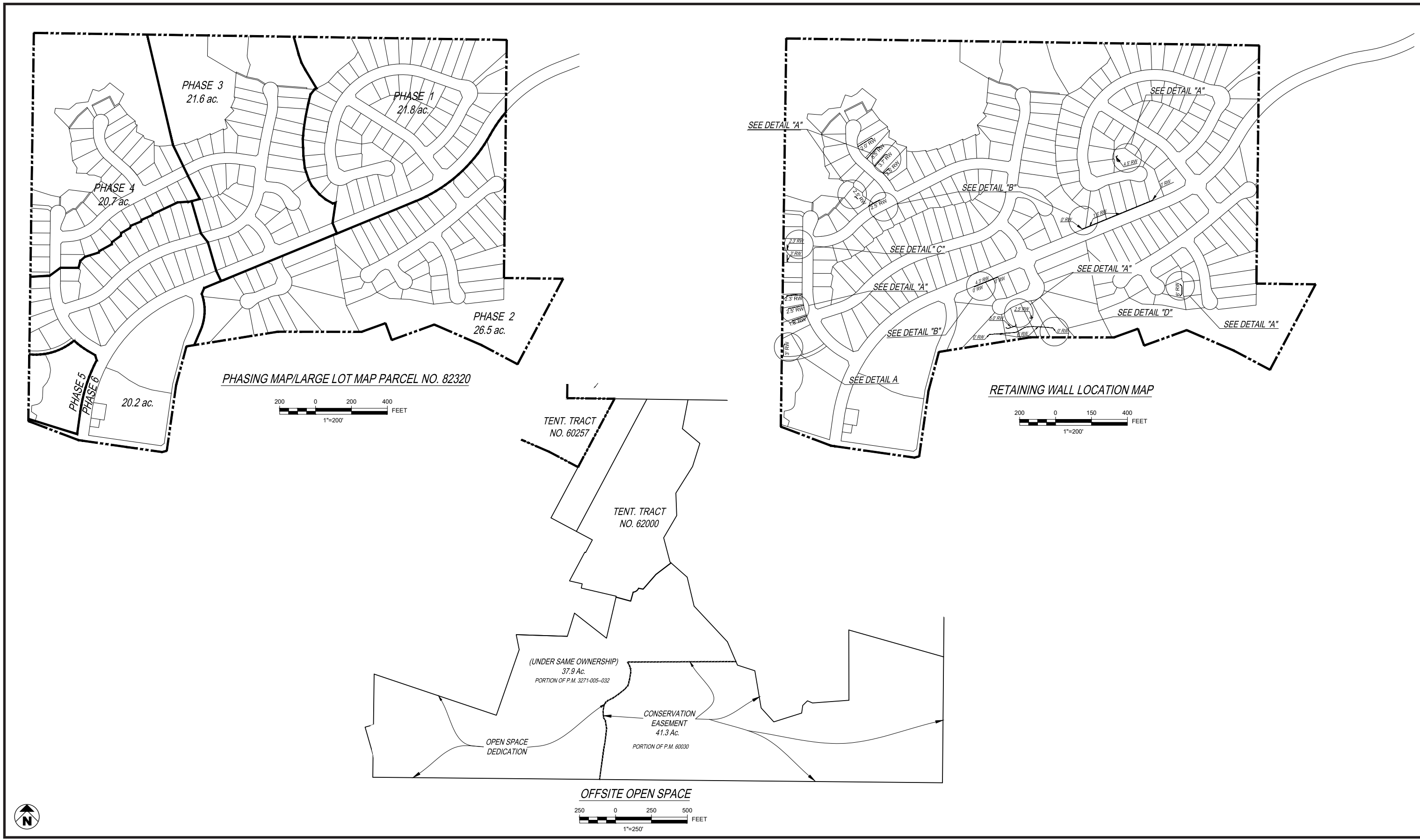


SOURCE: Sikand - February 2019

FIGURE 3b



Site Plan Sheet B



SOURCE: Sikand - February 2019

FIGURE 3c

The Project would provide a private trail, the Sterling Horn Memorial Trail, ten feet in width along the southern portion of the Project site. The private trail would connect with the County's Del Valle Trail outside the Project site as identified in the County's Regional Trail Plan. The Project also would dedicate a twenty-foot wide, multiuse trail easement to the County for the Del Valle Trail, located off site, on a third party's property. The off-site trail would be a variable-width (five-foot to eight-foot wide), natural soil surface trail within a twenty-foot dedication. An easement for the off-site grading from the adjacent owner has been obtained for this work, including the agreement to dedicate easements to the County upon request.

The off-site improvements consist of the following: a portion of Del Valle Road from the easterly Project boundary to approximately 772-feet east of the Project boundary within the adjacent property; the off-site construction of a mainline sewer from the Project site to Hasley Canyon Road within Del Valle Road; the upsizing of the existing water line within Hasley Canyon Road; and the dedication of off-site permanent open space on 37.9 acres. The Project also involves the construction of a one-million-gallon water tank, located on approximately 1.4 acres of disturbed land, at an elevation of 1575', approximately 2.2 miles westerly from the project site, and in the vicinity of the existing Cuyama water tank site,

The proposed uses and densities are consistent with the existing General Plan, the Area Plan land use designations, zoning, and CSD development standards. The Project includes requests for approval of a vesting tentative tract map to create 249 lots, a conditional use permit (CUP) for development within a Hillside Management Area, the grading of more than 100,000 cubic yards of earth, clustering and the maintenance of water tanks for the storage and distribution of water and an oak tree permit. While the Project would have one mass grading plan and storm drain plan for the entire Project site, the Project could be constructed in up to six phases, with the commercial portion constructed during Phase 5. The Los Angeles County Waterworks District No. 36 would provide water to the Project, the Los Angeles County Sewer Maintenance Division would operate the pump station, and the Los Angeles County Sanitation District would provide wastewater treatment collection and treatment.

The Project's system of public streets would access Del Valle Road. The extension of Chiquito Canyon Road (as Sterling Parkway) would provide access to the Project site and would include four new intersections with local roadways constructed within the Project site.

The Project site is primarily undeveloped, with the exception of one single-family residential structure, man-made hiking trails and dirt roads. The Project would demolish and remove the existing on-site residential structure, which is located off Hunstock Street and Coolidge Avenue (proposed Sterling Parkway).

The Project would require an Oak Tree Permit (OTP No. 200700007) to remove two jurisdictional oak trees. The two trees are located at the corner of Hunstock Street and what is currently Coolidge Avenue.

Surrounding land uses and setting: The Project site lies on both sides of Del Valle Road, south of Hasley Creek Canyon. The community of Val Verde lies south and west of the Project site. The Valencia Commerce Center with commercial and industrial uses lies east of the Project site. Residential uses border the Project site on the west and south. Largely undeveloped land lies north of the Project site. Surrounding land uses designations include H5 (Residential 5, 0-5 du/ac) to the south and west, RL2 (Rural Land 5, 1 du/2ac) to the north, and IO (Industrial Office) to the east. Surrounding zoning uses include R-1 (Single-family residence) to the south and west, A2-2 (Light and Heavy Agriculture) to the north, and MPD-DP (Manufacturing industrial planned development) to the east.

The Chiquito Canyon Sanitary Landfill is located approximately 1 mile southeast of the Project site beyond the residential uses. Val Verde Community Regional Park, which is a 58-acre community regional facility, is located approximately 0.25 miles southwest of the Project site.

Interstate 5 (I-5) is located approximately 2 miles east of the Project site and State Route 126 (SR 126) is located approximately 2 miles south of the Project site. Chiquito Canyon Road via SR 126 and Del Valle Road via I-5 would provide access to the Project site.

The topography of the surrounding area consists of low-lying rolling hills. The Project site varies from flat to moderately steep north and south facing slopes with elevations ranging from approximately 1,200 feet above mean sea level (amsl) along the southern boundary of the Project site to approximately 1,400 feet amsl in the northeastern portion of the Project site. The on-site vegetation is typical of an arid California climate, and primarily consists of annual brome grasslands and coastal sage scrub.

Within the Project site, two ephemeral channel features are present that support indicators of an ordinary high water mark (OHWM), bed and bank, and riparian vegetation. Based on these indicators, the features would be jurisdictional to the U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW). These ephemeral channel features are currently within the Project footprint and would be impacted; therefore, mitigation for impacts would be required and is currently proposed to be fulfilled via the purchase of credits through a local mitigation bank or conservation organization. The mitigation requirement would be finalized during the Clean Water Act (CWA) Section 404 permitting process with the USACE, the CWA Section 401 Water Quality Certification with the RWQCB, and the California Department of Fish and Game Code (DFG Code) section 1600 Lake or Streambed Alteration Agreement (LSAA) permitting process.

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

On September 27, 2017, a search of the Sacred Lands Files from the Native American Heritage Commission (NAHC) was requested. A response letter was received via email from the NAHC on September 28, 2017, stating the Sacred Lands File did not indicate the presence of Native American cultural resources in the immediate project area. The NAHC also provided a list of 11 Native American groups and individuals who may have knowledge of cultural resources in the project area. Letters were sent to each representative on October 23, 2017. This coordination was conducted for informational purposes only and does not constitute formal government-to-government consultation. To date, two responses were received: Fernandeno Tataviam Band of Mission Indians (Tataviam), Jairo Avila; and Santa Ynez Band of Mission Indians (Chumash), Freddie Romero.

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

Public Agency

Approval Required

Major projects in the area:

Project/Case No.

Description and Status

02-121/TR61105

Mission Village, 621 lots on 598 acres, Newhall Ranch, Approved March 28, 2019

98034/TR52584-1

Amendment to Revised Los Valles, 564 lots on 430.4 acres, approved February 5, 2019

R2012-02667/TR072126

Tapia Ranch, 511 lots on 1,167 acres pending review.

2018-003253/PM82110

Three commercial parcels on 2.52 acres pending review.

PM060030

Commercial/industrial parcels on 116.6 gross acres.

R2004-00559

Chiquita Canyon, LLC landfill lateral expansion, increased maximum height elevation and increased daily disposal limits on 639 acres

Reviewing Agencies:

Responsible Agencies

Special Reviewing Agencies

Regional Significance

None

None

None

Regional Water Quality Control Board:

Santa Monica Mountains Conservancy

SCAG Criteria

Los Angeles Region

National Parks

Air Quality

Lahontan Region

National Forest

Water Resources

Coastal Commission

Edwards Air Force Base

Santa Monica Mtns. Area

Army Corps of Engineers

Resource Conservation District of Santa Monica Mountains Area

LAFCO

Trustee Agencies

County Reviewing Agencies

None

DPW

State Dept. of Fish and Wildlife

Fire Department

State Dept. of Parks and Recreation

- Forestry, Environmental Division

State Lands Commission

- Planning Division

University of California (Natural Land and Water Reserves System)

- Land Development Unit

- Health Hazmat

Sanitation District

Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)

Sheriff Department

Parks and Recreation

Subdivision Committee

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

DETERMINATION: (To be completed by the Lead Department.)
On the basis of this initial evaluation:

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

Signature (Prepared by)

Date

Signature (Approved by)

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.

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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Except as provided in Public Resources Code Section 21099, would the project:

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

For purposes of determining significance under CEQA, a scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. The Santa Clarita Area Plan discusses scenic resources within the area and states that urban development has the potential to impair scenic resources if not carefully planned and controlled. The Santa Clarita Area Plan has designated specific ridgelines and established land use policies designed to preserve the views of these ridgelines. The Project sits in a canyon area, surrounded by mountains and rolling hills. Scenic ridgelines surround the Project site, the closest being the ridgeline between the Project site and the commercial and industrial uses to the east.

SR 126 is located approximately 2 miles south of the Project site and is a state designated scenic highway. Because the Project sits in a canyon, it is not be visible from SR 126 and, for this reason, there would be no impact to scenic vistas visible from this state designated scenic highway.

The Project does not propose changes to the scenic ridgeline that sits between the Project site and the commercial and industrial uses to the east. However, the Project would change views from the ridgeline from mostly vacant, undeveloped land, to primarily residential uses. Further analysis of potential impacts on a scenic resource are required.

- b) Be visible from or obstruct views from a regional riding, hiking, or multi-use trail?**

The Project site is located in a portion of the Santa Clarita Valley that contains several trails identified as “Existing Official Trails on Public Lands” on the County of Los Angeles “Trail Network Map.” The only trail that currently exists near the Project site is the Hasley Canyon Trail, an approximately two-mile-long hiking, bicycling, and horseback riding trail located just over 0.50 miles northeast of the Project site. Due to the elevations of the surrounding area, portions of the Project may be visible from the trail. The Project would also include the construction of two additional trails. The Sterling Horn Memorial Trail would be a private trail, ten-feet in width along the southern portion of the Project site. This trail would connect with the County’s Del Valle Trail outside the Project site as identified in the County’s Regional Trail Plan.

The Project would also dedicate a twenty-foot wide, multiuse trail easement to the County for the Del Valle Trail, located off site, on a third party’s property. on the off-site parcel. The off-site trail would be a variable width (five-foot to eight-foot-wide), natural soil surface trail within a twenty-foot dedication. An easement for the off-site grading from the adjacent owner has been obtained for this work, including the agreement to dedicate easements to the County upon request. Further evaluation of the visibility of the Project site from trails in the area is needed to determine the significance of any impact.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Project site contains native and nonnative plant species on rolling topography, including three oak trees, two of which are afforded protection under the Los Angeles County Oak Tree Ordinance, while the third oak tree does not meet the size criteria under the ordinance. All three of these oak trees are proposed for removal. An oak tree report has been conducted, and oak tree permits have been obtained in order to remove the two jurisdictional oak trees from the property. The Project would be required to mitigate removal of the two trees by payment of in-lieu fees, which is further discussed in Section 4, Biological Resources below. Impacts on oak trees would be considered less than significant.

As mentioned, scenic ridgelines surround the Project site, the closest being the ridgeline between the Project site and the commercial and industrial uses to the east. The Project does not propose changes to the scenic ridgeline that sits between the Project site and the commercial and industrial uses to the east. The Project would be required to adhere to the Hillside Management Regulations/Guidelines in order to protect views of this ridgeline. The Hillside Design Guidelines are intended to implement policies by ensuring that hillside development projects use sensitive and creative engineering, architectural, and landscaping site design techniques. The Guidelines also help ensure that hillside development projects are designed in a manner that allows a project to meet the findings of the Hillside Management Areas Ordinance. The Guidelines are divided into five major design categories (site planning, grading and facilities, road circulation, building design, and landscaping) containing a variety of sensitive hillside design measures. In order to comply with the ordinance, all projects must use the design measure contained in the Guidelines that reasonably can be implemented into a project's design. The Project would be required to incorporate these design measures, and impacts would be considered less than significant.

Additionally, SR 126, located approximately 2 miles south of the Project site is a state designated scenic highway. Because the Project site sits in a canyon, it is not visible from SR 126 and, therefore, there would be no impact.

d) Substantially degrade the existing visual character or quality of public views of the site and its surroundings because of height, bulk, pattern, scale, character, or other features or conflict with applicable zoning and other regulations governing scenic quality? (Public views are those that are experienced from publicly accessible vantage point)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------	--------------------------	--------------------------	--------------------------

The Project site is undeveloped except for one single-family residence. The Project would include grading and the development of 222 single-family homes and 21,000 square feet of commercial uses, both of which would alter the visual character of the Project site.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Project would include development of one- and two-story homes on lots between 7,000 square feet to greater than 10,000 square feet and single-story commercial uses that would not create substantial shadows affecting any solar access or sensitive uses.

The Project would be built according to the Community Standards District (CSD) and County rural standards, which require fewer street lights than typical lighting associated with single-family homes and a small commercial center. The Project would be developed in accordance with applicable standards and would not create substantial light adversely affecting nighttime views. The homes and commercial center also would not include reflective materials adversely affecting daytime views. Impacts would be less than significant.

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>
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Would the project:

- | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

The Project site is identified as “Grazing Land” and “Other Land” on the Los Angeles Important Farmland 2016 map by the California Department of Conservation.¹ Grazing Land is defined as land on which the existing vegetation is suited to the grazing of livestock and Other Land is defined as land not included in any other mapping category. Common examples include low density rural developments, brush, timber, wetland, and riparian areas. The site is not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Due to the lack of historic agricultural use, no impact to important farmland would occur.

- | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>b) Conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

The Project site is presently undeveloped land and is zoned R-1 (Single Family Residence) and C-2 (Neighborhood Commercial). Additionally, the site is not under a Williamson Act Contract.² No impact to land zoned for agricultural use or subject to a Williamson Act contract would occur.

- | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>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))?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

¹ California Department of Conservation Division of Land Resource Protection Farmland Mapping and Monitoring Program, <https://maps.conservation.ca.gov/agriculture/#dataviewer>.

² State of California Department of Conservation, http://www.conservation.ca.gov/dlrp/Pages/qh_maps.aspx.

	<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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The Project site is zoned R-1 (Single Family Residence) and C-2 (Neighborhood Commercial). No impact to land zoned as forestland, timberland or Timberland Production land would occur.

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

The Project site is not forest land, so no impact to forest land would occur.

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?

Agricultural uses and forest land are not located in the immediate vicinity or on the Project site. The Project site is surrounded by developed uses to the east, south, and west. No impact would occur.

3. AIR QUALITY

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

	<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:

- | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <p>a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|

Construction of the Project would involve the use of heavy-duty construction vehicles and on-site stationary equipment which may generate air pollutant emissions in excess of applicable emissions standards. In addition, fugitive dust emissions would be generated during grading and excavation of the Project site. Construction emissions would be short-term in nature, limited to the periods when construction activity would be taking place. Therefore, construction emissions would not add to long-term air quality degradation. However, daily emissions from construction sources may exceed daily SCAQMD emissions thresholds for criteria pollutants. Further evaluation of potential air quality impacts associated with short-term construction activities is needed to determine the significance of these impacts.

Occupancy and use of the Project site would also increase traffic in the area and may result in an increase in emissions from stationary sources associated with natural gas and electrical consumption. Daily emissions from vehicular and stationary sources may exceed daily SCAQMD emissions thresholds for criteria pollutants. Further evaluation is needed to determine the significance of these emissions.

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| <p>b) 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?</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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The Project site is located within the South Coast Air Basin (SCAB), which is currently in nonattainment for several criteria pollutants. Operational activities associated with the Project may result in a cumulative increase in air pollutant emissions. Further evaluation of the Project's contribution to cumulative regional air quality impacts is needed to determine the significance of this contribution.

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| <p>c) Expose sensitive receptors to substantial pollutant concentrations?</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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The Project would develop a residential community and, therefore, would not be considered a sensitive use. However, the Project site is located approximately 285 feet north of Macedonia Church of God, which is considered a sensitive use.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Grading and construction activities may result in short-term fugitive dust or other potential emissions. Further evaluation of the significance of this impact is required.

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>
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Would the project:

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| <p>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)?</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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A Draft Biological Technical Report was drafted in April 2019 by Dudek. The Technical Report noted two special status plant species, Slender Mariposa lily and Peirson’s morning-glory, which were documented on the Project site during studies conducted in 2014 and 2017.

Additionally, the Technical Report noted the 2017 and 2018 field investigations found a total of four special-status wildlife species on the site, including: southern California rufous crowned sparrow, oak titmouse, Vauxs swift, and San Diegan tiger whiptail. Two additional special-status reptile species, Blainvilles horned lizard and San Diegan tiger whiptail, have potential to occur on the Project site. Special-status bird species may nest and forage within suitable habitat present on the Project site. Additionally, three mammals, American badger, San Diego black-tailed jackrabbit, and San Diego desert woodrat, could occur in grassland, coastal scrub, woodland, and riparian vegetation communities as well as disturbed lands on the Project site. No state or federally listed wildlife species were detected during focused surveys conducted by Dudek in 2017 and 2018. The Project may have an effect on sensitive species and further evaluation is required to determine if any significant impacts would result from the Project.

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| <p>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?</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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As noted in the Draft Biological Technical Report, the Project site is not considered an oak woodland and does not otherwise contain communities of other unique native trees. The Project site does not contain riparian habitat or coastal sage scrub.

However, as noted in the report, within the Project site, there are two unnamed ephemeral waterways, characterized as nonwetland waters of the U.S. and state subject to the jurisdiction of the USACE, RWQCB, and CDFW, that would be impacted by Project construction.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States or California, 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The Draft Biological Technical Report states that within the Project site there are two unnamed ephemeral waterways, characterized as nonwetland waters of the U.S. and state subject to the jurisdiction of the USACE, RWQCB, and CDFW, that would be impacted by Project construction.

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The Santa Clara River is considered to be an important wildlife movement and migration corridor.³ However, as previously mentioned, the Project site is located approximately 1.75 miles west and approximately 2 miles north of the Santa Clara River. As stated in the Draft Biological Technical Report, the Project would potentially interfere with movement by removing access to suitable habitat patches and established native wildlife nursery sites. Further evaluation of the potential impacts to wildlife movements is required.

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 other unique native woodlands (juniper, Joshua, southern California black walnut, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project site contains native and nonnative plant species on rolling topography, including three oak trees, two of which are afforded protection under the Los Angeles County Oak Tree Ordinance. The Project site is not considered an oak woodland and does not otherwise contain communities of other unique native trees.

The Project would permanently impact 0.46 acre of mapped nonnative woodland. The nonnative woodland vegetation community is not recognized in A Manual of California Vegetation, Second Edition (MCV2) and does not carry a global and/or state rarity rank. This vegetation community is comprised of nonnative species and is present in small patches adjacent to existing developed areas associated with the community of Val

³ Santa Clara River Enhancement and Management Plan, May 2005, https://dpw.lacounty.gov/wmd/watershed/sc/docs/SCREMP_Full_Report.pdf and Santa Clarita Valley Area Plan, Conservation and Open Space Element, 2012, Page 144, http://planning.lacounty.gov/assets/upl/project/ovov_2012-ch_04_os.pdf.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Verde. Due to the nonnative character and small, patchy distribution of this vegetation community, impacts would be less than significant.

- 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. 22.174), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, Ch. 102), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44)?
-

The Project site is not located in area covered by local policies or ordinances protecting biological resources. The Project site is also not in a Significant Ecological Area (SEA).⁴ The Project site is also not located within a Wildflower Reserve Area⁵ or a Sensitive Environmental Resource Area.⁶ The Project site contains three oak trees, two of which are afforded protection under the Los Angeles County Oak Tree Ordinance. In compliance with the County’s Oak Tree Ordinance, the Project would require an Oak Tree Permit (OTP No. 200700007) to remove these oak trees. However, the Project site is not considered an oak woodland and does not otherwise contain communities of other unique native trees. As such, the Project would not conflict with local policies or ordinances protecting biological resources and there would be no impact.

- g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved state, regional, or local habitat conservation plan?
-

The Project site is not located within an area covered by any adopted Habitat Conservation Plans, Natural Community Conservation Plans, or any other approved local, regional, or state habitat conservation plans. As such, implementation of the Project would not conflict with any provisions related to such plans.

4 Santa Clarita Valley Area Plan, 2012, Appendix II: Maps, Figure CO-5: Significant Ecological Areas, http://planning.lacounty.gov/assets/upl/project/ovov_2012-ch_a2.pdf.
5 Los Angeles County Code of Ordinances Title 12, Chapter 12.36, http://lacounty-ca.elaws.us/code/coor_title12_ch12.36_sec12.36.020.
6 Los Angeles County GIS Data Portal, Sensitive Environmental Resource Areas (SERA), <https://egis3.lacounty.gov/dataportal/2015/08/06/sensitive-environmental-resource-areas-sera>.

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 pursuant to CEQA Guidelines § 15064.5?

A Final Cultural Resources Inventory (Inventory) for the Project was conducted by Dudek in August 2018. The report notes no cultural resources have been recorded within the Project site and only three are located within a one-mile search buffer of the Project site. Since there are no known historical resources on the site, the Project would not impact any known historical resources and impacts would be less than significant.

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

Four archaeological sites (SR-S-01, SR-S-02, SR-S-03, and SR-S-04) and one built environment resource (SR-S-05) were identified and recorded within the Project area during an archeological survey for the Project. The archaeological sites include one slab foundation (SR-S-01), one decomposing asphalt road (SR-S-02), and two historic refuse deposits (SR-S-03 and -04). SR-S-01 has been recommended not eligible for the National Register of Historic Places (NRHP) or the California Register (CR). SR-S-02, SR-S-03, and SR-S-04 were identified in the southern section of the Project area. This area will be preserved and placed in a conservation easement as a component of this Project and therefore these resources would not be impacted by the Project. The built environment resource (SR-S-05) is a single-family, one-story vernacular building built in 1936. This resource was evaluated in a Historic Resource Assessment (HRA) prepared in July 2018 and was determined to be not eligible for listing on either the NRHP or the CR.

Further, any potential impacts associated with the Project would be reduced to a level of less than significant through adherence to State Health and Safety Code Section 7050.5 and other relevant regulatory requirements.

- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

The Final Cultural Resources Inventory notes ground disturbance would occur in areas of high paleontological sensitivity, and adverse effects to paleontological resources could occur if significant resources were uncovered during ground disturbance and subsequently destroyed. Further analysis of grading impacts to paleontological resources is required.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

See 5(b) above. Although no known burial areas are located near the Project site, any potential impacts associated with the Project would be reduced to a level of less than significant through adherence to State Health and Safety Code Section 7050.5 and all relevant regulatory requirements.

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) **Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

The proposed homes and commercial center would be designed in compliance with the County Green Building Ordinance and the County of Los Angeles Green Building Standards. Further, the Project would be developed in compliance with all state and local regulations related to energy conservation. As such, less than significant impacts would occur.

- b) **Conflict with or obstruct a state or local plan for renewal energy or energy efficiency?**

The Project would involve the construction of standard residential and commercial buildings and would be designed in compliance with the County Green Building Ordinance and the County of Los Angeles Green Building Standards. Compliance with these standards would ensure impacts would remain less than significant.

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) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

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| <p>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.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The Project site is not located within a mapped Alquist-Priolo Earthquake fault zone. The Holser Fault is directly south of the Project site, but this fault is not identified on the Alquist-Priolo Earthquake Fault Map. No additional analysis of potential impacts related to this topic is required.

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| <p>ii) Strong seismic ground shaking?</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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The Project area is located in a seismically active area and the potentially active Holser Fault is directly south of the Project site and could generate a maximum estimated earthquake magnitude of 6.5. Other faults near the Project site include the Del Valle Fault, the San Gabriel Fault Zone, the Santa Felicia Fault, and the San Andreas Fault. There is the potential for strong seismic ground shaking to occur due to the proximity of the Project site to several faults.

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| <p>iii) Seismic-related ground failure, including liquefaction and lateral spreading?</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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As indicated on the State of California Seismic Hazards Zones for the Val Verde Quadrangle, the Project site is located in an area mapped as being potentially susceptible to liquefaction. Liquefaction areas have been mapped through the Project site. For this reason, further evaluation of this topic is required.

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| <p>iv) Landslides?</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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As indicated on the State of California Seismic Hazards Zones for the Val Verde Quadrangle, the Project site is within an area where earthquake-induced landslides have been previously identified. Landslide areas have been mapped along the borders of the Project site. Based on this information, further evaluation of potential impacts related to landslides is required.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) **Result in substantial soil erosion or the loss of topsoil?**

Grading would occur on the 113.9-acre portion of the Project site where development is proposed. This grading would involve the cut of approximately 1.5 million cubic yards and 1.5 million cubic yards of fill. No earth materials would be exported from the site. Development of the Project would involve grading of slopes greater than 25 percent. Given the amount of grading proposed, further evaluation of potential impacts related to grading is warranted.

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?**

See 7(a)(iv), above. Further evaluation of the potential impacts is required.

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

According to the results of the Geotechnical Report, Preliminary Infiltration Testing, prepared on November 6, 2017, some soil samples contain small percentages of clay which can typically result in expansion. For this reason, further evaluation of this topic is required. Source: Allan E. Seward, Geotechnical Report Results of Preliminary Infiltration Testing, November 6, 2017.

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

Septic tanks are not proposed as part of the Project.

f) **Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch. 22.104)?**

The Project would involve grading of slopes greater than 25 percent with surrounding significant ridgelines,⁷ and would therefore need to adhere to the requirements of the Hillside Management Regulations/Guidelines. The Hillside Design Guidelines are intended to implement policies by ensuring that hillside development projects use sensitive and creative engineering, architectural, and landscaping site design techniques. The

⁷ Santa Clarita Valley Area Plan, 2012, Appendix II: Maps, Figure CO-1: Hillsides and Designated Ridgelines, http://planning.lacounty.gov/assets/upl/project/ovov_2012-ch_a2.pdf.

	<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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Guidelines also help ensure that hillside development projects are designed in a manner that allows a project to meet the findings of the Hillside Management Areas Ordinance. The Guidelines are divided into five major design categories (site planning, grading and facilities, road circulation, building design, and landscaping) containing a variety of sensitive hillside design measures. In order to comply with the ordinance, all projects must use the design measures contained in the Guidelines that reasonably can be implement into a project's design. The Project would be required to incorporate these design measures, and impacts would be considered less than significant.

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:

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| <p>a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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The Project would result in short-term emissions of greenhouse gas (GHG) emissions during construction. These emissions would generally be associated with the operation of construction equipment and the disposal of construction waste and demolition debris. GHG emissions would also result from operation of the Project, such as mobile vehicles traveling to and from the site, as well as electricity, natural gas, water, landscape equipment, and generation of solid waste and wastewater. Any potential impacts associated with the Project would be reduced to a level of less than significant through the implementation of mitigation and/or adherence to regulatory requirements.

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| <p>b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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Because the Project would have the potential to emit GHG emissions, the Project would have the potential to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases, e.g., Assembly Bill 32, the State’s 2013 Green Building Standards Code, or the County’s General Plan. However, based on the Project’s design, the Project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

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:

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| <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"/> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

The Project site is currently and has historically been mostly undeveloped other than one single-family home. During construction, potentially hazardous substances used to maintain and operate construction equipment such as fuels, lubricants, and solvents would be present on the Project site. Occupancy and use of the proposed homes and commercial center would involve the storage and use of small amounts of potentially hazardous materials, such as cleaning supplies, fertilizers, and pesticides needed to maintain the facilities and houses. Typical household waste would be produced by the Project, but it would not pose a risk or significant impact, provided it is disposed of properly and in accordance with the applicable regulations. The existing home on the site would be demolished and removed, which potentially could include hazardous materials such as lead or asbestos. However, the transport, use, storage, and disposal of hazardous materials, such as lead and asbestos, during construction and operation of the Project would be conducted in accordance with all applicable state and federal and state laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and the California Code of Regulations, Title 22. Impacts from the routine transport, storage, production, use, or disposal of hazardous materials would be less than significant.

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| <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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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As mentioned above, during construction of the Project, potentially hazardous substances used to maintain and operate construction equipment, such as fuels, lubricants, and solvents, would be present on the Project site. Operation of the Project would involve storage of potentially hazardous materials such as cleaning supplies, fertilizers, and pesticides needed to maintain the facilities and houses. Typical household waste would be produced by the Project, but it would not pose a risk or significant impact, provided it is disposed of properly and in accordance with the applicable regulations. The existing home on the site would be demolished and removed, which potentially could include hazardous materials such as lead or asbestos. The transport, use, storage, and disposal of hazardous materials during construction and operation of the Project would be conducted in accordance with all applicable state and federal and state laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and the California Code of Regulations, Title 22. Impacts involving a release of hazardous material or waste into the environment would be less than significant.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Project site is located approximately 285 feet north of Macedonia Church of God, which is considered a sensitive use. However, the Project would involve residential and some commercial uses, which would not create hazardous emissions. Additionally, the Project would balance the cut and fill on the site; therefore, there would be significantly fewer trucks during construction. The Project would comply with all applicable state and federal and state laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and the California Code of Regulations, Title 22. Impacts would be less than significant.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project site is currently and has historically been undeveloped except for the one single-family home and hiking trails. A site within 1 mile of the Project site is listed on EnviroStor for a School Investigation for Hasley Canyon School Site. There are two sites listed on GeoTracker within approximately 1 mile of the Project site. The first site is a UNOCAL Cleanup Program Site, which is an open but inactive since January 1965, located at the northern end of the Project site. The second site is a Former SADD Lease North and South Pads Cleanup Program Site, which is now closed and located approximately 3,300 feet north of the Project site. Since there are no hazardous materials sites located on the Project site, impacts would be less than significant.

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 or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project site is not within an airport land use plan, within 2 miles of a public or private use airport, or within the vicinity of a private airstrip, which could create a safety hazard for people residing or working in the Project area. In addition, the Project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport. No impact would occur.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) Substantially impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

Interstate 5 located east of the site, and State Route 126 west of the Project site, are both Primary Disaster Routes. There are no other evacuation routes located near the Project site. During construction and infrastructure improvements, temporary road closure/blockage/detour may be necessary, however, closure of the Primary Disaster Routes would not occur, and therefore impacts to existing emergency routes would be less than significant.

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

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

The Project site is located in a very high fire hazard severity zone. A fire technical report will be prepared for the and the Los Angeles County Fire Department would be required to review the proposed Project and the report. Further evaluation of the fire hazard area is required.

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

Water is provided to the Val Verde area from LA County Waterworks District #36, which is a purveyor under the Castaic Lake Water Agency. There are no known water supply or pressure problems in the area. Fire flow requirements for the Project would be determined by the Fire Department. Further analysis of water supply and fire flow standards is required.

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

As stated above, the Project site is located in a very high fire hazard severity zone. A fire technical report will be prepared for the Project and the Los Angeles County Fire Department would be required to review the Project and the report.

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

See 9(g)(i) through (iii), above. Further evaluation is required.

10. HYDROLOGY AND WATER QUALITY

	<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) **Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?**

Per State regulations, the applicant would be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would require the use of BMPs (such as gravel bags, silt fences, hay bales, check dams, hydro seed, mulch, and soil binders) during construction, which would prevent excessive storm water runoff pollution. The SWPPP must be approved by the County prior to the issuance of a grading or building permit.

The Project would be required to comply with the County’s MS4 permit, which requires the amount of runoff from the site to be the same before and after construction of a project. The Project also includes improvements to stormwater runoff, such as incorporating six infiltration basins throughout the Project site. Because the Project would be required to include site drainage systems according to standards and provisions set forth by the County, impacts related to water quality would be less than significant.

- b) **Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

Water is provided to the Val Verde area from Valencia Water Company, which is a purveyor under the Castaic Lake Water Agency. Local groundwater is a source of supply to the purveyors under Castaic Lake Water Agency. The Project would develop 222 single-family units and approximately 21,000 square feet of commercial uses, which would increase demand for water. Further analysis is required to determine whether the Project would cause a significant impact.

- c) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:**
- (i) **Result in substantial erosion or siltation on- or off-site?**

The site currently does not contain any stream or river; however, it does contain ephemeral drainages. Site drainage would be modified substantially by grading, paving, new building construction, and related improvements.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

The Project site currently does not contain any stream or river; however, it does contain ephemeral drainages. As the Project would substantially alter the existing drainage on the Project site, further review is required.

(iii) 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?

The Project would be required to comply with the County’s MS4 permit, which requires the amount of runoff from the site to be the same before and after construction of a project. The Project also includes improvements to stormwater runoff, such as incorporating six infiltration basins throughout the Project site. Because the Project would be required to include site drainage systems according to standards and provisions set forth by the County, impacts related to water quality would be less than significant.

(iv) Impede or redirect flood flows?

Site drainage would be substantially modified by grading, paving, new building construction, and related improvements. Additionally, the site is in Flood Zone D, which is defined as areas in which flood hazards are undetermined, but possible. Further analysis of flood flows is required.

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

LID requirements would apply to the Project. The Project’s consistency with the LID ordinance requires further analysis.

e) Use on-site 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 on-site wastewater treatment systems exist on the Project site and none are proposed. No further analysis is required.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
f) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The Project site is not within a coastal area. Therefore, tsunamis (seismic sea waves) are not considered a significant hazard at the site. In addition, the Project site is not located downslope of any large bodies of water that could adversely affect the site in the event of earthquake-induced seiches, which are wave oscillations in an enclosed or semi-enclosed body of water. According to Federal Emergency Management Agency (FEMA) Map number 06037C0800F, the Project site is not located in a known flood zone. However, as the site is in Zone D, which is defined as areas in which flood hazards are undetermined, but possible, further analysis of potential flooding is required.

g) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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As previously mentioned, the water needed for the Project would come, in part, from groundwater, so further analysis, including analysis of the consistency of the Project with the Santa Clarita Valley Sustainable Groundwater Management Act, is required.

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?**

Val Verde is located in unincorporated Los Angeles County, and is developed primarily with single-family homes in a rural setting, surrounded by chaparral-covered hillsides and scattered canyon oaks. The Project would develop 222 single-family homes and 21,000 square feet of commercial uses along the edge of the existing Val Verde community. The Project would not create physically divide or create any barriers dividing the existing Val Verde community.

Land Use Policy LU-1.2.9 provides: In Val Verde, protect the existing rural lifestyle and small-town community character while providing residents with additional access to needed services; ensure compatibility between existing residential areas and the nearby landfill; and maintain community character in accordance with the County’s Castaic Area Community Standards District; and Land Use Policy LU-4.3.2: Promote business development in Castaic and Val Verde to provide a greater range of goods and services to area residents.⁸

The Project would develop residential lots, all of which would be greater than 7,000 square feet and most of which would be greater than 10,000 square feet, to ensure that the Project would be consistent with the existing rural lifestyle and community character. Additionally, the Project would involve the development of 21,000 square feet of commercial uses to the provide the community with additional commercial uses to meet day-to-day needs within the community. Impacts would be less than significant.

- b) **Cause a significant environmental impact due to a conflict with any County land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**

The Project is consistent with the zoning and land use designation for the Project site. The Santa Clarita Valley Area Plan (SCVAP), which was approved by the County in 2012, designates the vast majority of the Project site as H2 (Urban, 2 DU/Acre) with two smaller areas in the southeast portion of Project site designated as CG (General Commercial) and H5 (Urban 5 DU/Acre). The zoning for most of the Project site is R1 (Single Family Residential) with a small portion in the southeast portion of the Project site designated C2 (Commercial). The Project would provide 222 detached single-family residential lots on 57.9 acres, 21,000 square feet of commercial uses with 71 parking spaces on 2.5 acres, a community park on 3.4 acres, five open spaces lots on 21.0 acres, three infiltration basins and six debris basins on 8.8 acres, a pump station on 0.1 acres, and streets for the community on 19.6 acres. The SCVAP would allow 239.9 single-family residential units. The Project would provide fewer dwelling units than allowed under the SCVAP.

The Project would be consistent with the Santa Clarita Valley Area Plan, One Valley One Vision (OVOV), 2012. The proposed uses are allowed under the existing land use designations. These designations have been

⁸ Santa Clarita Valley Area Plan, 2012, Land Use Element, http://planning.lacounty.gov/assets/upl/project/ovov_2012-ch-02-landuse.pdf.

	<i>Less Than Significant</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

adopted to maintain the environmental quality and resources in Val Verde, and no land use designation changes are proposed by the Project. Impacts would be less than significant.

Further, the Project would be compatible with and enhance community character. The Project has been designed to preserve the highest points within the Project site and to minimize impacts on the steeper slopes (greater than 50%) on the Project site. The Project would avoid approximately 28.9 % of the 27.0 acres with slopes of greater than 50% and approximately 14.8 % of the 25.6 acres with slopes between 25 and 49.99%. The Project would locate the vast majority (over 75 %) of development on the portions of the Project site with slopes less than 50%.

The Project would meet or exceed all requirements of the Castaic Area Community Standards District, including providing lots with a minimum of 7,000 square feet and with an overall lot average of 10,000 square feet. The CSD also requires the provision of 25% of the Project site as open space. The Project would provide 33.9 acres of open area with 12.7 acres preserved as natural open space, focused on the steep slopes in the northwest and southeast portions of the Project site. Accordingly, the Project would provide 29.8 % of the Project site as open space. Further, the Project would preserve in perpetuity a 37.9-acre undeveloped parcel in a Hillside Management Area just south of VITM No. 60257. Accordingly, the Project would preserve 50.6 acres of natural open space. With the preservation of this parcel, the Project would provide 90.6 acres of open space or 59.7 % of the total 151.8 acres covered by the Project.

- c) **Conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas?**

The Project would involve grading of slopes greater than 25 percent with surrounding significant ridgelines,⁹ and is required to conform to the requirements of the Hillside Management Regulations/Guidelines. The Hillside Design Guidelines are intended to implement policies by ensuring that hillside development projects use sensitive and creative engineering, architectural, and landscaping site design techniques. The Guidelines also help ensure that hillside development projects are designed in a manner that allows a project to meet the findings of the Hillside Management Areas Ordinance. The Guidelines are divided into five major design categories (site planning, grading and facilities, road circulation, building design, and landscaping) containing a variety of sensitive hillside design measures. In order to comply with the ordinance, all projects must use the design measure contained in the Guidelines that reasonably can be implement into a project’s design. The Project conforms with the Hillside Management Regulations/Guidelines and incorporate these design measures.

To the greatest extent feasible, the Project would preserve the physical integrity of the HMAs on the Project site. Of the 113.9-acre project site, 52.6 acres are designated as Hillside Management Areas. The Project site contains slopes of greater than 50% on 27.0 acres, slopes of 25% to 49.99% on 25.6 acres, slopes of less than 25% on 57.3 acres, and a portion of Del Valle Road, an excluded public street on 4.0 acres. Accordingly, approximately 25% of the Project site contains slopes greater than 50%. The Project would preserve 12.7 acres of the 52.6 acres of the Project site designated Hillside Management Area and has been designed to minimize impacts on the steeper slopes (greater than 50%) on the Project site. The Project would avoid approximately 28.9 % of the 27.0 acres with slopes of greater than 50% and approximately 14.8 % of the 25.6

⁹ Santa Clarita Valley Area Plan, 2012, Appendix II: Maps, Figure CO-1: Hillsides and Designated Ridgelines, http://planning.lacounty.gov/assets/upl/project/ovov_2012-ch_a2.pdf.

<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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acres with slopes between 25 and 49.99%. The Project would locate the vast majority (over 75 %) of development on the portions of the Project site with slopes less than 50%. The Project would provide 33.9 acres of open space area which includes 12.7 acres preserved as natural open space, focused on the steep slopes in the northwest and southeast portions of the Project site. Further, the Project would preserve in perpetuity a 37.9-acre undeveloped parcel in a Hillside Management Area just south of VTTM No. 60257. Accordingly, the Project would preserve 50.6 acres of natural open space.

The Project also would incorporate sensitive hillside design techniques, including contour grading, retention of natural vegetation and undulating slopes.

The Project has been designed to preserve the highest points within the Project site. Most of the grading would be conducted in areas containing slopes of less than 50%. Small areas containing slopes greater than 50% in the northeast area of the Project site would be graded to balance the dirt of the Project site and accommodate required debris and infiltration basins.

These smaller slopes have minimal scenic value. The slopes having maximum scenic value, particularly the highest points within the Project site, would be retained as part of the Project. The Project site does not contain primary or secondary ridgelines. As indicated in the submitted view study, the Project would maintain off-site scenic views and would not impact scenic views of the major ridgelines and slopes surrounding the Project site. As stated above, the Project would be in substantial compliance with the Hillside Design Guidelines as the Project would comply with most of the items on the checklist for the Hillside Design Guidelines. As such, impacts in this regard would be considered less than significant.

Further, as the Project is not located within a Significant Ecological Area¹⁰, there would be no impact to Significant Ecological Areas.

10 Santa Clarita Valley Area Plan, 2012, Appendix II: Maps, Figure CO-5: Significant Ecological Areas, http://planning.lacounty.gov/assets/upl/project/ovov_2012-ch_a2.pdf.

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>
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Would the project:

- 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?**

According to the Santa Clarita Valley Area Plan Mineral Resource Map, the Project site is not located within a Mineral Resource Zone. There would be no loss of a known mineral resource and therefore no impacts would occur.

- 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?**

As noted in response 12a above, the Santa Clarita Valley Area Plan Mineral Resource Map, has not designated the Project site as a Mineral Resource Zone. Therefore, no impacts would occur.

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:

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| <p>a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project 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?</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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Noise from construction activity would occur, including haul route trucks arriving, loading graded materials, and departing, although these would be temporary impacts. There also would be unavoidable noise from construction equipment and construction-related activities. There also would be some noise generated by the residents of the Project site when it is occupied, including traffic related noise. Further analysis is required.

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| <p>b) Generation of excessive groundborne vibration or groundborne noise levels?</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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Groundborne vibration or related noise could potentially occur as a result of grading and construction activities, and the hauling of graded materials by truck off-site. Further analysis of groundborne vibration or noise levels is required.

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| <p>c) For a project located within the vicinity of a private airstrip or 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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The Project site is not located within 2 miles of a private airstrip. The closest airport to the Project site is the Whiteman Airport located in the San Fernando Valley approximately 20 miles south of the Project site. No impacts would occur.

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 unplanned 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)?**

The Project would be located within the Santa Clarita Valley, which had an estimated population of 210,888 person in 2017. The average household size for the area is 3.06 persons per household based on data estimates from 2013 to 2017.¹¹ The Project would include the development of 222 single-family homes. Based on the average persons per household, the Project would add approximately 680 persons to the area. The area is forecast to have 262,200 persons by year 2040.¹² Based on these estimates, the Project would represent approximately 1.33% of the estimated increase by 2040, which is considered minimal and consistent with SCAG projections.

The Project also would develop 21,000 square feet of commercial uses, which could add approximately 9 employees to the area.¹³ These employees likely would be residents of the area and would not contribute overall to the population increase. However, this increase in employment would contribute to expected employment increases for the area. In 2012, the number of jobs in the area was 73,500, and the 2040 estimated employment for the area is 95,900 jobs.¹⁴ This increase would be consistent with SCAG projections and would represent approximately 0.04% of the overall increase in employment.

Additionally, roadway and infrastructure improvements would connect into existing roadways and infrastructure and would extend to the Project site only, which would not allow for substantial growth beyond the Project. Since the Project is consistent with population projections and wouldn't result in unplanned population growth, impacts would be considered less than significant.

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

The Project would demolish one existing single-family home and would include the development of 222 single-family homes and 21,000 square feet of commercial uses. The Project would result in a net increase in housing and would not displace substantial numbers of existing housing as the Project would displace one single-family home. Impacts would be considered less than significant.

11 United States Census Bureau, Quick Facts, Santa Clarita City, <https://www.census.gov/quickfacts/fact/table/santaclaritacitycalifornia/HSD310217#HSD310217>.
 12 Southern California Association of Governments (SCAG), Demographics and Growth Forecast, Final Adopted April 2016.
 13 Employment Density Study Summary Report, October 31, 2001, <https://www.mwco.org/file.aspx?A=QTITTR24POOU1w5mPNzK8F4d8djdJe4LF9Exj6lXOU%3D>.
 14 Southern California Association of Governments (SCAG), Demographics and Growth Forecast, Final Adopted April 2016.

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:

i. Fire protection?

Fire protection services for the Project site and surrounding are provided by the Los Angeles County Fire Department. The nearest fire station to the Project site is County Fire Station No. 143, located approximately 0.9 miles east of the Project site. As previously mentioned, the Project would add 680 residents to the area designated as a Very High Fire Hazard Zone and the Project would require fire protection. Further analysis of available fire protection in the area is required.

ii. Sheriff protection?

Sheriff protection services for the Project site and surrounding area are provided by the Los Angeles County Sheriff's Department (LACSD) through the Santa Clarita Station, which operates out of its sheriff facility at 23740 Magic Mountain Parkway, approximately 6 miles southeast of the Project site. The Project would add 680 residents to the area and would require sheriff protection. Further analysis of available sheriff protection is required.

iii. Schools?

The Project would be part of the Castaic Union School District, which has a total of three elementary schools (Live Oak Elementary, Castaic Elementary and Northlake Hills Elementary), one middle school (Castaic Middle), and one high school (Castaic High). Total enrollment for elementary schools is 1,497, total middle school enrollment is 539, and current high school enrollment is 0 since the school is opening August 2019.

Castaic Union School District has student generation rates for K-6 and 7-8, which are 0.329 and 0.141 students per residential housing unit, respectively.¹⁵ There is no high school student generation rate since the high school has not yet opened, however, assuming an overall average of 0.47 students per residential housing unit, the Project would generate approximately 105 students for all grade levels.

This increase in students would represent a small percentage of the total existing enrollment of the schools. Additionally, the Project would be required to pay developer school fees, which would ensure impacts to schools from the Project would remain less than significant. Impacts would be less than significant.

15 Castaic Union School District, Thursday, August 11, 2016 Agenda, Student Generation Rates Table.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
iv. Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The Project would introduce a 3.4-acre passive park, a 0.2-acre passive pocket park, and two trails, however, it also would add approximately 680 new residents to the area, which would potentially result in increased usage of existing parks. Further analysis of availability of parks is required.

v. Libraries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Library services would be provided by the closest libraries to the site, which would be the Castaic Library, the Stevenson Ranch Library and the Santa Clarita Library. The nearest library is the Castaic Library, located at 27971 Sloan Canyon Road in Castaic, approximately 3.25 miles northeast of the Project site. The Project would increase the population by approximately 680 people, however, increased demand to library services would be nominal. According to Los Angeles County Code, the applicant would be responsible for paying all impact fees associated with the Project, such as a library facilities mitigation fee, which in part is intended to ensure adequate funding is available for personnel, materials and equipment needed to provide proper service. However, because increased demand for library facilities from the Project would be nominal, additional library facilities would not be needed. Impacts would be less than significant.

v. Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Impacts to other public facilities (e.g., sewer, storm drains, and roadways) are discussed in Section 17, Transportation/Traffic, and Section 19, Utilities and Public Services, of this Initial Study. As discussed in these sections, impacts to these other facilities need to be further analyzed.

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"/>

The Project would add approximately 680 new residents to the area, however, it also would introduce a 3.4-acre passive park, a 0.2-acre passive pocket park, and two trails that would meet the residents' needs for neighborhood parks. Regional parks may have increased usage; however, the usage would not be considered substantial and would not cause physical deterioration. Impacts would be considered less than significant.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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In addition to the 3.4-acre passive park and 0.2-acre passive pocket park, the Project would include the construction of two additional trails. The Sterling Horn Memorial Trail would be a private trail, ten-feet in width along the southern portion of the Project site. This trail would connect with the County's Del Valle Trail outside the Project site as identified in the County's Regional Trail Plan. The Project also would dedicate a twenty-foot wide, multiuse trail easement to the County for the Del Valle Trail, located off-site on a third party's parcel. The off-site trail would be a variable width (five-foot to eight-foot-wide), natural soil surface trail within a twenty-foot dedication. An easement for the off-site grading from the adjacent owner has been obtained for this work, including the agreement to dedicate easements to the County upon request.

Potential impacts related to the construction of these facilities will be analyzed in the EIR.

c) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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As mentioned in 16(b) above, the Project would construct two trails that would allow for better access to existing County trails. Additionally, the location of the Project site would continue to allow for open space connectivity just north of the Project site, on either side of Del Valle Road. Impacts to regional open space connectivity would be considered less than significant.

17. TRANSPORTATION

	<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 a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?**

The Project would result in increased traffic and an increase in need for public transportation. The Project's consistency with applicable plans, ordinances, and other policies requires further analysis.

- b) **Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?**

While this Checklist Question in Appendix G of the CEQA Guidelines has been modified by the Natural Resources Agency to address consistency with CEQA Guidelines section 15064.3, subdivision (b), which relates to use of the vehicle miles travelled (VMT) as the methodology for evaluating traffic impacts, the County has not yet adopted a VMT methodology to address this updated Checklist Question as the effective date for Section 15064.3 is July 1, 2020. For this reason, the transportation impacts of the Project will be assessed under the County's current guidelines, which require, among other things, use of LOS to evaluate traffic impacts of a Project. At this time, it has not been determined if the Project would result in any significant impacts or changes related to existing levels of service and further analysis is warranted.

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

The Project would add additional streets and would slightly alter the existing roadway along Del Valle Road. The increase in potential hazards from these additions and changes needs to be further analyzed.

- d) **Result in inadequate emergency access?**

The Project would include the construction of three access strip lots: one at Trevylon Street (20' emergency access); one at Rainbow Drive (20' emergency access); and one at Lexington Drive (26' project access) on 0.2 acres. The installation of these roadways would connect into existing roadways and would provide sufficient access for emergency vehicles. Additionally, the County of Los Angeles Fire Department Fire Prevention Division, has reviewed the Project and has provided a list of conditions the Project must meet to provide adequate emergency access. With adherence to these conditions, impacts would be less than significant.

18. TRIBAL 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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a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

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| i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k), or | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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As noted in Section 5(a) above, a Final Cultural Resources Inventory for the Project was conducted by Dudek in August 2018. The report notes no cultural resources have been recorded within the Project area and only three cultural resources are located within a one-mile search buffer. Since there are no known historical resources on the site, the Project would not impact any known historical resources. Further, the Project would comply with the State Health and Safety Code Section 7050.5 and other regulations further reducing the likelihood of impacts to historic resources. Impacts would be less than significant.

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| ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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Public Resources Code Section 21080.3.1 establishes a formal process for Lead Agencies to consult with California Native American Tribes to identify potentially significant impacts to Tribal Cultural Resources, as defined in Public Resources Code Section 21074. Letters were sent to each representative of eleven Native American groups and individuals who may have knowledge of cultural resources in the Project area on October 23, 2017. This coordination was conducted for informational purposes only and does not constitute formal government-to-government consultation. To date, no responses have been received.

The Project Applicant is required to comply with existing regulations, including California Public Resources Code Section 21083.2, that specifies a protocol if archaeological resources are discovered during excavation, grading, or construction activities. As the Project would develop and historically undeveloped site, impacts to buried Tribal Cultural Resources could be potentially significant. Further analysis is required.

19. UTILITIES AND SERVICE SYSTEMS

	<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:

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| <p>a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water draining, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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The Project would add residents and commercial uses to the area which would result in increased usage of utilities and service systems. The Project also would create an increase in the impervious area of the site and would alter the drainage patterns due to grading. Further evaluation of the potential impacts from increased usage of water, electricity, natural gas, and telecommunications as well as the increased generation of wastewater and storm water is required.

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| <p>b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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As previously mentioned, the Project would add residents and commercial uses to the area, which would increase water demand. Further analysis of water demand is required.

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| <p>c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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The Project would be connected to a public sewer system. The Project would add residents and commercial uses to the area, which would result in increased wastewater generation. Further evaluation of wastewater treatment is required.

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| <p>d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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The Project would add residents and commercial uses to the area, which would result in an increase in solid waste. Further evaluation of the Project's solid waste generation is required.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

As mentioned above, the Project's solid waste generation requires further evaluation, and, therefore, compliance with regulations related to solid waste also requires further evaluation.

20. WILDFIRE

	<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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If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, Would the project:

- a) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

The Project site is located in a Very High Fire Hazard Severity Zone (Fire Zone 4). For this reason, further evaluation of potential impacts from fire events is needed to determine the significance of any potential impacts.

- b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

The Project site is surrounded by ridgelines and slopes, which may have the potential to contribute to exacerbating wildfire risks. Further evaluation of potential impacts from fire events is needed to determine the significance of any potential impacts.

- c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

The Project involves the construction of a one-million-gallon water tank, located on approximately 1.4 acres of disturbed land, approximately 2.2 miles westerly from the project site, and in the vicinity of the existing Cuyama water tank site. The Project would also include the construction of three access strip lots: one at Trevylon Street (20' emergency access); one at Rainbow Drive (20' emergency access); and one at Lexington Drive (26' project access) on 0.2 acres. The installation of the water tank and would supplement available water sources for the Project, and the roadways would connect into existing roadways and would not cause a significant impact to the environment due to their size and location. Impacts would be less than significant.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

As previously mentioned, landslide areas have been mapped along the borders of the Project site. Additionally, the Project site is located within a Very High Fire Hazard Severity Zone (Fire Zone 4). Potential impacts due to fire related flooding impacts requires further evaluation to determine the significance of any potential impacts.

21. 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>
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| <p>a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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?</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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As mentioned above, the Project would further review biological resources in the EIR. Additionally, although there are no streams on the Project site, the Project is near the Santa Clara River. The Project may have an effect on fish and wildlife habitat and further evaluation is required to determine if any significant impacts would result from the Project.

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| <p>b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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As mentioned in the analysis above, further evaluation is required to state the level of significance for several impacts. In order to discuss short-term versus long-term environmental goals, further evaluation is required.

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| <p>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)?</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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As mentioned in the analysis above, further evaluation is required to state the level of significance for several impacts. In order to discuss cumulatively considerable impacts, further evaluation is required.

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| <p>d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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As mentioned in the analysis above, further evaluation is required to state the level of significance for several impacts. In order to discuss substantial adverse effects on human beings, further evaluation is required.