Environmental Checklist Form (DRAFT Initial Study)

County of Los Angeles, Department of Regional Planning

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

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

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

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

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

Gross Acreage: 94.38 gross acres

General plan designation: N/A

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

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

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

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

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

SOURCE: NAIP, 2014 (Aerial).

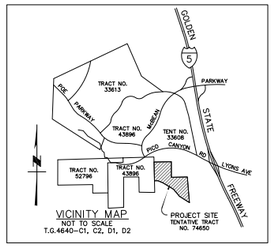
Canyon View Estates

Figure 2

Aerial Photograph

ESA

RECEIVED
DEPT OF REGIONAL PLANNING
TR74630 TENTATIVE PG 1 OF 2
21 AUGUST 2018



VICINITY MAP
NOT TO SCALE
T.G.4640-C1, C2, D1, D2

EASEMENT PLOT
ORDER NO. 416240446
PROPERTY IN QUESTION

ITEM NO. 2 – INGRESS AND EGRESS
NOVEMBER 13, 1963 AS INSTRUMENT NO. 3337 O.R. TO REMAIN

ITEM NO. 3 – ROAD
MARCH 13, 1972 AS INSTRUMENT NO. 2385 O.R. TO BE ABANDONED

ITEM NO. 5 – DITCHES AND CANALS – UNLOCATABLE
BOOK 2896 PAGE 85 O.R.

ITEM NO. 7 – ROADWAYS – UNLOCATABLE
BOOK 03630 PAGE 466 O.R.

ITEM NO. 8 – INGRESS, EGRESS AND UTILITIES – UNLOCATABLE
APRIL 4, 1978 AS INSTRUMENT NO. 78–352178 AND
FEBRUARY 27, 1979 AS INSTRUMENT NO. 79–227247, BOTH OF O.R.

ITEM NO. 12 – WATER PIPE LINE
JULY 30, 1997 AS INSTRUMENT NO. 97–1153697 O.R. TO REMAIN

ITEM NO. 14 – INGRESS, EGRESS, UTILITIES AND COMMUNICATION FACILITIES – UNLOCATABLE
APRIL 8, 2008 AS INSTRUMENT NO. 2008–605413 O.R.

BENCHMARK L3026

ROBM TAG IN S CB 26' W/O BCR @ SW COR LYONS AVE & WILEY CYN RD 100' W & 40' S/O C/L INT (NR W END CB)

NEWHALL 2009 ELEV.=1265.354 (FEET)
ELE.= 385.681 (M)

LEGAL DESCRIPTION:

SEE SHEET 2 OF 2 FOR FULL LEGAL DESCRIPTION

RECORD OWNER:

PI PROPERTIES NO. 36 LLC
C/O POSITIVE INVESTMENTS, INC
610 N. SANTA ANITA AVE
ARCADIA, CA 91006

SUBDIVIDER:

PICO CANYON, LLC
1435 REYNOLDS CT.
THOUSAND OAKS, CA 91362
805-373-2860

PROJECT LOCATION:

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

ENGINEER:

CIVIL DESIGN AND DRAFTING, INC.
IMAD ABOUJAWDAH
885 PATRIOT DR., UNIT C
MOORPARK, CA 93021
805-522-2622

NOTE:

OPEN SPACE AREAS TO BE DESIGNATED AS RESTRICTED USE AREAS ON THE FINAL MAP.

ALL EASEMENTS MARKED TO BE ABANDONED WILL TAKE EFFECT AT MAP RECORDATION.

NOTE:

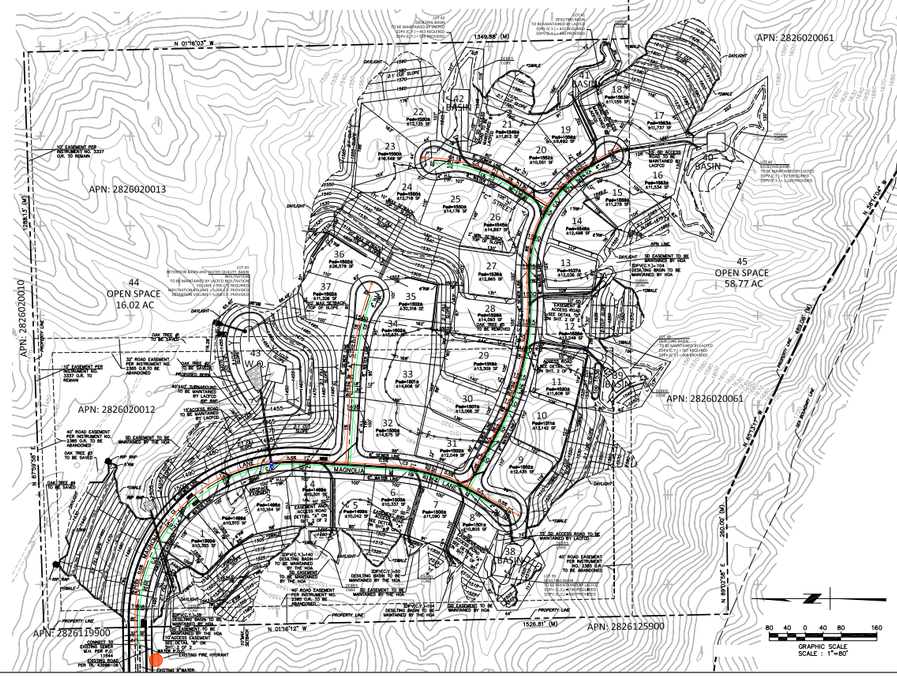
WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES A MULTI-USE(EQUESTRIAN BICYCLING, AND HIKING) OVERLAY TRAIL EASEMENT ACROSS OPEN SPACE LOT #44 AND #45 FOR FUTURE ALIGNMENTS OF THE PICO CANYON REGIONAL TRAIL.

LAND USE SUMMARY:

	ACRES	%	LOTS
SINGLE FAMILY	11.09	11.75	37
OPEN SPACE LOTS	74.79	79.24	2
OPEN SPACE			
PUBLIC FACILITY	4.63	4.91	6
LESS:WATER TANK	-0.66	-0.7	
TOTAL OPEN SPACE	78.76	83.45	
PUBLIC STREETS	3.87	4.10	--
TOTAL	94.38	100%	--

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	84°05'18"	350.00'	574.75'	375.81'
C2	11°59'08"	680.00'	189.72'	95.48'
C3	28°13'25"	400.00'	183.08'	93.17'
C4	32°09'11"	620.00'	347.83'	178.68'
C5	65°40'19"	281.00'	322.08'	181.34'
C6	29°40'19"	376.72'	195.12'	99.79'



UTILITIES & SERVICES:

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

GENERAL NOTES:

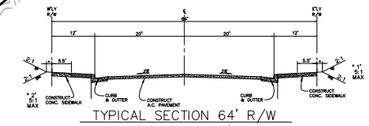
- EXISTING AND PROPOSED ZONING A-2-2
- SANTA CLARITA GENERAL PLAN RL2
- ASSESSORS PARCEL NUMBERS: 2826-020-012, 2826-020-013, & 2826-020-061
- THOMAS BROS PAGE: 4640 GRID C2
- THIS PROJECT IS A DENSITY CONTROLLED DEVELOPMENT UNDER SECTION 22.56.205 OF TITLE 22 L.A. COUNTY ZONING CODE.

SITE DATA:

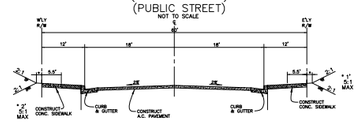
- SITE IS VACANT.
- GROSS ACREAGE=94.38 ACRES
- AVERAGE RESIDENTIAL LOT SIZE: 2.4 ACRES (DENSITY CONTROLLED DEVELOPMENT SECTION 22.56.205)
- TOTAL RESIDENTIAL LOTS: 37 (LOTS 1 THRU 37)
- OPEN SPACE & PUBLIC FACILITY LOTS 38 THRU 42, 43, 44, AND 45.
- TOTAL: 45 LOTS
- MAXIMUM SLOPE GRADE: 2 FT HORIZONTAL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

CIRCULATION:

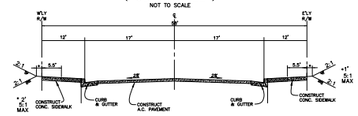
- ALL STREETS TO BE PUBLIC RIGHTS-OF-WAY.
- HOME OWNERS ASSOCIATION TO BE ESTABLISHED TO MAINTAIN ANY COMMON OPEN SPACE LOTS CREATED.
- DEVELOPER REQUESTS THE RIGHT TO ADJUST LOT LINES TO THE SATISFACTION OF THE COUNTY OF LOS ANGELES.
- REQUEST RIGHT TO CREATE ADDITIONAL OPEN SPACE LOTS PRIOR TO RECORDATION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



TYPICAL SECTION 64' R/W
(MAGNOLIA LANE)
(PUBLIC STREET)
NOT TO SCALE



TYPICAL SECTION 60' R/W
("A", "B" STREET)
(PUBLIC STREET)
NOT TO SCALE



TYPICAL SECTION 58' R/W
("C" STREET)
(PUBLIC STREET)
NOT TO SCALE

LOT AREA SUMMARY:

LOT NO.	NET AREA SF	GROSS AREA SF	TYPE
1	10,355	10,355	SINGLE FAMILY DETACHED
2	10,510	10,510	SINGLE FAMILY DETACHED
3	10,165	10,164	SINGLE FAMILY DETACHED
4	10,301	10,301	SINGLE FAMILY DETACHED
5	8,945	10,042	SINGLE FAMILY DETACHED
6	10,337	10,337	SINGLE FAMILY DETACHED
7	9,941	11,090	SINGLE FAMILY DETACHED
8	9,634	10,805	SINGLE FAMILY DETACHED
9	12,435	12,435	SINGLE FAMILY DETACHED
10	13,142	13,142	SINGLE FAMILY DETACHED
11	11,608	11,608	SINGLE FAMILY DETACHED
12	11,178	12,048	SINGLE FAMILY DETACHED
13	12,036	12,036	SINGLE FAMILY DETACHED
14	12,498	12,498	SINGLE FAMILY DETACHED
15	11,278	11,278	SINGLE FAMILY DETACHED
16	11,634	11,634	SINGLE FAMILY DETACHED
17	11,737	11,737	SINGLE FAMILY DETACHED
18	11,155	11,155	SINGLE FAMILY DETACHED
19	8,692	8,692	SINGLE FAMILY DETACHED
20	10,551	10,551	SINGLE FAMILY DETACHED
21	11,812	11,812	SINGLE FAMILY DETACHED
22	12,135	12,135	SINGLE FAMILY DETACHED
23	16,449	16,449	SINGLE FAMILY DETACHED
24	11,646	11,646	SINGLE FAMILY DETACHED
25	13,019	13,019	SINGLE FAMILY DETACHED
26	14,666	14,666	SINGLE FAMILY DETACHED
27	13,612	13,612	SINGLE FAMILY DETACHED
28	13,024	13,024	SINGLE FAMILY DETACHED
29	14,378	14,378	SINGLE FAMILY DETACHED
30	13,066	13,066	SINGLE FAMILY DETACHED
31	12,049	12,049	SINGLE FAMILY DETACHED
32	14,575	14,575	SINGLE FAMILY DETACHED
33	14,060	14,606	SINGLE FAMILY DETACHED
34	15,631	15,631	SINGLE FAMILY DETACHED
35	11,868	11,868	SINGLE FAMILY DETACHED
36	27,971	27,971	SINGLE FAMILY DETACHED
37	11,326	11,326	SINGLE FAMILY DETACHED
38	--	18,689	BASIN LOT
39	--	29,226	BASIN LOT
40	--	47,074	BASIN LOT
41	--	17,443	BASIN LOT
42	--	17,669	BASIN LOT
43	--	27,514	RETENTION AND W.Q. BASIN LOT
44	--	695,071	OPEN SPACE
45	--	2,562,832	OPEN SPACE
	--	168,620	PUBLIC STREET
TOTAL	615,371	4,111,330	

SOURCE: Civil Design & Drafting , Inc., August 2018

Canyon View Estates
Figure 3
Tentative Tract Map

ESA

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

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

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

Construction: It is anticipated that construction of the Project would commence as early as Summer 2018 and would last approximately 36 months with grading during the initial four months. Assuming this construction time-frame for site work, the first units would be ready for occupancy in Fall 2019. The occupancy date is subject to change based on the construction start date and future market conditions. For purposes of this analysis, it is assumed that grading construction of the Project would occur in one phase and the Project would be fully occupied in Summer 2021.

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

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

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

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

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

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

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

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

Major projects in the area:

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

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

Responsible Agencies

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

Special Reviewing Agencies

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

Regional Significance

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

Trustee Agencies

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

County Reviewing Agencies

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

Other

- ☒ City of Santa Clarita

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

☐ Aesthetics	☐ Greenhouse Gas Emissions	☒ Public Services
☐ Agriculture/Forestry	☒ Hazards/Hazardous Materials	☐ Recreation
☐ Air Quality	☐ Hydrology/Water Quality	☐ Transportation
☒ Biological Resources	☐ Land Use/Planning	☒ Tribal Cultural Resources
☒ Cultural Resources	☐ Mineral Resources	☐ Utilities/Services
☐ Energy	☒ Noise	☒ Wildfire
☐ Geology/Soils	☐ Population/Housing	☒ 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

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐

Less Than Significant Impact. A scenic vista generally provides focal views of objects, settings, or features of visual interest, or panoramic views of large geographic areas of scenic quality, from a fixed vantage point or linear corridor such as a roadway or trail. Scenic vistas are generally associated with public vantage points. A significant impact may occur if a project introduces incompatible visual elements within a field of view containing a scenic vista, or substantially alters a view of a scenic vista through removal of important visual elements.

The natural terrain throughout the Santa Susana Mountains is highly visible to residents, motorists, and recreationists due to the topographic features and rural conditions. The topography of the Project site and surrounding areas is characterized by hillside and valley terrain with moderate to steep variations. The proposed residential uses are situated at elevations below those of nearby and adjacent ridges that tend to surround the Project site.

Interstate 5 (I-5) is a state designated scenic highway by the 2007 Santa Clarita Valley Area Plan (SCVAP) and the County's 2035 General Plan. Additionally, Caltrans has designated the portion of Interstate 5 that stretches from the 210 freeway to Newhall Ranch Road (126) as an eligible state scenic highway rather than an officially designated state scenic highway. Elevated terrain at the Project's southeastern corner, an area that is confined to proposed open space and which contains the existing water tank, may be visible briefly from westerly-directed views from The Old Road and I-5. This southeastern portion of the Project site contains a sequence of southerly-trending ridges with elevations and locations of which shield visibility of the proposed residential uses from The Old Road and I-5. The 2019 Envicom Canyon View Estates Visibility Analysis: Spot Elevations Along the I-5, Ridgeline, and Project Site and the 2019 Envicom Canyon View Estates: Analysis to Evaluate Visibility from Interstate 5 demonstrate the Project Site is not visible from I-5, being blocked by intervening ridgelines that surround the Project development footprint.

The scenic canyon, Pico Canyon, is located in the northern portion of the Santa Clarita Woodlands Park in the western portion of the SCVAP, has been used extensively for oil extraction. The canyon was once occupied by Mentryville, an oil boomtown, and now contains valley and coast live oaks and views of the Santa Clara River valley floor. The Mentryville historic site is contained within a State Park at the west end of Pico Canyon Road. The Project site has limited visibility from Pico Canyon Road due to terrain and vegetation, as determined by the 2017 Envicom Visibility Analysis for Canyon View Estates. Only a corner of proposed Lot 23 is visible for less than 3 seconds from an approximately 130 feet length of Pico Canyon Road.

There are no significant ridgelines identified within the Project site. The closest ridgeline is less than 0.25 mile south of the Project site and another significant ridgelines is located about 0.75 mile northwest of the Project site. The Project will not block views to or from those significant ridgelines.

Public views directed southerly toward the Project site from Pico Canyon Road and Stevenson Ranch Parkway include combinations of elevated ridgelines and undeveloped foothill terrain, existing vegetation including

oak trees located within Pico Canyon Park, and the manufactured slopes containing single-family residences along Magnolia Lane in the Southern Oaks community. These combined natural and man-made landscape features block potential views of the proposed development from Pico Canyon Road. A Visibility Analysis prepared by Envicom determined that only a corner of the building pad on proposed Lot 23 could be visible from Pico Canyon Road and, depending on placement of residential house, a small portion of the residential structure would be potentially visible. Further, due to the distance, existing development, vegetation, and/or the intervening topography including elevated hillsides and ridgelines, views of the Project site from the Pico Canyon Trail, Pico Canyon Park, or the Santa Clarita Woodlands Park would not be altered. **Figure 4**, *Canyon View Estates Entrance Simulation at Magnolia Lane*, depicts a simulation of the Project site after implementation as viewed from the entrance on Magnolia Lane. As such, impacts to scenic vistas would be less than significant.

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

Less Than Significant Impact. According to Figure 10.1, Regional Trail System, of the Los Angeles County General Plan 2035, the Pico Canyon Trail, a proposed 5.62-mile trail mostly adjacent to Pico Canyon Road would meander through Pico Canyon in areas generally to the west and southeast of the Project site. A 0.6-mile section of this trail currently exists, extending westward from the trailhead at Stevenson Ranch Parkway to current trail end at the Southern Oaks community. The Los Angeles County General Plan 2035 provides for this trail to eventually provide access to Mentryville. The Pico Canyon Trail would extend from Weldon Canyon Motorway near its intersection with The Old Road, parallel the southbound side of The Old Road until just south of Lyons Ranch, where the trail would turn west into a small canyon, parallel a nearby residential development towards the northwest, and parallel the eastbound side of Pico Canyon Road then Pico Canyon Service Road, past Dewitt Canyon and Wickham Canyon, into Pico Canyon. The Pico Canyon Trail would terminate on its westernmost point at Mentryville Park in Pico Canyon. Approximately 1.5 miles to the south and southwest of the Project site is the Santa Clarita Woodlands Park. Due to the distance, existing development, vegetation, and/or the intervening topography including elevated hillsides and ridgelines, the Project is not expected to be visible from or obstruct views from the Pico Canyon Trail or trails associated with the Santa Clarita Woodlands Park. The 2019 MJS Design Group Trail Photo-Simulation of the proposed Canyon View Estates Project concludes that there are no obstructions of ridgelines or distant mountain views from the trail as a result of the proposed development based on view simulation. Additionally, the Lyons Ranch to Ridge Trail located to the south of the project site, within the Riverdale Open Space, is not visible from the trail. As such, visual impacts would be less than significant.

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

Less Than Significant Impact. According to Exhibit CO-7, Scenic Resources, of the Santa Clarita Valley Area Plan 2012, no scenic resources are located within the Project site or immediately adjacent areas. The Project site is located approximately 0.5 miles west of I-5. According to Figure 9.7, Scenic Highways, of the Los Angeles County General Plan 2035, the portion of the I-5 that is designated as an eligible scenic highway stretches from the 126 to the 210 freeway connector. Elevated terrain at the Project's southeastern corner, an area that is confined to proposed open space and which contains the existing water tank, may be visible briefly from westerly-directed views from I-5. This southeastern portion of the Project site contains a

sequence of southerly-trending ridges with elevations and locations that shield visibility of the proposed residential uses from I-5. As such, due to the distance and intervening topography, the Project site is not visible from a state scenic highway segment.

According to Figure 9.9, Historic Resource Sites Policy Map, of the Los Angeles County General Plan 2035, Mentryville and the historic Pico Canyon Oil Field Well No. 4, both state historic landmarks, are located approximately 1.7 miles to the west of the Project site at the terminus of Pico Canyon Road. Due to the distance, intervening topography, and adjacent Southern Oaks community, the areas proposed for development as part of the Project would not be visible from these historic landmark sites.

According to the Canyon View Estates Oak Tree Survey Report, four coast live oak trees and one scrub oak were surveyed within the Project site as being protected under the County's Oak Tree Ordinance. All four of the coast live oak trees would remain while the one scrub oak tree would be removed as part of Project construction. Due to distance and topography, these coast live oaks are not visible from Pico Canyon Road or the Pico Canyon Trail to the north and northwest. Furthermore, in order to offset the removal of the one scrub oak, oak tree permit (OTP) conditions would be implemented to replace it with a minimum of two, 15-gallon oak trees to be planted on the Project site. These replacement trees would be located in areas consistent with the fuel modification guidelines required by the Los Angeles County Fire Department (LACFD) and would be consistent with the overall Project design. Preservation guidelines and permit conditions would be established for the four coast live oaks that would remain on the Project site by placing protecting fencing, grading, trenching, and excavation restrictions during Project construction.

Based on the above, Project implementation would not substantially damage scenic resources or other locally recognized desirable aesthetic natural features within a scenic highway and a less than significant impact would occur in this regard.

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

Less Than Significant Impact. Of the approximately 94 acres Project site, approximately 75 acres (approximately 79 percent), in the northeastern and southern portions of the site, would remain in a natural state reducing potential changes in visual character and quality to surrounding areas, especially views from existing open space properties to the south and southwest. The remainder of the Project site would be converted from open space to developed land, including 37 single-family residential uses, local roadways, desilting basins, and landscaped areas. The proposed design, scale and development pattern of the proposed single-family residential uses are consistent with the adjacent Southern Oaks residences to the west and Sunset Point residences to the east. Project design features include a range of earth tone building materials and paint colors that blend in with the natural colors of the surrounding environment. The Project would also implement a landscape plan for landscaped areas and natural open space areas adjacent to existing residential development. These areas would serve as natural buffers between existing residential neighborhood and areas of development. The landscape plan would utilize a plant palette consisting of trees, groundcovers, and shrubs that includes fire retardant species, as well as native and appropriate non-native drought tolerant species. The Project also is consistent with the Los Angeles County General Plan land use designation and policies applicable to the Project. The Santa Clarita Valley Area Plan designates the Project site as RL2 – Rural Land (1 dwelling unit per 2 acres). As such, compliance with the applicable regulatory requirements of the County, and implementation of the Project design features, visual impacts related to the existing visual character and quality of the site and its surroundings would be less than significant.

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

Less Than Significant Impact. The approximately 94-acre Project site is vacant. The proposed development would extend Magnolia Lane, eastward and to the south, to curve around an existing slope. This slope largely separates the proposed development from existing houses that were built in the sixth phase of development of the adjoining subdivision. The future homes would be of similar scale to existing homes, and conform to all applicable codes that regulate structure height and siting. Therefore, the development would not introduce a new source of shadows.

On-site lighting would introduce new sources of light and glare to the Project site and surrounding areas. Proposed uses, particularly along the western edge of the site, would be similar in nature to the adjacent Southern Oaks residences to the west and Sunset Point residences to the east. The Project would include nighttime lighting that would comply with the Los Angeles County Rural Outdoor Lighting District Ordinance of the Zoning Code. Standards within the Rural Outdoor Lighting District seeks to promote dark skies for the enjoyment and health of humans and wildlife, while permitting reasonable uses of outdoor lighting for nighttime safety and security. The regulations include limitations on allowable light trespass, fully shielding outdoor lighting, maximum heights of fixtures, street lighting in rural areas, outdoor recreation facilities, and signs. Per the standards within the Rural Outdoor Lighting District Ordinance, outdoor lighting would be fully shielded. The Project would not include any drop-down lenses, mercury vapor lights, or ultraviolet lights. No lighting developed as part of the Project would be cast directly outward into open space areas. Regarding the potential for lighting to affect adjacent open space areas, streetlights, the most dominant source of nighttime lighting, would be concentrated along streets in the interior of the development area, rather than along the edges of the site, and would not intrude into the open space areas. Therefore, the Project would not substantially alter the lighting character in surrounding communities and open space areas because of intervening topography and compliance with Rural Outdoor Lighting standards and would not interfere with the performance of off-site activities. As such, impacts related to lighting would be less than significant.

Glare is primarily a daytime occurrence caused by the reflection of sunlight or artificial light by highly polished surfaces, such as window glass or reflective materials and, to a lesser degree, from broad expanses of light-colored surfaces. The Project is anticipated to use building materials that are non-reflective in nature and typical of residential development throughout the area. As such, the Project is not anticipated to have a significant impact associated with glare.

References:

- Los Angeles County General Plan 2035, Figure 9.7, Scenic Highways Map, Figure 9.9, Historic Resource Sites Policy Map, and Figure 10.1, Regional Trail System.
- California Department of Transportation, State Scenic Highway Mapping System, http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/, accessed May 3, 2019.
- Visibility Analysis for Canyon View Estates, prepared by Envicom Corporation, September 28, 2017.
- Canyon View Estates: Analysis to Evaluate Visibility from Interstate 5, prepared by Envicom Corporation. February 6, 2019.
- Trail Photo-Simulation of the proposed Canyon View Estates Project, prepared by MJS Design Group. February 13, 2019.
- Canyon View Estates Oak Tree Survey Report, prepared by ESA, dated September 2017.
- Google Earth, Aerial Views, accessed April 2017.

- Santa Clarita Valley Area Plan, One Valley One Vision, 2012, Exhibit CO-7, Santa Clarita Valley Area Plan Scenic Resources.
- Canyon View Estates Visibility Analysis: Spot Elevations Along I-5, Ridgeline, and Project Site, prepared by Envicom Corporation, dated May 2019; Addendum to the February 2019 Canyon View Estates: Analysis to Evaluate Visibility from Interstate 5.

Insert Figure 4, Canyon View Estates Entrance Simulation at Magnolia Lane

2. AGRICULTURE / FOREST

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

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

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	☐	☐	☒	☐

Less Than Significant Impact. The Project site is A-2-2 Heavy Agriculture (2-acre minimum lot size). Single-family residential uses are consistent with A-2-2 zoning. The Project site is not designated an Agricultural Opportunity Area or with a Williamson Act contract. Therefore, impacts would be less than significant.

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))?	☐	☐	☐	☒

No Impact. The Project site is not zoned for forestry uses. No forest land or timberland zoning is present on the site or in the surrounding area. As such, the Project would not conflict with existing zone for forest land or timberland and no impact would occur in this regard.

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

No Impact. No forest lands exist on the Project site. As such, the Project would not result in the loss of forest land or conversion of forest land to non-forest use and no impact would occur in this regard.

e) Involve other changes in the existing environment which, due to their location or nature, could result in	☐	☐	☐	☒

conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. As no agricultural uses or related operations and no forest land are on or near the Project site, the Project would not involve the conversion of farmland or forest land to other uses, either directly or indirectly. No impacts to agricultural or forest land would occur.

References:

- Los Angeles County General Plan 2035, Figure 9.5, Agricultural Resource Areas Policy Map.
- State of California Department of Conservation Website, California Important Farmland Finder, http://maps.conservation.ca.gov/ciff/ciff.html, accessed April 2017.
- State of California Los Angeles County Important Farmland 2012 map, California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program.

3. AIR QUALITY

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	☐	☐	☒	☐

Less Than Significant Impact. The Project site is located within South Coast Air Basin; refer to Figure 8.1, Air Basins, of the Los Angeles County General Plan 2035. The SCAQMD is required, pursuant to the Clean Air Act, to reduce emissions of criteria pollutants for which the Basin is in non-attainment (i.e., ozone, PM2.5 and PM10). The Project would be subject to the SCAQMD's 2016 AQMP.[1] The AQMP contains a comprehensive list of pollution control strategies directed at reducing emissions and achieving ambient air quality standards. These strategies are developed, in part, based on regional population, housing, and employment projections prepared by the SCAG. A project is consistent with the AQMP if it is consistent with the population, housing, and employment assumptions that were used in the development of the AQMP.

SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino and Imperial Counties and serves as a forum for regional issues relating to transportation, the economy, community development and the environment. SCAG serves as the federally designated MPO for the southern California region. With regard to air quality planning, SCAG has prepared the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) that form the basis for the land use and transportation control portions of the AQMP, and are utilized in the preparation of air quality forecasts and consistency analysis included in the AQMP. Both the RTP/SCS and AQMP strategy incorporate projections from local planning documents.

The 2016 AQMP was prepared to accommodate growth, to reduce the high levels of pollutants within the areas under the jurisdiction of SCAQMD, to return clean air to the region, and to minimize the impact on the economy. Projects that are considered consistent with the AQMP would not interfere with attainment because this growth is included in the projections utilized in the formulation of the AQMP. Therefore, Project uses and activities that are consistent with the applicable assumptions used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP, even if they exceed the SCAQMD's recommended daily emissions thresholds.

The Project site is located within an unincorporated section of the County and is located within Santa Clarita Valley Area Plan. The Project site is zoned A-2-2 (Heavy Agricultural Zone, two-acre minimum lot size). Therefore, the Project would be consistent with the growth projections as contained in the Los Angeles County General Plan 2035 and the Santa Clarita Valley Area Plan 2012 and consistent with the RTP/SCS and AQMP growth projections. Therefore, there are no impacts related to consistency with applicable plans and policies as a result of Project implementation.

[1] The SCAQMD released the Draft 2016 AQMP on June 30, 2016 for public review and comment. A revised Draft 2016 AQMP was released in October 2016 and the SCAQMD Governing Board adopted the 2016 AQMP on March 3, 2017. CARB approved the 2016 AQMP on March 23, 2017. While the 2016 AQMP was adopted by the SCAQMD and CARB, it has not been yet received USEPA approval for inclusion in the SIP. However, the 2016 AQMP is expected to be approved by the USEPA, so the 2016 AQMP was used as the applicable AQMP.

The Project is consistent with the applicable rules and regulations and the population, housing and employment assumptions which were used in development of the 2016 AQMP. Therefore, the impact of the Project with respect to air quality plans would be less than significant, and no mitigation measures would be required.

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 standards? ☐ ☐ ☒ ☐

Less Than Significant Impact. The Project site is located within the Basin, which is characterized by relatively poor air quality. State and Federal air quality standards are often exceeded in many parts of the Basin. Implementation of the Project would increase emissions on both a short term (i.e., during construction) and long-term basis (operations) in a non-attainment area.

Construction Activity Impacts

Construction of the Project has the potential to create air quality impacts through the use of heavy-duty construction equipment and through vehicle trips generated from construction workers traveling to and from the Project site. In addition, fugitive dust emissions would result from debris removal and construction activities. Mobile source emissions, primarily NOx, would result from the use of construction equipment such as dozers, loaders, and cranes. During the finishing phase, paving operations and the application of architectural coatings (i.e., paints) and other building materials would release volatile organic compounds. Construction emissions can vary substantially from day-to-day, depending on the level of activity, the specific type of operation and, for dust, the prevailing weather conditions. The assessment of construction air quality impacts considers each of these potential sources.

The construction equipment list and construction phases modeled are shown in the table below.

Phase Name and Duration	**Equipment**[a]
Site Preparation (10 days)	2 rubber-tired dozers
	4 loader/backhoes
Grading (35 days)	2 excavators
	1 grader
	2 scrapers
	1 rubber-tired dozer
	2 loader/backhoes
Construction (370 days)	3 forklifts
	1 generator set
	3 loader/backhoes
	1 welder
Paving (20 days)	2 pavers
	2 paving equipment
	2 rollers
Architectural Coating (20 days)	1 air compressor
[a]: CalEEMod output, September 8, 2017	
Source: Air Quality Impact Analysis, Canyon View Estates Project, County of Los Angeles, prepared by Envicom Corporation, dated May 10, 2017, revised September 8, 2017.	

Based on the indicated equipment fleet shown in the table above, the Project's maximum daily construction emissions are calculated by CalEEMod and listed in the table below.

	ROG	NOx	CO	SO2	PM-10	PM-2.5
Maximum Daily Construction Emissions						
Unmitigated	37.9	59.6	36.1	0.06	14.2	8.5
Mitigated*	37.9	59.6	36.1	0.06	7.6	4.8
SCAQMD Thresholds	75	100	550	150	150	55
Significant Impact? Y/N	No	No	No	No	No	No
*: The only model-based mitigation applied for this project was watering exposed dirt surfaces at least twice per day as required per SCAQMD Rule 403 (Fugitive Dust), to minimize the generation of fugitive dust.						
Sources: CalEEMod output, September 8, 2017. Air Quality Impact Analysis, Canyon View Estates Project, County of Los Angeles, prepared by Envicom Corporation, dated May 10, 2017, revised September 8, 2017.						

As indicated in the table above, peak daily construction activity emissions of criteria air pollutants are estimated to be far below the thresholds for determining significance under CEQA per the SCAQMD CEQA Air Quality Handbook. As such, the Project's impacts on regional air quality during construction would be less than significant and no mitigation measures would be required.

Localized Significance Threshold Analysis

The table below shows the relevant localized significance threshold (LST) screening criteria and the estimated peak daily onsite emissions that would be generated during the construction phases. The emissions reported in the table show emissions estimated with implementation of watering of exposed surfaces during construction, as all construction projects in the Air Basin must comply with the requirements of SCAQMD Rule 403, Fugitive Dust, which requires the implementation of Reasonably Available Control Measures (RACM) for all fugitive dust sources. SCAQMD Rule 403, Control Measure 08-2 states that during earth moving activities, projects are required to "Re-apply water as necessary to maintain soils in a damp condition and to ensure that visible emissions do not exceed 100 feet in any direction." Therefore, peak onsite emissions during construction would not exceed LST screening criteria by compliance with applicable regulations. As such, potential LST impacts would be less than significant, and no mitigation measures would be required.

According to the Air Quality Impact Analysis, construction-related daily maximum regional emissions would not exceed the SCAQMD daily significance thresholds for ROG, NOx, CO, SO2, PM10, or PM2.5. Further, as discussed above and according to the Air Quality Impact Analysis, regional emissions resulting from operation of the Project would not exceed the applicable thresholds for ROG, NOx, CO, SO2, PM10, or PM2.5. As the Project would not exceed these thresholds, construction and operation of the Project would not result in a cumulatively considerable increase in criteria pollutants for which the Basin is in non-attainment. Therefore, operation of the Project would result in less than significant impacts.

LST 5.0 acre/25 meters Santa Clarita Valley	NOx	CO	PM-10	PM-2.5
LST Threshold	246	1,644	12	6
Peak Onsite Daily Emissions[a]	**59.6**	**36.1**	**7.6**	**4.8**
Significant Impact? Y/N	No	No	No	No
[a]: Emissions estimates include compliance with SCAQMD Rule 403 requirements of water application for fugitive dust suppression.				
Sources: CalEEMod output, September 8, 2017.				

Air Quality Impact Analysis, Canyon View Estates Project, County of Los Angeles, prepared by Envicom Corporation, dated May 10, 2017, revised September 2017.

Operational Impacts

During operations, the proposed residences would result in air quality emissions of criteria pollutants from area sources, energy sources, and mobile sources. The SCAQMD thresholds for air quality impacts from operations are shown below. Operations of the proposed residential development would not be anticipated to exceed SCAQMD significance thresholds for criteria pollutants, as shown in the table below. As seen in the table below, the Project's operational emissions would be far below SCAQMD thresholds, therefore operational impacts would be less than significant.

	ROG	NOx	CO	SO2	PM-10	PM-2.5
Daily Emissions						
Area	12.38	0.80	21.88	0.05	2.84	2.84
Energy	0.04	0.31	0.13	0.00	0.03	0.03
Mobile	0.74	3.75	10.00	0.03	2.70	0.74
Total	13.15	4.87	32.01	0.08	5.57	3.61
SCAQMD Thresholds	55	55	550	150	150	55
Significant Impact? Y/N	No	No	No	No	No	No

Sources:
CalEEMod output, September 8, 2017.
Air Quality Impact Analysis, Canyon View Estates Project, County of Los Angeles, prepared by Envicom Corporation, dated May 10, 2017, revised September

c) Expose sensitive receptors to substantial pollutant concentrations? ☐ ☐ ☒ ☐

Less Than Significant Impact. Construction activities and operation of the proposed residential uses would increase air emissions above current levels but would not exceed any applicable SCAQMD thresholds, as discussed above. Land uses that are generally considered more sensitive to air pollution than others are as follows: hospitals, schools, residences, playgrounds, child-care centers, athletic facilities, and retirement/convalescent homes. Sensitive receptors in the Project vicinity include the residential community which abuts the Project site on the west (i.e. Southern Oaks community); the residential community to the east (Sunset Point community); Pico Canyon Park to the northwest; Jake Kuredjian County Park to the north; and Pico Canyon Elementary School to the north. As discussed above, the Project would not expose sensitive receptors to substantial pollutant concentrations. Therefore, a less than significant impact would occur in this regard.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? ☐ ☐ ☒ ☐

No Impact. No objectionable odors are expected as a result of either Project construction or operational emissions. Odors are typically associated with industrial projects involving use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes. Odors are also associated with such uses as sewage treatment facilities and landfills. As the Project involves residential development and has no element related to these types of uses that can cause objectionable odors, no impacts would occur.

References:

- Air Quality Impact Analysis, Canyon View Estates Project, County of Los Angeles, prepared by Envicom Corporation, dated May 10, 2017, Revised September 8, 2017.
- Los Angeles County General Plan 2035, Figure 8.1, Air Basins.

4. BIOLOGICAL RESOURCES

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

Less Than Significant Impact with Mitigation Incorporated. The proposed residential project would occur on an approximately 94-acre property within the Stevenson Ranch community of unincorporated Los Angeles County. The project design would impact 17.74 acres in the northern portion of the project site, while approximately 60 acres would remain undeveloped open space area, mostly in the southern portion of the project site. A focused special-status plant survey was conducted on June 16 and 17, 2016 during the appropriate blooming period because potentially suitable habitat was present on-site for the following species identified in the California Natural Diversity Database (CNDDB): Nevin's Barberry (*Berberis nevinii*), slender mariposa lily (*Calochortus clavatus* var. *gracilis*), late-flowered mariposa lily (*C. fimbriatus*), Plummer's mariposa lily (*C. plummerae*), Pierson's morning-glory (*Calystegia peirsonii*), San Fernando Valley spineflower (*Chorizanthe parryi* var. *fernandina*), Parry's spineflower (*C. parryi* var. *parryi*), Santa Susana tarplant (*Deinandra minthornii*), Palmer's grapplinghook (*Harpagonella palmeri*), southern California black walnut (*Juglans californica*), Robinson's peppergrass (*Lepidium virginicum* var. *robinsonii*), Ojai Navarretia (*Navarretia ojaiensis*), chaparral ragwort (*Senecio aphanactis*), and Greta's aster (*Symphyotrichum greatae*). Two special-status plant species, slender mariposa lily and Plummer's mariposa lily, were observed on the project site, as shown on Figure 5, *Special-Status Plant Species Locations,* of the Biological Constraints Analysis prepared by ESA (October 2017). Slender mariposa lily occurs within the development footprint and will be impacted by the proposed project, and Plummer's mariposa lily was found outside the proposed development footprint, approximately 400 ft. away from the nearest proposed residential pad.

A habitat analysis for special-status wildlife species was conducted during the general biological site visit. Special-status wildlife species include those species listed as endangered or threatened under the Federal Endangered Species Act (FESA) or California Endangered Species Act (CESA), candidates for listing by the US Fish and Wildlife Service (USFWS) or California Department of Fish and Wildlife (CDFW), species of special concern to the CDFW (SSC), and species considered sensitive by the USDA Forest Service (USFS) (FSS). Two special-status wildlife species, Swainson's hawk (*Buteo swainsoni*) and Crotch bumblebee (*Bombus crotchii*) were reported in the CNDDB within the project vicinity, as shown on Figure 6 *CNDDB Sensitive Species,* of the Biological Constraints Analysis prepared by ESA (October 2017). Special-status wildlife species with the potential to occur within the project site due to suitable habitat include crotch bumble bee, western spadefoot (*Spea hammondii*) [California Species of Special Concern (SSC)], California legless lizard (*Anniella* sp. 1) [SSC], coast horned lizard (*Phrynosoma blainvillii*) [SSC], coastal whiptail (*Aspidoscelis tigris stejnegeri*) [CDFW Special Animals], American peregrine falcon (*Falco peregrinus anatum*) [Fully Protected (FP)], southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*) [Watch List (WL)], Bell's sage sparrow (*Artemisiospiza belli belli*) [WL], San Diego desert woodrat (*Neotoma lepida intermedia*) [SSC], southern grasshopper mouse (*Onychomys torridus ramona*) [SSC], western mastiff bat (*Eumops perotis californicus*) [SSC], and pallid bat

(*Antrozous pallidus*) [SSC]. The project site provides nesting opportunities for special-status species oak titmouse (*Baeolophus inornatus*) [Audubon Watch List (AWL)], southern California rufous-crowned sparrow, Bell's sage sparrow, and pallid bat, and provides foraging habitat for several special-status species, including Cooper's hawk (*Accipiter cooperi*) [WL], golden eagle (*Aquila chrysaetos*) [FP], Swainson's hawk (*Buteo swainsoni*) [State Threatened (ST)], white-tailed kite (*Elanus leucurus*) [FP], turkey vulture (*Cathartes aura*) [Los Angeles Audubon (LAA)], loggerhead shrike (*Lanius ludovicianus*) [SSC], burrowing owl (*Athene cunicularia*) [SSC], coastal California gnatcatcher (*Polioptila californica californica*) [FT, SSC], Townsend's big-eared bat (*Corynorhinus townsendii*) [SCT, SSC], and hoary bat (*Lasiurus cinereus*) [Western Bat Working Group (WBWG) Medium]. No Federal or State listed wildlife species were observed within the project site during the general biological survey.

Based on the June 16 and 17, 2016 plant surveys, no impacts are anticipated to any special-status plants species, except slender mariposa lily (CRPR 1B.2) may be impacted as a result from construction grading of the project. Plummer's mariposa lily (California Rare Plant Rank CRPR 4) is present on site outside fuel-modification and brush clearance zones and is presumed not to be affected by proposed project activity. Mitigation of a minimum 2:1 ratio for the impacted CRPR 1 (or 2) species will be required. Mitigation Measure BIO-1 requiring the transplanting and propagation within the open space areas on the Project site of these species will reduce project impacts to less than significant. Because of its documented presence on site, provisions for salvage and propagation of Plummer's mariposa lily are also included in Mitigation Measure BIO-1 in the event that plants of this species are found during pre-construction surveys.

Mitigation Measure BIO-1: The loss of slender mariposa lily individuals from developed areas of the Project site shall be mitigated by the salvage and transplantation of bulbs to appropriate habitat areas in undeveloped portions of the Project site, prior to the issuance of a grading permit. A preconstruction survey during the peak flowering period for the slender mariposa lily and Plummer's mariposa lily (March to June) shall be conducted by a qualified biologist in the spring prior to construction. The location of each plant observed within the impact area shall be clearly delineated with brightly colored flagging as well as GPS coordinates recorded. Plants within the proposed development footprint and likely to be impacted shall be mitigated by bulb collection (during summer, after fruit maturation) and subsequent out-planting and propagation. A portion of the bulbs (no greater than 50%) shall then be placed into a suitable mitigation site in the undeveloped portion of the Project site or at an approved off-site location. A qualified biologist shall be selected by the Project Applicant to prepare and implement the mitigation plan. The detailed mariposa lily mitigation and monitoring plan shall include, at a minimum, the following requirements, and be approved by the County of Los Angeles prior to issuance of a grading permit:

1. The seeds shall be collected from existing plants and cultivated in nursery until they are ready for transplant into mitigation area at the appropriate time of year or stored for direct seeding in the approved mitigation areas.
2. The salvaged bulbs can be immediately transplanted at appropriate time of year to appropriate receptor sites within the Project Area that support suitable habitat matching the habitat characteristics from which the bulbs were collected.
3. Mitigation areas used for bulb transplanting and seed sowing shall be as dedicated open space, with the location of the mitigation areas to be selected based upon the habitat quality and suitability. The qualified biologist will undertake pre-ground disturbance flowering surveys to determine these

suitable mitigation areas of comparable soils, slope exposure and vegetation cover.

4. Mitigation shall be at a minimum of a 1:1 mitigation-to-impact ratio for the impacted CRPR 4 species and at 2:1 ratio mitigation-to-impact for the impacted CRPR 1 (or 2) species ratio per individual plant, i.e., two replacement plants provided for every plant that is taken.
5. Monitoring of the mitigation areas shall be conducted for five years or until performance standards are achieved—whichever is longer. Monitoring shall be conducted quarterly through the first year and annually thereafter for a total period of at least five years. Monitoring shall address issues of plant establishment and vigor, herbivory, and competition by non-native weedy plants.
6. Performance standards shall be described to measure mitigation success by the end of the five-year monitoring program, and contingency measures shall be incorporated to be pursued in the event that performance standards prove to be untenable.

The low mobility amphibian, reptile and mammal species would be susceptible to mortality if present during grading activities. Impacts to special-status wildlife species with potential to occur include western spadefoot, California legless lizard, coast horned lizard, coastal whiptail, American peregrine falcon, southern California rufous-crowned sparrow, Bell's sage sparrow, San Diego desert woodrat, southern grasshopper mouse, western mastiff bat, and pallid bat may result from construction grading of the project. None of the above species carry federal or state listings as threatened or endangered, and the extent and amount of habitat impacted is minimal and would not jeopardize regional population numbers. However, any impacts to these species, if present, represent an adverse but potentially significant impact, and mitigation is warranted. Because impacts to these special-status wildlife species would be potentially significant without mitigation should they occur at the time of habitat disturbance, avoidance or translocation efforts are recommended to move individual animals out of harm's way and lessen direct impacts resulting from habitat loss. Mitigation Measure BIO-2 through BIO-7 require avoidance and relocation of any special-status wildlife species found during construction.

Project impacts to foraging habitat for Cooper's hawk, golden eagle, Swainson's hawk white-tailed kite, turkey vulture, loggerhead shrike, burrowing owl, oak titmouse, coastal California gnatcatcher, Townsend's big-eared bat, and hoary bat are considered to be less than significant because of the large areas of open space in the nearby Santa Clarita Woodlands Park. Conserved open space parcels lying to the south of the project site such as the Santa Clarita Woodlands Park provide habitat linkage of the Santa Susana Mountains north into the Newhall Ranch Specific Plan open space areas, providing suitable habitat for the highly mobile special-status species discussed above. Therefore, no mitigation is required for these latter species.

Mitigation Measure BIO-2: Prior to ground disturbance or grading activities, the applicant shall develop a relocation plan for coast horned lizard, California legless lizard, and coastal whiptail. The Plan shall include the timing and location of the surveys (based upon accepted protocols) that would be conducted for each species; identify the locations where more intensive efforts should be conducted; identify the more appropriate habitats within the dedicated open space that are most appropriate for each species; the methods that would be utilized for trapping and relocating the individual species; and provide for the documentation/recordation of the species and number of the animals relocated. The Plan shall be prepared by a qualified biologist and submitted to the County for its review and approval 60 days prior to any scheduled ground disturbing activities within potentially occupied habitat.

Thirty days prior to construction activities, qualified biologists shall conduct surveys to capture and relocate individual rosy boa, coast horned lizard, California legless lizard, and coastal whiptail per the County-approved relocation plan in order to avoid or minimize take of these special status species. The plan shall require a minimum of three (3) surveys conducted during the time of year/day when each species is most likely to be observed. Individuals shall be relocated to nearby undisturbed areas with suitable habitat. If construction is scheduled to occur during the low activity period (generally December through February), the surveys shall be conducted prior to this period and exclusion fencing shall be placed to limit the potential for re-colonization of the site prior to construction. The qualified biologist will be present during ground-disturbing activities immediately adjacent to or within habitat that supports populations of these species. During the construction period, clearance surveys for special-status reptiles shall be conducted by a qualified biologist prior to the initiation of construction each day. Results of the surveys and relocation efforts shall be provided to the County. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits.

Mitigation Measure BIO-3: Prior to the issuance of a grading permit for ground disturbance, construction, or site preparation activities, the applicant shall retain the services of a qualified biologist to conduct pre-construction surveys for western spadefoot within all portions of the Project site containing suitable breeding habitat. Surveys shall be conducted during a time of year when the species is most likely to be detected (e.g., during a normal or greater rain year while rain pools are present and temperatures are suitable for spadefoot activity). If western spadefoot is identified on the Project site, western spadefoot habitat shall be created within suitable natural sites on the Project site outside the proposed development envelope under the direct supervision of the qualified biologist. The amount of occupied breeding habitat to be impacted by the Project shall be replaced at a 2:1 ratio. The actual relocation site design and location shall be approved by CDFW. The location shall be in suitable habitat, including suitable type and extent of upland habitat, and as far away as feasible from any of the developed portions of the project. The relocation ponds shall be designed such that they only support standing water for several weeks following seasonal rains. The biologist shall conduct pre construction surveys in all appropriate vegetation communities within the development envelope. All western spadefoot adults, tadpoles, and egg masses encountered shall be collected, temporarily held in suitable artificial pools until mitigation habitat is created, and ultimately released in the identified/created relocation ponds described above. Results of the surveys and relocation efforts shall be provided to the County. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits.

Mitigation Measure BIO-4: Thirty days prior to construction activities, a qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for San Diego black-tailed jackrabbit. If San Diego black-tailed jackrabbits are present, non-breeding rabbits shall be flushed from areas to be disturbed. Dens, depressions, nests, or burrows occupied by pups shall be flagged and ground-disturbing activities avoided within a minimum of 200 feet during the offspring-rearing season (February 15 through July 1). Any areas temporarily avoided of construction or ground-disturbing activities shall maintain a vegetated corridor, a minimum of 20 feet in width, to suitable undisturbed habitat as an escape route for individual animals.

Results of the surveys and relocation efforts shall be provided to the County. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits.

Mitigation Measure BIO-5: Thirty days prior to construction activities, a qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of

the disturbance zone for San Diego desert woodrat. If active San Diego desert woodrat nests (stick houses) are identified within the disturbance zone, a construction fence shall be erected around the nest site adequate to provide the woodrat sufficient foraging habitat at the discretion of the qualified biologist. Clearing and construction within the fenced area shall be postponed or halted until young have left the nest. The biologist shall be present during those periods when disturbance activities will occur near active nest areas to avoid inadvertent impacts to these nests. Results of the surveys and relocation efforts shall be provided to the County. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits.

Mitigation Measure BIO-6: Where San Diego desert woodrat nest avoidance is not possible, the project biologist shall clear vegetation from immediately surrounding active nests followed by a night without further disturbance to allow woodrats to vacate the nest. Preference will be given to nonbreeding-season destruction of the nests (May through October) and relocation of adults shall target undeveloped areas of the project, including salvage of nest-building material—rocks, sticks, etc. Each occupied nest shall subsequently be gently disturbed by a qualified wildlife biologist in possession of a scientific collecting permit to entice any remaining woodrats to leave the nest and seek refuge outside the Project construction area. The stick nests shall be carefully removed from the Project construction area and be placed near a suitable vegetation or rocky substrate similar to original nest location. The project biologist shall document all woodrat nests moved and provide a written report to the County.

Mitigation Measure BIO-7: Project disturbance impacting bat maternity or hibernation roosts shall be scheduled to avoid sensitive periods (April 1 to September 15 for maternity roosts and December 1 to March 31 for hibernation roosts). Where potential roost sites must be removed, a qualified biologist shall conduct a pre-construction survey to identify those structures and habitats proposed for disturbance that could provide bat hibernacula, nursery colony roosting habitat for bats or subterranean burrows for wildlife. Each structure or suitable habitat area identified as potentially supporting an active bat roost or burrow shall be closely inspected by the biologist no greater than seven (7) days prior to disturbance to more precisely determine the presence or absence of roosting bats or non-game wildlife.

To avoid the potential direct loss of special-status bat species from disturbance to rocky cliff crevices that may provide maternity roost habitat, the following steps shall be taken:

1. To the extent feasible, disturbance to suitable bat roosting habitat shall be scheduled from September 16 – November 30, outside of the maternity roosting and hibernation seasons. The most suitable bat roosting habitats on the Project site are the rocky outcrops at the southern boundary (approximately 800 feet distant from the proposed construction area) and within oak and walnut trees. A bat specialist shall conduct a pre-construction survey of the development footprint and surrounding 200 feet for possible bat roosting habitat within these areas. If the bat specialist determines that no roosting bats are present within the survey area, no further action shall be necessary in regard to roosting bat species (both special-status and non-special-status, non-game species).

2. If maternity or hibernation roosts are found, a 200-foot buffer around maternity roosts within or adjacent to the development footprint shall be left in place until the end of the maternity or hibernation season, whereupon a

qualified bat specialist must determine that the bats are no longer hibernating or that young have become volant before the buffer may be removed.

3. If bat roosts are to be impacted by project construction, the project applicant will provide replacement roosts within similar habitat, with an entrance gap no greater than 3.8 centimeters and interior surface comparable to that of the original roost. The replacement roost should be swabbed with bat guano and urine collected from the original roost.

4. The bat specialist shall document all survey results and prepare a summary report to the County. If Townsend's big-eared bat is detected during pre-construction surveys, all construction-related activity shall be halted immediately and CDFW shall be notified. Work may only resume subsequent to CDFW approval.

Mitigation Measure BIO-8: Prior to the issuance of a grading permit, a qualified biologist shall be retained by the Applicant as the lead biological monitor subject to the approval of the DRP. That person shall ensure that impacts to all biological resources are minimized or avoided, and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g. avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that they possess all necessary permits or memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring reports available to the County and CDFW upon request.

During grading, earthmoving activities, and other construction activities the biological monitor shall be present to inspect and enforce all mitigation requirements and to relocate any species that may come into harm's way to an appropriate offsite location of similar habitat. The biological monitor shall be authorized to stop specific grading or construction activities if violations of mitigation measures or any local, state, or federal laws are suspected. The biological monitor shall file a report of the monitoring activities with the County and CDFW. If ongoing biological monitoring of construction activities reveals the presence of any special-status reptiles within an active work area, then work shall be temporarily halted until the animals can be collected and relocated to areas outside of the designated work zones. Work areas shall be surveyed for special-status species during construction activities. Any special-status species occurring within the work area shall be collected and relocated to suitable areas outside of the designated work zones.

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?	☐	☒	☐	☐

Less Than Significant Impact with Mitigation Incorporated. Plant communities were mapped directly in the field on June 16 and 17, 2016 utilizing a 250-scale (1" = 250') aerial photograph focusing on dominant plant species. Plant community names, codes, and descriptions follow *A Manual of California Vegetation, Second*

Edition (Sawyer, Keeler-Wolf, and Evens, 2009)[2]. Eleven different plant communities were observed on the project with one, Thickleaf Yerba Santa Scrub/Red Brome Semi-natural Stands, considered to be a sensitive community. However, the understory of this plant community on-site is disturbed with a dominant component of non-native species and consequently is of lower biological value than undisturbed representations elsewhere in southern California. The most common plant community on site is chamise chaparral comprising 52.23 acres of the project site (56%). Thickleaf Yerba Santa Scrub/Red Brome Semi-Natural Stands is dominated by thickleaf yerba santa (*Eriodictyon crassifolium*) with an understory of red brome (*Bromus madritensis* ssp. *rubens*). Additional native species within this community include coyote brush (*Baccharis pilularis*), mule fat (*B. salicifolia*), blue elderberry (*Sambucus nigra* ssp. *caerulea*), common fiddleneck (*Amsinckia intermedia*), bush mallow (*Malacothamnus fasciculatus*), and sacapellote (*Acourtia microcephala*). Non-native species found within this community include tocalote (*Centaurea melitensis*), shortpod mustard (*Hirschfeldia incana*), and ripgut brome (*Bromus diandrus*). One small area of this community occurs in the northern portion of the project site adjacent to the southern end of the trail. Thickleaf Yerba Santa Scrub/Red Brome Semi-Natural Stands occupies 0.35 acre of the project site.

Plant Communities	Total (acres)	Project Impacts (acres)
Chamise Chaparral	52.23	12.29
Bush Mallow Scrub	15.30	1.61
Hoary Leaf Ceanothus Chaparral	18.07	6.59
Mule Fat Thickets	0.30	0.00
Chamise Chaparral/Hoary Leaf Ceanothus Chaparral	1.88	0.81
Bush Mallow Scrub/Chamise Chaparral	1.45	0.00
Red Brome Semi-natural Stands	0.25	0.00
Red Brome Semi-natural Stands/Chamise Chaparral	1.32	0.23
Red Brome Semi-natural Stands/Hoary Leaf Ceanothus Chaparral	1.31	1.28
Thickleaf Yerba Santa Scrub/Red Brome Semi-natural Stands	0.35	0.35
Disturbed	1.49	0.00
Total	93.95	23.16

SOURCE: ESA, 2017

Project construction will impact 0.35 acre of the sensitive Thickleaf Yerba Santa Scrub/Red Brome Semi-natural Stands. Impacts to this sensitive community will be mitigated to less than significant through implementation of Mitigation Measure BIO-9.

Mitigation Measure BIO-9: Impacts to sensitive plant communities (i.e., Thick-leaved Yerba Santa Scrub) shall be mitigated through enhancement or restoration of remaining on-site Thick-leaved Yerba Santa Scrub at a ratio of 1:1. A habitat mitigation and monitoring plan shall be prepared by a qualified biologist and approved by the County Biologist prior to the issuance of a grading permit. The plan shall focus on the removal of non-native elements within disturbed habitat areas of the project site. In addition, the plan shall provide details as to the implementation of the plan, maintenance, and future monitoring including the following components:

1. Description of existing sensitive habitat on the Project site;

2. Summary of permanent impacts to the sensitive community based on approved Project design;

[2] Sawyer, John O., T. Keeler-Wolf, and J. Evens. 2009. A Manual of California Vegetation. Second Edition. Sacramento: California Native Plant Society.

3. Proposed mitigation location areas, with description of existing conditions prior to mitigation implementation;

4. Detailed description of restoration or enhancement goals;

5. Description of implementation schedule, site preparation, erosion control measures, planting plans, and plant materials;

6. Provisions for mitigation site maintenance and control on non-native invasive plants; and

7. Monitoring plan, including performance standards, adaptive management measures, and monitoring reporting to the County of Los Angeles.

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?	☐	☒	☐	☐

Less Than Significant Impact with Mitigation Incorporated. Section 404 of the Federal Clean Water Act (CWA) regulates the discharge of dredged material, placement of fill material, or excavation within "waters of the U.S." and authorizes the Secretary of the Army, through the Chief of Engineers, to issue permits for such actions. "Waters of the U.S." are defined by the CWA as "rivers, creeks, streams, and lakes extending to their headwaters and any associated wetlands." Wetlands are defined by the CWA as "areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions." Section 1602 of the California Fish and Game Code requires any entity (e.g., person, state or local government agency, or public utility) who proposes a project that will substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake to notify the CDFW of the proposed project. In the course of this notification process, the CDFW will review the proposed project as it affects streambed habitats within the project area.

A preliminary investigation of jurisdictional waters was conducted on-site during the June 16 and 17, 2016 site visits and this was followed by a formal jurisdictional delineation in June 2017. The purpose of the both the preliminary and formal delineations was to locate any potential "waters of the U.S." and/or wetlands under the jurisdiction of the U.S. Army Corps of Engineers (USACE), "waters of the State" and/or wetlands under the jurisdiction of the Regional Water Quality Control Board (RWQCB), and/or streambed and associated riparian habitat under the jurisdiction of the CDFW. A jurisdictional drainage located in the northern portion of the project site, begins near the center of the project site at the base of multiple hillsides with several tributaries connecting to this primary drainage. This drainage connects downstream and off-site to the Pico Canyon Creek blueline stream approximately 0.25-mile north of the northern boundary of the project site. The jurisdictional area is conservatively estimated to be 1.1 acres of CDFW "waters of the State." No wetlands under the jurisdiction of USACE or RWQCB were observed on the project site. Project grading implementation in the northern portion of the project site will result in 0.54 acre of permanent impacts to USACE or RWQCB jurisdictional features. Avoidance of these jurisdictional features is not possible because of the topography of the project site.

Project construction will impact 0.54 acre of CDFW "waters of the State". Impacts to regulatory jurisdictional resources will be mitigated to less than significant through implementation of Mitigation Measure BIO-10.

> **Mitigation Measure BIO-10:** Prior to the issuance of any grading permit for permanent or temporary impacts in the areas designated as jurisdictional features, the Permittee shall obtain a CWA Section 404 permit from the USACE, a CWA Section 401 permit from the RWQCB, and Streambed Alteration Agreement permit under Section 1602 of the California Fish and Game Code from the CDFW, where the project warrants. The following would be incorporated into the permitting, subject to approval by the regulatory agencies:
>
> 1. On- or off-site restoration or enhancement of USACE/RWQCB jurisdictional "waters of the U.S."/"waters of the State" and wetlands at a ratio no less than 2:1 for permanent impacts, and for temporary impacts, restore impact area to pre-project conditions (i.e., revegetate with native species, where appropriate). Off-site restoration or enhancement at a ratio no less than 2:1 may include the purchase of mitigation credits at an agency-approved off-site mitigation bank or in lieu fee program within Los Angeles County or within the same watershed acceptable to the County, where the location has comparable ecological parameters such as habitat types, species mix and elevational range;
>
> 2. On- or off-site restoration or enhancement of CDFW jurisdictional streambed and associated riparian habitat at a ratio no less than 2:1 for permanent impacts, and for temporary impacts, restore impact area to pre-project conditions (i.e., revegetate with native species, where appropriate). Off-site restoration or enhancement at a ratio no less than 2:1 may include the purchase of mitigation credits at an agency-approved off-site mitigation bank or in-lieu fee program within Los Angeles County or within the same watershed acceptable to the County, where the location has comparable ecological parameters such as habitat types, species mix and elevational range.

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?	☐	☒	☐	☐

Less Than Significant Impact with Mitigation Incorporated. The analysis of wildlife movement corridors/habitat linkage associated with the project site and its immediate vicinity is based on information compiled from the literature and analysis of aerial photographs and topographic maps. The relationship of the project site to large open space areas in the immediate vicinity was also evaluated in terms of connectivity and habitat linkages. Relative to corridor issues, the discussion is intended to focus on wildlife movement associated with the project and the immediate vicinity. Wildlife corridors link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. The fragmentation of open space areas by urbanization creates isolated "islands" of wildlife habitat. In the absence of habitat linkages that allow movement to adjoining open space areas, various studies have concluded that some wildlife species, especially the larger and more mobile mammals, will not likely persist over time in fragmented or isolated habitat areas because they prohibit the infusion of new individuals and genetic material. Corridors mitigate the effects of habitat fragmentation by: (1) allowing animals to move between remaining habitats, which allows depleted populations to be replenished and promotes genetic diversity; (2) providing

escape routes from fire, predators, and human disturbances, thus reducing the risk that catastrophic events (such as fires or disease) will result in population or local species extinction; and (3) serving as travel routes for individual animals as they move within their home ranges in search of food, water, mates, and other needs.

Movement on a smaller or "local" scale occurs throughout the surrounding vicinity as well as the project site. Data gathered from biological surveys[3] indicate that the study area contains habitat that supports a variety of species of invertebrates, amphibians, reptiles, birds, and mammals. The home range and average dispersal distance of many of these species may be entirely contained within the project site and immediate vicinity. Populations of animals such as insects, amphibians, reptiles, small mammals, and a few bird species may find all their resource requirements without moving far or outside of the project site at all. Occasionally, individuals expanding their home range or dispersing from their parental range will attempt to move outside of the project site. Additionally, the ridgelines, canyons, and dirt roads within the study area all facilitate wildlife movement in the form of travel routes (as defined above). Although the northern portion of the project site is surrounded by urban development, movement on a larger, "regional" scale is likely to occur to and from the project site from the southern portion of the project site where the area is undeveloped within the Santa Susana Mountains. The Santa Susana Mountains connect the Simi Hills on the south with the San Gabriel Mountains to the east. The dense natural habitat associated with the majority of the area to the south of the project site provides concealment and an abundance of prey

The project site does not fall within any of the potential linkage areas described in the South Coast Missing Linkages (SCML; South Coast Wildlands, 2008)[4]. The project site is located approximately 3.5 miles east of but adjacent to the Santa Monica-Sierra Madre Connection, which is one of the few coastal to inland connections remaining in the south coast ecoregion. The Santa Monica-Sierra Madre Connection stretches from Santa Monica Mountains at the coast to the peaks of the Santa Susana Mountains and the Sierra Madre Ranges of Los Padres National Forest. From the project site, faunal movement to the Santa Monica-Sierra Madre Connection would be possible via the Santa Susana Mountains. Avoidance of the SCML linkage may still effect wildlife movement; however, the project would not directly interfere with movement between core habitat areas of the Santa Monica, Santa Susana, and San Gabriel Mountains, which would likely remain open, because the project site is on the periphery of the Santa Susana Mountains and sited between existing residential communities. The effects of a project at this location on the chain of conserved open space parcels lying to the south of the project site that connect a portion of the SCML linkage of the Santa Susana Mountains northwest through the Newhall Ranch Specific Plan open space areas would be incremental to that caused by other residential development in the region. However, a clustered project design would not cause a barrier to movement but would cause interference of existing movement patterns.

Project design is clustered adjacent to existing development (e.g., Pico Canyon Road to the north and nearby residences to the west) and would minimize impacts to the southern portion of the study area. Pico Canyon Road and residential development to the west, north and east currently impede local wildlife movement and additional development would further compound this impediment. Clustering adjacent to existing development, while maintaining a narrower native vegetation passage, would allow local wildlife to continue any existing north-south movement. Thus, because of the clustered project design adjacent to existing residential development and away from open space areas immediately south of these residential areas, wildlife movement through the study area after project implementation would be expected to accommodate east-west movement but potentially constrain north-south movement. The clustered project design is not expected to substantially alter movement through the study area especially in the southern portion of the project site. The effect of the project on movement of any native resident or migratory fish or wildlife species would be less than significant impact and no mitigation is needed or proposed.

[3] ESA. 2017. Canyon View Estates Biological Constraints Analysis. October 2017

[4] South Coast Wildlands. 2008. South Coast Missing Linkages: A Wildland Network for the South Coast Ecoregion. South Coast Wildlands, Idyllwild, CA. www.scwildlands.org. March 2008.

As discussed above, several special-status bat species have the potential the use nursery roosts on the project site, which could be impacted during breeding season. Implementation of Mitigation Measure MM BIO-7 above will reduce this impact to a less than significant level.

The study area has the potential to support both raptor and songbird nests due to the presence of trees, shrubs, and ground cover. Nesting activity typically occurs from February 15 to August 31 for songbirds and January 15 to August 31 for raptors. Disturbing or destroying active nests is a violation of the Migratory Bird Treaty Act (16 U.S.C. 703 et seq.). In addition, nests and eggs are protected under Fish and Wildlife Code Section 3503. The removal of vegetation during the breeding season must be in compliance with the MBTA and Fish and Game Code regulations. Compliance with regulatory codes and Mitigation Measure MM BIO-11 will reduce this impact to a less than significant level.

Mitigation Measure BIO-11: Prior to the issuance of any grading permits, the Project applicant shall demonstrate to the satisfaction of the County of Los Angeles that either of the following have been or will be accomplished:

1. Vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to the greatest extent feasible, to avoid potential impacts to nesting birds;

2. If activities associated with construction or grading are planned during the bird nesting/breeding season, generally starting in mid-January for early nesting birds (e.g., hawks or hummingbirds) and from mid-February for most bird species, the applicant shall have a qualified biologist conduct surveys for any and all active nests. Pre-construction nesting bird surveys should be conducted weekly, within 30 days prior to initiation of ground-disturbing activities to determine the presence
of active nests. The surveys should continue on a weekly basis with the last survey being conducted no more than three days before the start of clearance/construction work. Surveys should include examination of trees, shrubs, and the ground, within grasslands, for nesting birds, as several bird species known to the area are shrub or ground nesters, including mourning doves. If ground-disturbing activities are delayed, additional pre-construction surveys are recommended so that no more than three days will have elapsed between the survey and ground-disturbing activities. It is recommended that, if active nests are located during pre-construction surveys, clearing and construction activities within 300 feet of the nest (500 feet for raptors) be postponed or halted until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting. Limits of construction to avoid an active nest should be established in the field with flagging, fencing, or other appropriate barriers and construction personnel should be instructed on the sensitivity of nest areas. The biologist should serve as a construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts on these nests will occur. It is recommended that the results of the survey, and any avoidance measures taken, be submitted to the County within 30 days of completion of the pre-construction surveys and/or construction monitoring to

document compliance with applicable state and federal laws pertaining to the protection of native birds.

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.)?	☐	☐	☒	☐

Less Than Significant Impact. A stand of coast live oak trees occurs to the immediate north of the Project site and comprises about 0.34 acre of coast live oak woodland, as defined by CDFW as oak stands having a greater than 10% canopy cover. The understory of this woodland consists primarily of non-native species and the habitat may be described as moderately degraded as a consequence of the past and current disturbances. The most northerly coast live oak tree occurring on the Project site may qualify as being a component of the off-site oak woodland habitat to the north, using the 10% canopy cover methodology. There are no walnut woodlands, or other unique native trees on the Project site. The scrub oak proposed for removal, identified as a hybrid *Quercus john-tuckeri*, Tucker oak, is a component of chamise chaparral/hoary leaf ceanothus chaparral shrubland. As such, a less than significant impact would occur in this regard.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 10)?	☐	☒	☐	☐

Less Than Significant Impact with Mitigation Incorporated. The southern half of the project site is located in the Santa Susana Mountains/Simi Hills SEA (refer to Figure 9.3, Significant Ecological Areas and Coastal Resource Areas Map, of the Los Angeles County General Plan 2035). SEAs are areas that the County has designated due to their irreplaceable biological resources. These areas contain resources that are considered rare or unique, critical to the maintenance of wildlife species, are relatively undisturbed habitats, and/or serve as habitat or corridors that promote species movement. This committee is made up of people specializing in various areas of biology. The project is exempt from permit requirements because no development activities are proposed within the SEA. The project is designed to avoid all direct impacts within the SEA by confining development in the northern portion of the project site outside of the SEA and where past disturbance is greater. By avoiding impacts to the SEA, the project is not required to be reviewed by SEATAC nor required to obtain an SEA CUP [Section 22.56.215(A)]. Hence, the project does not conflict with County ordinances regarding SEAs and no mitigation is necessary.

Oak trees are protected under the County of Los Angeles Oak Tree Ordinance [(Ord. 88-0157 § 2, 1988: Ord. 82-0168 § 2 (part), 1982) as outlined in Chapter 22.56.2050 et seq. of the Los Angeles County Code]. The County of Los Angeles Oak Tree Ordinance requires a permit to remove oak trees with a diameter at breast height (DBH) of 8 inches or more. A technical report must be prepared by a certified arborist providing an inventory of trees on a site, as well as a Tree Protection, Replacement and Mitigation Plan. According to the Canyon View Estates Oak Tree Survey Report, four coast live oak trees and one scrub oak were surveyed within the Project site as being protected under the County's Oak Tree Ordinance. The scrub oak is identified

as a hybrid *Quercus john-tuckeri*, Tucker oak[5]. All four of the coast live oak trees would remain while the one scrub oak tree would be removed as part of Project construction. Any impacts to protected oaks without incorporation of appropriate mitigation measures would be considered significant. Compliance with the Oak Tree Ordinance and implementation of Mitigation Measure BIO-12 below would reduce this impact to a less-than-significant level.

The southeastern portion of the Project site includes the Santa Susana Mountains/Simi Hills SEA. The Project proposes the preservation of approximately 75 acres of undeveloped natural land within the northeastern and southern portions of the Project site. No development is proposed within the SEA. As such, a less than significant impact would occur with implementation of the following mitigation measure:

> **Mitigation Measure BIO-12**: The Project applicant shall mitigate, through a two-to-one replacement-to-removal ratio, the removal of one scrub oak tree. Because the proposed impacted scrub oak tree is considered a hybrid, replacement trees shall be either grown from acorns (seed) harvested from the proposed impacted individual, assuming acorns are fertile, or one replacement tree each of the presumed parent species, if acorns are found to be sterile. Each replacement tree shall be at least a 15-gallon size specimen and measure at least one inch in diameter one foot above the base. The Project applicant shall coordinate with the County Forester and Department of Regional Planning (DRP), prior to removing the oak tree, on the acceptable location for the replacement planting location. The location of mitigation tree planting shall not conflict with any other preservation or mitigation efforts and the location shall be approved by DRP and the Forester prior to the issuance of a grading permit. The Project applicant shall comply with the conditions of the approved OTP RPPL2017009209.

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?	☐	☐	☐	☒

No Impact. The Project site does not occur within the boundaries of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The U.S. Fish and Wildlife Service has designated critical habitat for the coastal California gnatcatcher approximately one-mile south of the Project site. The Project site is not located within any designated critical habitat for any Federal endangered or threatened species. As such, no impacts will occur.

References:

- Canyon View Estates Biological Constraints Analysis, prepared by ESA, dated October 2017
- Canyon View Estates Oak Tree Survey Report, prepared by ESA, dated September 2017.
- Sawyer, John O., T. Keeler-Wolf, and J. Evens. 2009. A Manual of California Vegetation. Second Edition. Sacramento: California Native Plant Society.
- Los Angeles County General Plan 2035, Figure 9.3, Significant Ecological Areas and Coastal Resource Areas Map.

[5] The scrub oak has been identified as a hybrid of *Quercus john-tuckeri* by Andrew Sanders at the University of California at Riverside. The other parent is speculated to be *Q. berberidifolia*.

Insert Figure 5, Sensitive Plant Species Location

Insert Figure 6, CNDDB Sensitive Species

5. CULTURAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	☐	☐	☐	☒

No Impact. As part of the Revised Phase I Archaeological Survey prepared on November 30, 2017, an archival records search [California Historical Resources Information System (CHRIS)] of the Project site was completed by the South Central Coastal Information Center (SCCIC) staff to determine whether any prehistoric or historical sites were known on the property, and/or whether all or portions of it had been previously systematically surveyed by archaeologists. In summary, 18 previous archaeological studies have been conducted within the Project area. Of these 18, two were located within the Project site. Archival records indicated that the Project site had been previously surveyed and that no recorded cultural resources are present within the site. However, one prehistoric site, two isolated artifacts and one above-ground historic resource have been recorded within a ½ mile radius of the study area. Examination of the 1903 and 1941 Santa Susana, CA 15' topographic quadrangles did not reveal the presence of any historic sites or structures. Overall, the records search indicates that the Project site has a low sensitivity for archaeological resources and that no previously recorded cultural resources are present within the Project site.

As part of the Phase I Archaeological Survey, an on-site field survey was conducted to identify evidence of prehistoric sites. Field conditions were considered good. Winter rains had resulted in the development of a moderate to light density of groundcover over much of the Project area which can be characterized as steeply sloped with knife-like ridgelines that mostly preclude the presence of archaeological sites, especially sites of any size. Lastly, no cultural resources of any kind were found during the survey.

As defined by the State CEQA Guidelines, historical resources may include a resource listed in, or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources; a resource included in a local register of historical resources; or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant. Of the three resources and above-ground historic resource that have been identified within a ½-mile radius of the project site, one (19-001020) was recorded about 1,000 feet north of the project site and is now occupied by a large subgrade storm-water retention basin; another resource (19-101350) was located along the margin of a narrow arroyo approximately 1,500 feet southeast of the project site; a third resource (19-101351) was located approximately 1,800 feet southeast of the project site; and the ground historic resource, a concrete and rebar check dam in a ravine (19-192297), was located about 1,500 feet southeast of the project site and determined to be ineligible for listing in the National Register of Historic Places (NRHP). The project would not impact any of these nearby resources. Overall, as no historical resources were found or discovered onsite during the Phase I Archaeological Survey, no impact would occur in this regard.

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

Less Than Significant Impact with Mitigation Incorporated. As discussed above under Response 5 (a), the records search indicates that the Project site has a low sensitivity for archaeological resources and that no previously recorded cultural resources are present within the Project site. Further, no cultural resources of any kind were found during the survey. The Phase I Archaeological Survey recommends no additional archaeological work. However, in the unlikely event that archaeological resources are uncovered during grading or construction, construction should cease and it is recommended that an archaeologist be contacted to evaluate any such resources (Mitigation Measures CULT-1 and CULT-2). With incorporation of the prescribed mitigation measures, a less than significant impact would occur in this regard:

> **Mitigation Measure CULT-1:** In the event that archaeological resources are unearthed, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 25 feet shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by Project construction activities shall be evaluated by a qualified archaeologist. The Permittee shall coordinate with the archaeologist to develop an appropriate treatment plan for the resources. Treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis or preservation in place. The Permittee, in consultation with the archaeologist, shall designate repositories in the event that archaeological material is recovered.
>
> **Mitigation Measure CULT-2:** The qualified archaeological monitor shall prepare a final report at the conclusion of archaeological monitoring. The report shall be submitted by the Permittee to the Los Angeles County Department of Regional Planning, the South Central Coastal Information Center, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the Project and required mitigation measures. The report shall include a description of resources unearthed, if any, treatment of the resources, and evaluation of the resources with respect to the California Register of Historical Resources.

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

Less Than Significant Impact with Mitigation Incorporated. A Phase I Paleontological Resource Assessment of the project site was prepared by Envicom Corporation on September 14, 2017, which consists of a paleontological resource record search conducted by the Natural History Museum of Los Angeles (NHM), a review of Dibblee geological maps, and a field survey. Results of paleontological resource record searches in the Project vicinity have revealed that the Project area and surrounding areas have exposures of the fossiliferous marine Pliocene Pico Formation, which has produced fossil specimens (sea lion, bonito shark, white shark, and whale) from similar deposits in close proximity to the Project site, and the Saugus sedimentary formation, which has also produced fossil specimens (e.g., Pliocene/Pleistocene camel and horse). Outcrops of the Pico Formation and alluvial sediments have been documented in the surrounding area. Areas to the west of the Project site have had exposures of the fossiliferous marine latest Miocene-to-Pliocene Towsley Formation which has also produced fossil specimens (baleen whale, dugong) from similar deposits in close proximity to the Project site. Project excavation has the potential to encounter paleontological resources. As a result, recommended mitigation measures (Mitigation Measures CULT-3 through CULT-5) are provided to reduce potentially significant impacts to previously undiscovered paleontological resources that may be encountered during Project implementation to a less than significant level:

Mitigation Measure CULT-3: Prior to issuance of grading permits, a qualified Paleontologist shall be retained to develop and implement a paleontological monitoring program (PMP) approved by the County for construction excavations that would encounter older Quaternary alluvium or deposits associated with Pico Formation, Saugus Formation, or Towsley Formation. The Paleontologist shall attend a pre-grading/excavation meeting to discuss a paleontological monitoring program. A qualified paleontologist is defined as a paleontologist meeting the criteria established by the Society for Vertebrate Paleontology. The qualified Paleontologist shall supervise a paleontological monitor who shall be present for all initial earth moving activity of native soils and at any other times as required by the Paleontologist during construction excavations into older Quaternary alluvium, or deposits associated with Pico Formation, Saugus Formation, or Towsley Formation. Monitoring shall consist of visually inspecting fresh exposures of rock for larger fossil remains and, where appropriate, collecting wet or dry screened sediment samples of promising horizons for smaller fossil remains. The frequency of monitoring inspections shall be determined by the Paleontologist and shall be based on the rate of excavation and grading activities, the materials being excavated, and the depth of excavation, and if found, the abundance and type of fossils encountered. It is the Applicant's responsibility to provide the Paleontologist with a daily and/or weekly grading schedule.

Mitigation Measure CULT-4: If a potential fossil is found, the paleontological monitor shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil to facilitate evaluation and, if necessary, salvage. A buffer area of at least 30 feet shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area as long as such work can be appropriately monitored. A communication plan (part of the project PMP) will then be followed to inform the County, the Lead Agency, and any additional individuals outlined in the PMP. Any fossil discovery determined to be significant will be recovered following developed scientific excavation practices. All excavation and data recovery efforts will be agreed upon in writing prior to commencement of the activity between all primary parties outlined in the PMP. At the Paleontologist's discretion, and to reduce any construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing. Any fossils encountered and recovered shall be prepared to the point of identification and catalogued before they are donated to their final repository. Any fossils collected shall be donated to a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County. Accompanying notes, maps, and photographs shall also be filed at the repository. All costs related to the salvage of significant fossil finds shall be assumed by the Applicant.

Mitigation Measure CULT-5: The paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected from the wet and dry screen sampling and their significance, and include all daily monitoring logs. The report shall be submitted by the Permittee to the County to signify the satisfactory completion of the Project and required mitigation measures. Any cost associated with processing, analyzing, and describing recovered fossils during monitoring, as well as the cost of the compliance report, will also be assumed by the Permittee.

d) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐

Less Than Significant Impact with Mitigation Incorporated. According to the Phase I Archaeological Survey, no known human remains have been identified from the records search within the Project site. However, these findings do not preclude the existence of previously unknown human remains located below the ground surface that may be encountered during construction excavations associated with the Project. If human remains are unearthed during implementation of the Project, the Permittee shall comply with State Health and Safety Code Section 7050.5., PRC Sections 5097.94 & 5097.98, and all other applicable laws. Further, a search of the Sacred Lands Database returned negative results as indicated in a letter, dated August 29, 2017, from the Native American Heritage Commission.

References:

- Revised Phase I Archaeological Survey of the Canyon View Estates Project, Los Angeles County, California, prepared by W&S Consultants, dated November 30, 2017.
- Los Angeles County General Plan 2035, Figure 9.9, Historic Resource Sites Policy Map.
- Paleontological Resources Assessment of the Canyon View Estates Residential Development Project, Santa Clarita, California, prepared by Envicom Corporation, dated September 14, 2017
- Native American Heritage Commission (NAHC). 2017 (August). Proposed Canyon Estates, Community of Stevenson Ranch, Oat Mountain and Newhall USGS Quadrangle, Los Angeles County, California. West Sacramento, CA: NAHC.

6. ENERGY

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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?	☐	☐	☒	☐

Less Than Significant Impact. The Project would not involve inefficient use of energy resources. The Project would utilize construction contractors who demonstrate compliance with applicable California Air Resources Board (CARB) regulations governing the accelerated retrofitting, repowering, or replacement of heavy duty diesel on- and off-road equipment. Construction equipment fuels (e.g., diesel, gasoline, natural gas) would be provided by local or regional suppliers and vendors. Electricity, when needed, would be supplied by the local utility provider, Southern California Edison, via existing connections. A temporary water supply, primarily for fugitive dust suppression and street sweeping, would also be supplied by the local provider, Santa Clarita Valley Water Agency, Valencia Water Division.

Electricity used during construction to provide temporary power for lighting and electronic equipment (e.g., computers, etc.) would generally not result in a substantial increase in on-site electricity use. Electricity use during construction would be variable depending on lighting needs and the use of electric-powered equipment and would be temporary for the duration of construction activities. Thus, electricity use during construction would generally be considered as negligible.

The proposed residences would include installation of energy efficient HVAC units, windows, light fixtures, low-flow plumbing fixtures, irrigation systems, and drought tolerant landscaping (where feasible). Therefore, the Project would not result in an inefficient use of energy resources, and impacts would be less than significant.

b) Conflict with or obstruct a state or local plan for renewal energy or energy efficiency?	☐	☐	☒	☐

Less Than Significant Impact. The Project would comply with the County's Green Building Standards (Title 31 of the County Code) by conserving energy, water, natural resources, and promoting a healthier environment. Project landscaping would be incorporate drought tolerant landscaping principles for water conservation. Further, the Project would be developed in compliance with all state and local regulations related to energy conservation. Therefore, impacts would be less than significant.

7. GEOLOGY AND SOILS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐

Less Than Significant Impact. Ground rupture occurs when movement on a fault breaks the ground surface and usually occurs along pre-existing fault traces where zones of weakness already exist. The State has established Earthquake Fault Zones for the purpose of mitigating the hazard of fault rupture by prohibiting the location of most human occupancy structures across the traces of active faults. Earthquake fault zones are regulatory zones that encompass surface traces of active faults with a potential for future surface fault rupture. According to the Geologic and Geotechnical Engineering Review, the Project site is not located within an Alquist-Priolo Earthquake Fault Zone, as established by the CGS. No known active or potentially active faults underlie the Project site. As such, a less than significant impact regarding fault rupture would occur.

ii) Strong seismic ground shaking?	☐	☐	☒	☐

Less Than Significant Impact. According to the Geologic and Geotechnical Engineering Review, the Project site is located within an area of potentially susceptible to severe ground shaking due to the close proximity of several active faults, including the flexural-slip faults within Stevenson Ranch, the San Gabriel Fault, the Santa Susana Fault, the Oak Ridge Fault, and the San Cayetano Fault. Potentially active faults near the Project site include the Holser Fault and Del Valle Fault.

The County requires that all new construction meet or exceed the current State and County ordinances and policies, including those within the County's Building Code and Grading Ordinance, and the latest standards of the 2013 California Building Code for construction in seismic hazard zones; this requires structural designs that can accommodate maximum ground accelerations expected from known faults. Further, the Project would comply with the CGS Special Publications 117, Guidelines for Evaluating and Mitigating Seismic Hazards in California, which provides guidance for evaluation and mitigation of earthquake-related hazards. The Geologic and Geotechnical Engineering Review indicates that based on the review of available information, the results of on-site explorations, and the laboratory testing and analyses, the Project is feasible from a geotechnical perspective. The Geologic and Geotechnical Engineering Review provides final site-specific design recommendations and parameters regarding grading and earthwork, temporary excavations, drainage, foundations, floor slab support, retaining walls, and pavement design. Incorporation of these recommendations would reduce the potential for significant

damage to structures resulting from strong seismic ground shaking and the exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury or death, to the maximum extent practical. Thus, compliance with applicable regulatory requirements (e.g. the County's Building Code and Grading Ordinance, the CGS, etc.) and incorporation of the Geologic and Geotechnical Engineering Review recommendations, potentially significant seismic-related impacts would be reduced to a less than significant level.

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

Less Than Significant Impact. Liquefaction describes a phenomenon where cyclic stresses, which are produced by earthquake-induced ground motions, create excess pore pressures in cohesionless soils. As a result, the soils may acquire a high degree of mobility, which can lead to lateral spreading, consolidation and settlement of loose sediments, ground oscillation, flow failure, loss of bearing strength, ground fissuring, and sand boils, and other damaging deformations. This phenomenon occurs only below the water table, but after liquefaction has developed. It can propagate upward into overlying, non-saturated soil as excess pore water escapes. Liquefaction, as well as other ground failure hazards such as lateral spreading, flow failures, ground oscillations, sand boils, and/or general loss of bearing strength can lead to near-surface or surface ground failure that can result in property damage and structural failure. Should any structures be located in areas potentially susceptible to ground failure hazards, a potentially significant impact would occur. According to the Geologic and Geotechnical Engineering Review, the canyon areas within the Project site are located within zones of potential liquefaction; however, all alluvium would be removed to firm bedrock and replaced as compacted fill. Therefore, the liquefaction hazard is considered to be low.

The Geologic and Geotechnical Engineering Review provides recommendations and project design features to reduce the potential for significant liquefaction and other ground failure hazard impacts. The Project would comply with the CGS Special Publications 117, Guidelines for Evaluating and Mitigating Seismic Hazards in California, which provides guidance for evaluation and mitigation of earthquake-related hazards, including liquefaction. In addition, the Project would comply with current State and local building and safety codes, including other CGS requirements, the County's Building Code and Grading Ordinance, and the 2013 California Building Code. As such, less than significant impacts regarding liquefaction and other ground failure hazards would occur.

iv) Landslides? ☐ ☐ ☒ ☐

Less Than Significant Impact. Earthquake-induced landslides often occur in areas where previous landslides have moved and in areas where the topographic, geologic, geotechnical and subsurface groundwater conditions are conducive to permanent ground displacements. According to the Geologic and Geotechnical Engineering Review, the natural slopes within the Project site are mostly within zones of potential seismic instability. The Geologic and Geotechnical Engineering Review included a slope stability analyses. According to the results, the portions of the steeper natural canyons above the Project site have factors of safety less than the required values. As a result, Restricted Use Areas are recommended for these slopes and such restrictions have been incorporated into the Project design by maintaining these areas as open space.

The Geologic and Geotechnical Engineering Review provides recommendations and project design features regarding grading and earthwork, temporary excavations, drainage, foundations, floor slab support, retaining walls, and pavement design. Compliance with the applicable regulatory requirements and incorporation of the Geologic and Geotechnical Engineering Review recommendations and project

design features would minimize the potential for landslide and slope stability hazards. Thus, a less than significant impact regarding landslides/slope stability would occur.

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

Less Than Significant Impact. Soil erosion refers to the process by which soil or earth material is loosened or dissolved and removed from its original location. Erosion can occur by varying processes and may occur in the Project area where bare soil is exposed to wind or moving water (both rainfall and surface runoff). The processes of erosion are generally a function of material type, terrain steepness, rainfall or irrigation levels, surface drainage conditions, and general land uses. During construction, the Project site would be subject to ground-disturbing activities (e.g., removal of the existing vegetation, excavation and grading, foundation and infrastructure construction, the installation of utilities). The Project would require approximately 375,000 cubic yards of cut material, with all cut material being used as fill material within the Project site. An additional 73,000 cubic yards of over-excavation and recompaction will also be required. Thus, total grading amounts to 896,000 c.y. The Project grading plan would balance the grading quantities such that no import or export of soil would be required. These activities would expose soils for a limited time, allowing for possible erosion.

Although Project construction activities have the potential to result in the erosion of soils, this potential would be reduced by implementation of standard erosion control measures imposed during site preparation and grading activities. For instance, the Project would be subject to all existing regulations associated with the protection of water quality. Construction activities would be carried out in accordance with the requirements of the National Pollution Discharge Elimination System (NPDES) General Construction Permit (MS4 Permit) issued by the Regional Water Quality Control Board (RWQCB) and in accordance with the Project's Stormwater Pollution Prevention Plan (SWPPP). The SWPPP would incorporate Best Management Practices (BMPs) and Low Impact Development (LID) building requirements in accordance with the County regulations included in Chapter 12.80, Stormwater and Runoff Pollution Control and Chapter 12.84, Low Impact Development Standards, of the Los Angeles County Code of Ordinances, to control erosion during the Project's construction period to the satisfaction of the Los Angeles County Department of Public Works (LACDPW) Division of Building and Safety. BMPs could include, but are not limited to, water bars, silt fences, staked straw bales, avoidance of water bodies during construction, development of and adherence to the construction SWPPP, and development of and adherence to erosion and sediment control BMPs. Further, after construction of the Project, the non-paved, exposed areas of fill would be landscaped. The installation of landscaping would serve to protect the soils and reduce any erosion that would occur. Therefore, with compliance with applicable regulatory requirements during construction SWPPP and operation implementation of the LID requirements and associated BMPs, impacts regarding soil erosion or the loss of topsoil would be less than significant.

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? ☐ ☐ ☒ ☐

Less Than Significant Impact. Refer above to Response 7 (a), (i-iv). Seismically-induced settlement in unsaturated and saturated soils generally occur due to the dissipation of pore pressure. The potential for seismically-induced settlement is greatest in loose granular soils (i.e., sands, silty sands, sandy silts), whereas cohesive soils (i.e., clays and silts) are generally not prone to settlement. It should be realized that granular soils are susceptible during a seismic event whether the soils liquefy or not. The Project site is underlain by artificial fill, alluvium, and Saugus formation. All alluvium would be removed and recompacted in areas of

proposed grading. The resulting fill would be underlying by shallow bedrock composed of hard sandstone and siltstone. Therefore, seismic settlement is not considered to be a hazard to the Project site. The Project shall implement the Project-specific design parameters and geotechnical recommendations of the Geologic and Geotechnical Engineering Review and comply with all applicable engineering and building standards enforced by the County Division of Building and Safety. As such, a less than significant impact would occur in this regard.

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? ☐ ☐ ☒ ☐

Less Than Significant. Soils with shrink-swell or expansive properties typically occur in fine-grained sediments and cause damage through volume changes as a result of a wetting and drying process. Structural damage may occur over a long period of time, usually the result of inadequate soil and foundation engineering or the placement of structures directly on expansive soils. Surface water on the Project site is limited to landscape irrigation and natural precipitation falling directly on the site. Groundwater was not encountered in any of the exploratory borings. Groundwater maps from the Seismic Hazards Zone Report for the Oat Mountain 7.5 minute quadrangle and the Newhall 7.5 minute quadrangle published by the California Geological Survey indicate that the historically high groundwater level does not exceed approximately 75 feet below the existing ground surface. Groundwater is not anticipated to be a factor for the proposed development. According to the Geologic and Geotechnical Engineering Review, preliminary testing indicates that on-site soils are sandy and have a low expansion index. If expansive soils were to be found, site-specific design criteria (i.e., foundation design parameters, retaining walls) and remedial grading techniques (i.e., primarily removal, moisture conditions and recompaction of unsuitable soils) would be identified and implemented per the Geologic and Geotechnical Engineering Review recommendations to minimize the potential for risks due to expansive soils. As such, a less than significant impact would occur in this regard.

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

No Impact. The Project would not involve the use of septic tanks or alternative wastewater disposal systems. As such, no impacts would occur in this regard.

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

Less Than Significant Impact. The Project would require approximately 375,000 cubic yards of cut material, with all cut material being used as fill material within the site. An additional 73,000 cubic yards of over-excavation and recompaction will also be required, for a total earthmoving volume of 896,000 cubic yards. The Project grading plan would balance the grading quantities such that no import or export of soil would be required. Grading of the site would include hillside slopes to remediate existing geologic conditions and to create stable building pads and internal roadways. Manufactured slopes would have an average grade of 2 horizontal to 1 vertical. The grading plan for the Project would fully comply with County grading standards. Under Section 22.08.070 G of the County Code, a "Grading Project means any excavation or fill, or combination thereof, that exceeds 100,000 cubic yards (cy) requires a grading permit under the provisions of the Building Code, set out under Title 26 of the County Code". On-site grading would require a CUP under Title 22.56 of the County Code to ensure consistency with the County's grading regulations and protection of the environment. With the implementation of the requirements of Title 26 and the proposed

CUP, the Project would be consistent with applicable regulations intended for the protection of the environment. Impacts with respect to grading regulations would be less than significant.

The majority of the Project site is designated as Hillside Management Area (refer to Figure 9.8, Hillside Management Areas and Ridgeline Management Map, of the Los Angeles County General Plan 2035) and includes the Santa Susana Mountains/Simi Hills SEA. The purpose of the Hillside Management regulation (Title 22, Section 22.56.217 -Conditional Use Permits for Hillside Management Areas) is to protect resources contained within Hillside Management areas from incompatible development, which has the potential to result in environmental degradation. It is not the purpose of Section 22.56.217 to preclude development within these areas but to ensure, to the extent possible, that such development maintains and where possible enhances the natural topography, resources and amenities of the Hillside Management areas, while allowing for limited controlled development therein. This designation would cluster development and result in the preservation of approximately 75 acres (approximately 79 percent of the site) as permanent natural open space. Grading would be engineered in accordance with the Los Angeles County Grading Manual, and avoid grading of existing drainage channels. The Project would comply with the Hillside Management Ordinance. Further, the proposed development is located entirely outside of the areas designated as Significant Ecological (SEA) and a SEA CUP is not required. As such, a less than significant impact would occur in this regard.

References:

- Geologic and Geotechnical Engineering Review, Vesting Tentative Tract Map 52905, APN: 2826-020-012 & 2826-020-013, City of Santa Clarita, Los Angeles County, California for Jemstreet Properties, prepared by GeoSoils Consultants, Inc., dated April 17, 2017.
- Los Angeles County General Plan 2035, Figure 9.8, Hillside Management Areas and Ridgeline Management Map and Figure 12.1, Seismic and Geotechnical Hazard Zones Policy Map.

8. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

Less Than Significant Impact.

To reduce the impacts of climate change, the County's Community Climate Action Plan (CCAP) sets a target to reduce GHG emissions from community activities in the unincorporated areas of Los Angeles County by at least 11% below 2010 levels by 2020. The CCAP describes the County's plan for achieving this goal, including specific actions for each of the major emissions sectors, and provides details on the 2010 and projected 2020 emissions in the unincorporated areas.

State CEQA guidelines specify that CEQA project evaluation of GHG emissions can "tier off" a programmatic analysis of GHG emissions, provided that the programmatic analysis (or climate action plan) meets requirements specified in State CEQA Guidelines Section 15183.5. The CCAP meets those requirements. The CCAP states:

> "Tiering from the General Plan EIR potentially eliminates the need to prepare a quantitative assessment of project level GHG emissions. Rather, project-specific environmental documents that rely on the CCAP can qualitatively evaluate GHG impacts by identifying all applicable CCAP actions and describing how those actions have been incorporated into the project design and/or identified as mitigation. This type of "tiered" analysis can reduce project costs and streamline the County permit process." And "projects that demonstrate consistency with applicable CCAP actions can be determined to have a less than significant cumulative impact on GHG emissions and climate change (notwithstanding substantial evidence that warrants a more detailed review of project-level GHG emissions)."

Therefore, the Project's GHG emissions impact determination relies mainly on an evaluation of consistency with CCAP, which is a component of the County's General Plan (2015). While a qualitative analysis of the Project's consistency with CCAP is sufficient for a significance determination, a quantitative disclosure of the Project's estimated GHG emissions is also provided.

The Project includes several design features that would support GHG emissions reduction strategies as set for in the CCAP. Specific design features in support of County Initiatives are listed below. As shown below, the Project would be consistent with the CCAP.

- Green Building and Energy: In support of Category 1 of the CCAP County Initiatives, the proposed residential units would be solar-ready, allowing for the future installation of solar roof panels. Additionally, proposed residential units would include installation of energy-efficient appliances.
- Land Use and Transportation: As part of the design, the Project would provide a minimum of a 20-foot wide multi-use (equestrian, bicycling, and hiking) trail easement within the proposed open space lot for the Pico Canyon Trail.

- Water Conservation and Wastewater: The Project would install drought-tolerant landscaping and install low-flow fixtures. Additionally, the Project includes the conservation of approximately 76 acres of open space, which would support the natural recharge of groundwater.
- Water Reduction, Reuse, and Recycling: The Project would comply with conservation waste recycling requirements, diverting construction waste from area landfills.
- Land Conservation and Tree Planting: The Project would plant a minimum of 37 new trees, creating new vegetated landscape space within the subdivision. Additionally, the Project includes the conservation of approximately 76 acres of open space.

The SCAQMD proposed a screening level of 3,000 MTCO2e per year for non-industrial projects under which project impacts are considered less than significant, "to achieve the same policy objective of "to achieve the same policy objective of capturing 90 percent of the GHG emissions from new development projects in the residential/commercial sectors."[6] In the California Air Pollution Control Officers Association's (CAPCOA's) January 2008 CEQA and Climate Change white paper, CAPCOA suggested a possible quantitative threshold option that would capture 90 percent of GHG emissions from future discretionary development projects.[7] According to CAPCOA, the "objective was to set the emission threshold low enough to capture a substantial fraction of future residential and nonresidential development that will be constructed to accommodate future statewide population and job growth, while setting the emission threshold high enough to exclude small development projects that will contribute a relatively small fraction of the cumulative statewide GHG emissions." A 90 percent capture rate would "exclude the smallest proposed developments from potentially burdensome requirements … to mitigate GHG emissions." The SCAQMD's proposed screening level of 3,000 MTCO2e per year would meet CAPCOA's intent for the suggested quantitative threshold option. Given the lack of a formally adopted numerical significance threshold applicable to this project, SCAQMD's proposed screening level of 3,000 MTCO2e is used to provide a quantitative disclosure of the Project's estimated GHG emissions.

Construction Activity GHG Emissions

Construction of this 37-lot project is expected to commence in 2018 and conclude in 2020, with full occupancy occurring in 2021. According to the Air Quality Impact Analysis, Project construction emissions were estimated utilizing the CalEEMod computer model (Version 2016.3.1). Emissions were modeled based on default construction fleet mix and phase duration and adjusted based on site-specific information. Project construction activities would generate a total of 540.5 metric tons (MT) carbon dioxide equivalent (CO2e) emissions. SCAQMD GHG emissions evaluation guidance is to amortize construction emissions over a 30-year lifetime, which results in a Project amortized annual emissions of approximately 18.02 MT CO2e emissions.

Operational GHG Emissions

Based on the CalEEMod output files found in the Air Quality Impact Analysis, the Project's annual operational GHG emissions from a combination of area sources, energy use, water use, and waste disposal would be 749.2 MT CO2e. With the addition of the amortized construction GHG emissions discussed above, the Project would result in annual emissions of approximately 767.22 MT CO2e, which is well below the threshold guideline of 3,000 metric tons (MT) carbon dioxide equivalent (CO2e) for all non-industrial projects per the SCAQMD CEQA Significance Thresholds GHG Working Group. As such, the Project's operational GHG emissions impact would not be significant.

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6 South Coast Air Quality Management District, 2008. Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold, Appendix E, p. 2-6. Available at: http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/ghgattachmente.pdf?sfvrsn=2, accessed May 2017.

7 California Air Pollution Control Officers Association (CAPCOA), 2008. *CEQA & Climate change: Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act*. 2008.

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

Less Than Significant Impact. The proposed project complies with the R-1 zoning and the H9 land use designation set forth by the 2012 Santa Clarita Valley Area Plan (SCVAP). Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15183.5(b) and 15064(h)(3), projects can qualitatively evaluate GHG impacts by identifying how applicable CCAP actions have been incorporated into the project. Projects that demonstrate consistency with applicable CCAP actions can be determined to have a less than significant cumulative impact on GHG emissions and climate change. As discussed above, the Project would be consistent with and would not conflict with the initiatives of the CCAP. The Project would comply with Title 24 and CALGreen energy and water efficiency standards and, as discussed under Transportation and Traffic, the Project would not conflict with adopted policies, plans, or programs supporting alternative transportation.

References:

- Air Quality Impact Analysis, Canyon View Estates Project, County of Los Angeles, prepared by Envicom Corporation, dated May 10, 2017.
- Los Angeles County Department of Regional Planning. 2014. *Unincorporated Los Angeles County Community Climate Action Plan 2020. Final.* July. Los Angeles, CA. Prepared with assistance from: ICF International.
- California Air Pollution Control Officers Association (CAPCOA), 2008. *CEQA & Climate change: Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act*. 2008
- South Coast Air Quality Management District, 2008. Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold, Appendix E, p. 2-6. Available at: http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/ghgattachmente.pdf?sfvrsn=2, accessed May 2017.

9. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	☐	☐	☒	☐

Less Than Significant Impact. The type and amount of hazardous materials to be used in association with the Project would be typical of those used in single-family residential developments. Specifically, operation of the residential uses would involve the use and storage of small quantities of potentially hazardous materials in the form of cleaning solvents, painting supplies, pesticides for landscaping, and pool maintenance. While it is impossible to guarantee compliance from Project residents, it is likely that virtually all potentially hazardous materials, presumed to be in small quantities, would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. Any associated risk would be adequately reduced to a less than significant level through compliance with these standards and regulations.

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?	☐	☐	☒	☐

Less Than Significant Impact. The type and amount of hazardous materials to be used in association with operation of the Project would be typical of those used in single-family residential developments. It is anticipated that the use and storage of such materials would occur in compliance with applicable standards and regulations, and would not pose significant hazards.

Construction of the Project would involve the use of potentially hazardous materials such as vehicle fuels, oils, and transmission fluids. All such potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. As such, the use of such materials would not be expected to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions.

According to the Phase I Environmental Site Assessment, as a result of the site reconnaissance, records search, historical investigation, and review of federal, state, and local reported environmental information, there was no evidence of recognized environmental conditions that could significantly impact the Project site. Further, there was no significant environmental concern induced by the present or past operations and practices at the Project site and its immediate vicinity. Significant environmental concerns with respect to historical business operations were not recognized during the site investigation. Based on building permit records available at the County of Los Angeles Department of Public Works (CLADPW), the Building Division, the Santa Clarita field office, and available historic topographic map/aerial photographs, no development has ever occurred on the Project site. The Project site has always been documented as vacant/unimproved land. The Phase I Environmental Site Assessment also included review of California State Division of Oil, Gas and Geothermal Resources (DOGGR) records of the abandoned oil/gas well records for the Project site and found three plugged and abandoned dry holes, but no oil wells, either within or in the immediate vicinity of the Project

site. Based on the above, no past or current occupants were likely to exhibit business operations involving usage/generation of significant quantities of hazardous material/wastes.

Overall, a less than significant impact would occur in this regard.

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

Less Than Significant Impact. Sensitive land uses are generally considered to be uses such as playgrounds, schools, senior citizen centers, hospitals, day-care facilities, or other uses that are more susceptible to hazardous materials, such as residential neighborhoods. The sensitive uses within one-quarter mile of the Project site include the residential community which abuts the Project site on the west (i.e. Southern Oaks community); the residential community to the east (Sunset Point community); Pico Canyon Park to the northwest; Jake Kuredjian County Park to the north; and Pico Canyon Elementary School to the north. However, the Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Construction of the Project would involve the use of potentially hazardous materials such as vehicle fuels, oils, and transmission fluids. All such potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. Therefore, impacts would be less than significant.

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

Less Than Significant Impact. Government Code Section 65962.5, amended in 1992, requires the CalEPA to develop and update annually the Cortese List, which is a list of hazardous waste sites and other contaminated sites. While Government Code Section 65962.5 makes reference to the preparation of a list, many changes have occurred related to web-based information access since 1992, and information regarding the Cortese List is now compiled on the websites of the DTSC, the State Water Board, and CalEPA. According to the Phase I Environmental Site Assessment, the Project site does not appear on any of the applicable hazardous material databases. As such, a less than significant impact would occur in this regard.

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

No Impact. The Project site is not located within an airport land use plan or within two miles of a public airport. No safety hazards for people residing or working in the area would occur as a result of the Project. Therefore, the Project would not result in an airport-related safety hazard for people residing or working in the Project area. As such, no impacts would occur in this regard.

f) Substantially impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒

Less Than Significant Impact. The Project site is primarily vacant and undeveloped. Pico Canyon Road generally traverses the northern boundary of the Project site. According to Figure 12.6, Disaster Routes, of the Los Angeles County General Plan 2035, the nearest disaster route to the Project site is I-5, located approximately 2 miles west of the Project site. Implementation of the Project would not result in the closure of I-5 or any streets designated as an evacuation route in an adopted emergency response or evacuation plan. Construction activities and staging areas would be confined to the Project site. The construction activities would not physically impair access to and around the Project site. Furthermore, development of the Project would comply with County's building and applicable fire and safety codes, which would require adequate access for fire personnel and equipment in and out of the Project site. Therefore, impacts 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?	☐	☐	☒	☐

Less Than Significant Impact. The Project site is located within Fire Zone 4, which is a VHFHSZ; refer to Figure 12.5, Fire Hazard Severity Zones Policy Map, of the Los Angeles County General Plan 2035. The Regional access to the Project site is provided via I-5, located approximately 0.5 miles west of the Project site. Local access to the Project site is provided via Pico Canyon Road. The Project access is provided from the existing Magnolia Lane within the neighboring Southern Oaks community. Consistent with County Code Title 21, Subdivisions, the Project's roadways would meet all County access requirements for new single-family residential development in a VHFHSZ. The County Fire Code requirements describe the applicable County access standards (i.e., roadway widths, all-weather surface requirements, length of streets, turning requirements, grade restrictions, maintenance requirements, and parking restrictions) that would be implemented by the Project. Specific fire and life safety requirements would be addressed at the building permit phase when architectural plans are submitted to the Fire Department for review and approval. Based on the above, roadways adequate to provide Fire Department access to land uses on the Project site would be provided, and impacts relating to access would be less than significant with compliance of the County Fire Code and implementation of the applicable Project design features. Further, the Focused Access Traffic Evaluation confirmed that the local roadway system in the immediate vicinity of the Project would operate acceptably with the addition of Project traffic.

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

Less Than Significant Impact With Mitigation Incorporated. Fire sprinkler systems would be installed in all single-family detached residences in accordance with Los Angeles County Building and Fire Code, along with all other applicable department regulation and standard. Fire hydrants would be spaced appropriately per County requirements and installed, tested, and accepted or bonded prior to Final Map approval.

Preliminary review of the Project by the LACFD indicates that the required fire flow would be 1,250 gallons per minute (gpm) at 20 pounds per square inch (psi) residual pressure for a two-hour duration for single-family detached residences less than 3,600 total square feet. If a proposed single-family detached residence exceeds a total of 3,600 square feet, fire flow would be up to 4,000 gpm at 20 psi

for a duration of four hours.[8] Existing fire flow levels are provided to the LACFD by the local water purveyor. The LACFD's requirements for fire flows and hydrants would be finalized during the building permit stage. The Project would comply with the preliminary fire flow recommendations of the LACFD. However, to ensure that the Project is provided with adequate fire flow and the necessary infrastructure to combat a fire during a major wildland fire incident, Mitigation Measure HAZ-1 has been prescribed for the Project. The prescribed mitigation requires the Permittee to fund any necessary upgrades to the surrounding water infrastructure to meet fire flow requirements, with the Santa Clarita Valley Water Agency, Valencia Water Division designing and constructing the necessary upgrades at the Permittee's expense. Further, the Santa Clarita Valley Water Agency has determined that water is available to serve the Project.[9] As the Permittee would implement Mitigation Measure HAZ-1, comply with the requirements of the LACFD and would pay for any necessary water system upgrades, potentially significant fire flow and infrastructure impacts would be reduced to a less than significant level.

Mitigation Measure HAZ-1: Prior to Final Map recordation, a Preliminary Water System Design Report or equivalent from the Santa Clarita Valley Water Agency, Valencia Water Division describing the water supply system, pump system, and fire flow shall be submitted and approved by the LACFD. The Preliminary Water System Design Report shall list the design features that would ensure the required fire flow during a major wildfire incident. The Permittee shall be responsible for funding any necessary water infrastructure upgrades and/or improvements to meet fire flow requirements.

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

Less Than Significant Impact. As discussed above, the Project site is located within Fire Zone 4, which is a VHFHSZ. The regional natural vegetation in this area is highly prone to wildfires. In 2010, the Project site and surrounding areas burned during a wildfire. Residential communities are located immediately to the west and east of the Project site. Residential uses do not generally present a high potential for dangerous fire hazards. However, wildfires may occur in this area due to its highly natural state. The Project shall comply with all applicable fire safety standards including fuel modification. Therefore, impacts would be less than significant.

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

Less Than Significant Impact. Project implementation would result in the development of 37 single-family residential lots, two open space lots, one water quality basin, five public facility lots (basins) and open space. Residential uses do not generally present a high potential for dangerous fire hazards. In addition, under existing conditions, no currently fuel modification exists on the Project site, which exposes the existing single-family residential uses to the west east of the site to increased risks of wildland fires when compared to post-Project conditions with fuel modification. Accordingly, with the Project's fuel modification features, the risk of wildland fires to the existing single-family residential uses to the west and east of the site would be reduced. Therefore, impacts would be less than significant.

References:

[8] Project Conditions of Approval Tract 74650: County of Los Angeles Fire Department, prepared by Juan Padilla, letter dated May 8, 2018.

[9] Water Availability Letter for Vesting Tentative Tract 74650 – Canyon View Estates Developer: Pico Canyon, LLC, prepared by Brian J. Folsom, Chief Engineer, letter dated June 5, 2018.

- Los Angeles County General Plan 2035, Figure 12.5, Fire Hazard Severity Zones Policy Map and Figure 12.6, Disaster Routes.
- Water Availability Letter for Vesting Tentative Tract 74650 – Canyon View Estates Developer: Pico Canyon, LLC, prepared by Brian J. Folsom, Chief Engineer, letter dated June 5, 2018.
- Phase I Environmental Site Assessment, prepared by Robin Environmental Management, dated July 15, 2004.

10. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐

Less Than Significant Impact. The Los Angeles Region of the Regional Water Quality Control Board (RWQCB) Basin Plan establishes water quality standards to protect waters in the region through the implementation of Waste Discharge Requirements (WDRs) and the control of point and non-point source pollutants. The Project site is located within a 26-acre local drainage basin, within a sub-watershed of the Pico Canyon planning watershed, about 40 miles from the Pacific Ocean. The Project would be required to comply with all applicable federal, State and local standards and requirements, including the National Pollutant Discharge Elimination System (NPDES) Permit (MS4 Permit) and the County's Low Impact Development (LID) Ordinance. As such, impacts 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?	☐	☐	☒	☐

Less Than Significant Impact. Water service for the Project would be provided by the Santa Clarita Valley Water Agency, Valencia Water Division. The Santa Clarita Valley Water Agency, Valencia Water Division receives obtains its water supply from local groundwater, imported water, and recycled water. No new water wells are proposed as part of the Project. As a result, the Project would not involve the extraction of groundwater from underlying resources at the site.

The Project would develop 37 single-family residential lots, one water quality basin, and five public facility lots (basins). The Project would also include hardscapes including roadways, driveways, and sidewalks. Specifically, 17.74 acres of the 94.38-acre site would be improved with impervious surfaces. This reduction in pervious surface area could potentially reduce the amount of water reaching groundwater aquifers beneath the site.

Flows from the site's impervious areas would be collected through a series of catch basins and storm drain lines, and would be directed to the three proposed infiltration water quality basins throughout the site for Low Impact Development (LID) compliance. The infiltration volume required is 950 cubic yards and the Project would provide 7,000 cubic yards of infiltration volume. The infiltration basin would allow stormwater to percolate into the underlying soil or evaporate into the atmosphere. In consideration of the infiltration basin and limited extent of overall impervious surface relative to the underlying groundwater basin, the corresponding limited extent of potential loss of groundwater recharge would not significantly impact groundwater supplies. The infiltration rate on the Project site would not substantially change compared to existing conditions. Accordingly, there would be no noticeable change in any aquifer volume or a lowering of the local groundwater table due to a change in groundwater recharge rates as a result of Project implementation.

Overall, since the Project would not extract groundwater from the site or substantially interfere with groundwater recharge, less than significant impacts on groundwater supplies and groundwater hydrology would occur from Project implementation.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river through the addition of impervious surfaces, in a manner which would:

i) Result in substantial erosion or siltation on- or off-site? ☐ ☐ ☒ ☐

Less Than Significant Impact. Current storm water is sheet flowing from the southeast to the northwest portion of the property. There are currently two main drainage courses running through the Project site and exiting the site. Both drainage courses drain to the northwest. The Project would include a series of desilting basins and concrete "V" swales to intercept the flow entering the Project site from the south and convey it through a storm drain system within the Project site to discharge at the north side of the Project site into an infiltration water quality basin. All offsite drainage would bypass the Project area through a proposed storm drain system that will be constructed as a part of this Project. Onsite storm water would be collected through a series of Catch Basins, Storm Drain lines, and an infiltration pit and then directed to the proposed storm drain system throughout the site. These BMPs would reduce the peak discharge of runoff from the Project site, and therefore, substantial erosion of siltation on- or off-site would not occur. Impacts would be less than significant.

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? ☐ ☐ ☒ ☐

Less Than Significant Impact. Refer to Response 10 (c)(i), above. The Project includes LID-compliant features that would not result in impacts to the hydrologic conditions of the surrounding properties nor the properties downstream.

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? ☐ ☐ ☒ ☐

Less than Significant Impact. The Project would be served by the City's stormwater drainage system. Temporary construction activities such as demolition and grading could introduce additional pollutants and sediment into water runoff and flow into nearby storm drains. Stormwater runoff generated on the Project site during operation could result in flooding on- or off-site. However, the Project would implement BMPs during construction that are designed to control surface water runoff. Furthermore, all of the proposed site improvements and stormwater BMPs would be implemented in accordance with the County's LID Manual, including LID BMPs on-site that would promote infiltration. LID requirements would ensure the Project's stormwater improvements are implemented per an approved Final Hydrology and Hydraulic Study in accordance with applicable County standards and regulations. The Project's Hydrology Report (Civil Design and Drafting, Inc., 2018) included a LID hydrologic analysis which compared the pre- and post-development peak runoff volumes and determined the volume flow rate to be treated. As shown in the Hydrology Report, Project operation would not generate runoff that exceeds the existing stormwater drainage system or create additional

polluted sources of runoff. Impacts regarding exceedance of storm drain systems and creation of polluted runoff would be less than significant.

iv) Impede or redirect flood flows? ☐ ☐ ☒ ☐

Less Than Significant Impact. Refer to Response 10 (c)(i), above. The Project would be collect flood flows through a series of Catch Basins, Storm Drain lines, and an infiltration pit and then directed to the proposed storm drain system, where current flood flows empty downstream into the South Fork of the Santa Clara River. Impacts would be less than significant.

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

Less than Significant Impact. The Project is required to comply with the County's LID requirements. As discussed above, the Project includes LID-compliant features. The Project would include a series of desilting basins and concrete "V" swales to intercept the flow entering the Project site from the south and convey it through a storm drain system within the Project site to discharge at the north side of the Project site into an infiltration water quality basin. All offsite drainage would bypass the Project area through a proposed storm drain system that will be constructed as a part of this Project. Onsite storm water would be collected through a series of Catch Basins, Storm Drain lines, and an infiltration pit and then directed to the proposed storm drain system throughout the site. LID requirements would ensure the Project's stormwater improvements are implemented per an approved Final Hydrology and Hydraulic Study in accordance with applicable County standards and regulations. The Project's Hydrology Report (Civil Design and Drafting, Inc., 2018) included a LID hydrologic analysis which compared the pre- and post-development peak runoff volumes and determined the volume flow rate to be treated. Post-development runoff would be consistent with applicable regulatory requirements such that the post-project site would not result in significant hydrology impacts downstream, and no flooding or erosion would occur on- or off-site. Furthermore, the Project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainages. The Project would not conflict with the Los Angeles County LID Ordinance. Impacts would be less than significant.

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

No Impact. The Project does not include the use of a septic system; as sanitary sewers would be used. Wastewater generated at the Project site would be collected and conveyed by a sewer system owned and operated by the County's Public Works Department. The Project would have no impact in regard to the use of septic systems or alternative wastewater disposal.

f) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? ☐ ☐ ☒ ☐

Less Than Significant Impact. A seiche is the resonant oscillation of a body of water, typically a lake or swimming pool caused by earthquake shaking waves. The hazard exists where water can be splashed out of the body of water and impact nearby structures. According to the Geologic and Geotechnical Engineering

Review, no bodies of constant water are near the Project site. Therefore, the hazards associated with seiches are considered low.

Tsunamis are seismic sea waves generated by undersea earthquakes or landslides. When the ocean floor is offset or titled during an earthquake, a set of waves are generated similar to the concentric waves caused by an object dropped in water. Tsunamis can have wavelengths of up to 120 miles and travel as fast as 500 miles per hour across hundreds of miles of deep ocean. Upon reaching shallow coastal waters, the once two-foot high wave can become up to 50 feet in height causing great devastation to structures within reach. Tsunamis can generate seiches as well. According to the Geologic and Geotechnical Engineering Review, due to the distance of the Project site relative to the ocean, seiches and tsunamis are not considered a hazard to the site.

Mudflows result from the down slope movement of soil and/or rock under the influence of gravity. A residential community abuts the Project site on the west and east, and the site is not otherwise positioned in an areas subject to substantial mudflow hazards.

Overall, a less than significant impact would occur in this regard.

g) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? ☐ ☐ ☒ ☐

Less Than Significant Impact. Water service for the Project would be provided by the Santa Clarita Valley Water Agency, Valencia Water Division. The Santa Clarita Valley Water Agency, Valencia Water Division receives obtains its water supply from local groundwater, imported water, and recycled water. No new water wells are proposed as part of the Project. As a result, the Project would not involve the extraction of groundwater from underlying resources at the site.

References:

- Geologic and Geotechnical Engineering Review, Vesting Tentative Tract Map 52905, APN: 2826-020-012 & 2826-020-013, City of Santa Clarita, Los Angeles County, California for Jemstreet Properties, prepared by GeoSoils Consultants, Inc., dated April 17, 2017.
- Civil Design and Drafting, Inc., County of Los Angeles, California, Tentative Tract Map 74650, Hydrology Report, May 2018.
- Flood Insurance Rate Map 06037C0815F. Federal Emergency Management Agency. September 26, 2008.
- State Water Resources Control Board (SWRCB), California's Areas of Special Biological Significance, May 2, 2014.

11. LAND USE AND PLANNING

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒

No Impact. The Southern Oaks community abuts the Project site on the west through which access to the Project site is proposed via Magnolia Lane. The Sunset Point community is located to the east of the Project site. Adjacent to the northwestern boundary of the Project site is Pico Canyon Park. To the south and southwest is open space and undeveloped property including the Santa Clarita Woodlands Park. The Pico Canyon Trail, a proposed four-mile trail mostly along Pico Canyon Road is aligned in areas generally to the east and southeast of the Project site. The proposed residential uses would be consistent and compatible with the adjacent single-family residential uses to the east and west and would not divide an established community. No impacts would occur in this regard.

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?	☐	☐	☒	☐

Less Than Significant. The Project site is designated RL2-Rural Land (1 dwelling unit per 2 acres). The RL2-Rural Land designation of the Santa Clarita Area Plan 2012 provides for the maintenance and expansion of rural communities in the planning area that are distinguished by large lot sizes (generally two acres or greater), agricultural and equestrian uses, and an absence of urban services. Allowable uses within the RL2-Rural Land include single-family homes at a maximum density of 1 dwelling unit per 2 acres, agricultural, equestrian uses, private recreation, and public and institutional facilities serving the local area. The proposed project employs density-controlled development (clustering) to preserve hillside as is permitted in this designation in accordance with the provisions of the Zoning Code. The proposed residential lots would occupy approximately 11.09 acres of the Project site. The remaining improved areas of the Project site would include 3.87 acres for supporting public roadway infrastructure, 2.85 acres of desilting basins, and 1.78 acres of water quality basin. Approximately 79 acres of open space is proposed, leaving much of the site undisturbed and in its natural state, and ensuring that development is subordinate to the characteristic landscape. The proposed uses and siting of the Project preserve the majority of the land in its natural state. The Project does not conflict with any County land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

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

Less Than Significant. The Project site is zoned A-2-2 Heavy Agriculture (2-acre minimum lot size) with no Community Standards District. Per the County Zoning Code, single-family residential uses are consistent with A-2-2 zoning. The maximum density allowed is 47 units while the Project is proposing 37 units. A CUP is required to develop a Density-Controlled Development within a Hillside Management Area that includes grading that exceeds 100,000 cubic yards. The Project is proposing 375,000 cubic yards of cut, 375,000 cubic yards of fill, and 73,000 cubic yards of over-excavation and recompaction, for a total of 896,000 cubic yards

of grading. The Project employs sensitive hillside design techniques related to site planning, grading and facilities, road circulation, building design, and landscaping as required by the Hillside Management Areas Ordinance. Clustering allows greater preservation of the Hillside and full avoidance of the Significant Ecological Area. The southeastern portion of the Project site includes the Santa Susana Mountains/Simi Hills SEA. The Project proposes the preservation of approximately 75 acres of undeveloped natural land within the northeastern and southern portions of the Project site that contain the SEA. No development is proposed within the SEA. With compliance with the requested CUP and OTP, the Project would be consistent with applicable standards of the County's Zoning Code. As such, impacts would be less than significant.

12. MINERAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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?	☐	☐	☒	☐

Less Than Significant Impact. The Project site is not located within a known mineral resource area and no mineral resources are known from the Project site; refer to Figure 9.6, Mineral Resource Areas, of the Los Angeles County General Plan 2035. Therefore, no impacts to mineral resources would occur.

The California Division of Oil, Gas, and Geothermal Resources (DOGGR) permits and tracks each operating production well and natural gas storage well and ultimately monitors the decommissioning process. According to DOGGR's well finder mapping website, there are three plugged oil and gas production wells on-site: 1) API 03706027; 2) API 03720921; and 3) API 03706268. The County's involvement is limited to zoning and land use regulation protect surrounding communities from oil production impacts. The latter two wells are located southeast of the proposed homes, within the proposed open space. The plugged well located due east of Magnolia Lane will be approximately a minimum 200 feet away from any home.

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?	☐	☐	☐	☒

No Impact. The Project site is not located within a Mineral Resource Zone and there are no known designated locally-important mineral resources located on the Project site or in the vicinity of the Project site; refer to Figure 9.6, Mineral Resource Areas, of the Los Angeles County General Plan 2035. Therefore, no impacts to mineral resources would occur.

References:

- Los Angeles County General Plan 2035, Figure 9.6, Mineral Resource Areas.

13. NOISE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project result in:				
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?	☐	☒	☐	☐

Less Than Significant Impact with Mitigation Incorporated.

The nearest sensitive receptors to the location of the Project site grading/construction activities are the residences within the Southern Oaks community located approximately 15-30 feet to the west of the Project site on Magnolia Lane and Autumn Place. According to the Noise Study, the peak noise levels associated with the grading nearest these receptors could exceed the County's standards. The above peak noise levels are the single loudest noise event associated with grading activities, and they would typically occur only a few times per day as a single event "spikes". Grading activities at this location could last up to one week. The setback needed to not exceed the 75 decibel (dB) performance standard at the nearest residence from heavy equipment operations under direct line-of-sight conditions is 300 feet. Grading would be required within 300 feet of some off-site residences and the 75 dB noise ordinance standard would be exceeded. Although this is a temporary event, it is a significant noise impact unless mitigated. With implementation of Mitigation Measures NOI-1 through NOI-3, which require notification, muffling and restricted hours, temporary construction noise impacts would be reduced below a level of significance:

Mitigation Measure: NOI-1: The Project applicant shall notify adjacent Magnolia Lane and Autumn Place homeowners of the time and dates that construction activities will occur at the Project site. This notification shall be posted onsite on construction fencing adjacent to Magnolia Lane and Autumn Place, as well as printed information page provided to the residences on the project boundary a minimum of three days in advance of construction activities occurring along the western property boundary. The subdivider, successor, or permittee shall provide pictures of the onsite posting to the Department of Regional Planning (DRP) and delivery of the printed information page to the residences on the property boundary will be through certified mail with proof of delivery submitted to DRP.

Mitigation Measure: NOI-2: Grading and construction equipment with the least output available shall be required for lots nearest the Southern Oaks community, and grading and construction equipment used on these lots shall have enhanced mufflers for noise reduction. Construction equipment use in this area shall be documented in a daily log and be provided to the County upon request.

Mitigation Measure: NOI-3: Grading and construction on lots nearest the Southern Oaks community shall only occur from 8:00 AM to 5:00 PM, Monday through Friday, except not on legal

holidays. Grading activities shall be documented in a daily log kept onsite and be supplied to the County upon request.

b) Generation of excessive groundborne vibration or groundborne noise levels? ☐ ☒ ☐ ☐

Less Than Significant Impact with Mitigation Incorporated. Construction activities associated with the Project could generate varying degrees of ground vibration, depending on the construction procedures and equipment used. The operation of construction equipment generates vibration that spreads through the ground and diminishes in amplitude with distance from the source. The effect on buildings located in the vicinity of the construction site varies, depending on soil type, ground strata, and construction characteristics of the receptor buildings. The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage at the highest levels. Ground-borne vibration from construction activities rarely reaches levels that damage structures. The Caltrans guidance manual incorporates FTA standard vibration velocities for construction equipment operations (Table 18 of the Caltrans guidance manual). The PPV for construction equipment pieces anticipated to be used during Project construction are listed in the following table.

Equipment	Reference Vibration Velocity Levels at 25 ft, inch/second PPV[a,b]
Large bulldozer	0.089
Caisson drilling	0.089
Loaded trucks	0.076
Small Bulldozer	0.003

[a] *PPV=Peak particle velocity.*
[b] *FTA's "Transit Noise and Vibration Impact Assessment", Table 12-2.*
Source: USDOT Federal Transit Administration, 2006.

Construction of the Project would generate ground-borne construction vibration during site clearing, grading, and shoring activities. Based on the vibration data provided in the above table, vibration velocities from operation of construction equipment would range from approximately 0.003 to 0.089 inches per second PPV at 25 feet from the source of activity. In order to exceed the structural damage threshold of 0.2 in/sec PPV, the structure needs to be as close as 15 feet from a large bulldozer. There is no structure within 15 feet of the grading construction area, and the general development pattern in the area is low-intensity single-family residential development and open space/recreational uses. Therefore, impacts would be less than significant.

In order to exceed the human annoyance threshold of 0.04 in/sec PPV, the structure needs to be as close as 45 feet from a large bulldozer. There are two residential structures within 45 feet of the construction area. As mentioned above, the nearest residence is approximately 15-30 feet from the property line on Magnolia Lane and Autumn Place. With implementation of Mitigation Measures NOI-1 through NOI-3, which require notification and restricted hours, temporary construction groundborne vibration impacts would be reduced below a level of significance.

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?

No Impact. The Project site is not located within an airport land use plan or within two miles of a public airport. As such, no impacts would occur in this regard.

References:

- Noise Impact Analysis, prepared by Giroux & Associates, dated September 29, 2005.

14. POPULATION AND HOUSING

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

Less Than Significant Impact. According to the Santa Clarita Valley Area Plan 2012, population of the Santa Clarita Valley at build-out of the uses shown on the Land Use Maps of the City's General Plan and the County's Area Plan would be approximately 460,000 to 485,000 residents, comprising of approximately 150,000 to 155,000 households. Construction of the 37 single-family residences on the Project site would generate a population of approximately 110 persons.[10] Therefore, the direct population generated by the Project would be within the maximum population anticipated for the site within the Santa Clarita Valley Area Plan 2012. The proposed 37 dwelling units would also be consistent with the number of dwelling units allowed within the Santa Clarita Valley Area Plan 2012. As such, Project implementation would not induce direct or indirect substantial population growth. A less than significant impact would occur in these regards.

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

No Impact. The Project site does not contain housing. Thus, development of the Project would not displace existing housing or people. No impacts would occur in this regard.

15. PUBLIC SERVICES

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

Less Than Significant Impact with Mitigation Incorporated. The Los Angeles County Fire Department provides 24-hour, all-risk emergency services to a population of over four million residents living and working in 59 of the County's 88 cities including all of the County's unincorporated communities and the City of La Habra within Orange County. There are three major geographic regions (the North Regional Operations Bureau, the Central Regional Operations Bureau, and the East Regional Operations Bureau) within the LACFD service area, which are divided into nine divisions and 22 battalions. The LACFD provides emergency services in response to a wide range of incidents including structure fires, wildfires, commercial fires, hazardous materials incidents, urban search and rescue, and swift water rescue. The LACFD responds to over 1000 incidents daily from 173 fire stations and an average of 14,000 ocean rescues each year from 159 lifeguard towers. The LACFD consists of approximately 4,000 emergency personnel, including firefighters and lifeguards, and 800 business professionals. The LACFD includes 163 Type 1 engine companies, 32 trucks and quints which include five light forces (i.e., combined fire engine and ladder truck units), 68 paramedic squads, 24 paramedic assessment engines, 2 assessment engines, 5 paramedic engines, and eight helicopters (includes three paramedic air squads/fireships). The LACFD personnel includes three emergency support teams, five urban search and rescue task forces, four hazardous materials task forces, and a 210-member California Task Force 2 for national and international deployment.[11]

The Project site is located within Division 3 of the LACFD's North Regional Operations Bureau. This Bureau includes Divisions 3 and 5, representing 44 fire stations serving communities in the Antelope and Santa Clarita Valleys, and the Air and Wildland Division, based in Pacoima. Division 3 serves the communities of Altadena, La Canada Flintridge, La Crescenta, Newhall, Chatsworth, Gorman, Stevenson Ranch, Santa Clarita, Aqua Dulce, Canyon Country, and Castaic.[12]

The LACFD Fire Station 124 at 25870 Hemingway Avenue, Stevenson Ranch, located approximately 0.70 miles north of the Project site, is the primary/first due station to the Project site. Fire Station 73 at 24875 North Railroad Avenue, Santa Clarita, located approximately 2.80 miles northeast of the Project site, is the back-up/second due station to the Project site. Fire Station 124 and Fire Station 73 have jurisdictional service boundaries of 33.53 square miles and 14.57 square miles, respectively. However, the LACFD operates under a regional concept in its approach to providing fire protection and emergency medical services, wherein emergency response units are dispatched as needed to an incident anywhere in the LACFD's service territory based on distance and availability, without regard to jurisdictional or municipal boundaries. There are no mutual aid agreements in effect within the Project area. Fire Station 124 is currently staffed with a 3-person

[11] Los Angeles County Fire Department Strategic Plan, Engineering our Future, 2012.
[12] Los Angeles County Fire Department Strategic Plan, Engineering our Future, 2012.

engine company (1 captain, 1 firefighter specialist, and 1 firefighter paramedic) and a 2-person paramedic squad (2 firefighter paramedics) for each 24-hour shift. Fire Station 73 is currently staffed with a 4-person engine company (1 captain, 1 firefighter specialist, 1 firefighter paramedic, and 1 firefighter) and a 2-person paramedic squad (2 firefighter paramedics) for each 24-hour shift.[13]

The LACFD uses national guidelines of a 5-minute response time for the first-arriving unit for a fire in urban areas and an 8-minute response time for the first-arriving unit in suburban areas. The Project Site is located in an area of a mix of urban/suburban areas. During 2018, Fire Station 124 responded to 24 fire related incidents, 1,835 emergency medical incidents, and 377 other types of incidents for a total of 2,236 emergency incidents with an average response time of 6:31 minutes. During the same year, Fire Station 73 responded to 64 fire related incidents, 2,062 emergency medical incidents, and 388 other types of incidents for a total of 2,541 emergency incidents with an average response time of 5:29 minutes.[14] According to the LACFD, it is estimated that Fire Station 124 would have an estimated response time of 3:40 minutes to the intersection of Southern Oaks Drive and Magnolia Lane.[15] As such, the response time of Fire Station 24 is well within the response time goals of the LACFD.

According to the LACFD, there are no planned improvements in the immediate area of the Project Site. However, the LACFD's Developer Fee Detailed Fire Station Plan identifies one replacement station for temporary Fire Station 104 and seven additional fire stations for the Santa Clarita Valley.[16]

The Project proposed to develop 37 single-family residences. The Project would be designed, constructed and maintained in accordance with the LACFD development and construction requirements to minimize the risks associated with fires. As such, the incremental increase in population from the Project would not be substantial enough to significantly impact fire protection services on a daily or annual basis. No new fire protection facilities would be necessary as a result of Project implantation.[17] Nonetheless, to ensure that the Project pays its fair share of costs associated with fire protection, the Permittee shall comply with the Developer Fee Program for the LACD as provided in Los Angeles County Code of Ordinances, Title 32, Fire Code. Compliance would offset the incremental cost of the increased demand to develop and equip new fire station. As such, impacts to fire protection services and facilities would be less than significant.

The Project site is susceptible to wildland fire hazards and is located within Fire Zone 4, which is a VHFHSZ.[18] Thus, a fuel modification plan for the perimeter portions of the proposed development envelops would be required and has been conceptually approved by the County Fire Department. Response 9, Hazards and Hazardous Materials, discusses the potential for impacts associated with wildland fires. The existing site is not maintained as a fuel modification area and consists of uncontrolled wildland vegetation, existing single-family residences to the west and east of the Project site would gain increased protection from the spread of fire. As such, the Project would reduce the threat of wildland fires to people and structures in the Project vicinity and thus, lessen the potential demand for fire services needed in the event of a wildland fire.
Incorporation of the LACFD requirements such as providing fire hydrants spaced at 600 feet or less and roadways designed to meet or exceed minimum fire access requirements, would ensure the Project access is designed to reduce and minimize emergency access interference time so that fire protection service is more effective. As discussed in Response 17, Transportation/Traffic, the Project would result in less than

[13] Michael Y. Takeshita, Acting Chief, Forestry Division, Prevention Services Bureau, letter correspondence dated May 3, 2017.
[14] Michael Y. Takeshita, Acting Chief, Forestry Division, Prevention Services Bureau, letter correspondence dated May 3, 2017.
[15] Michael Y. Takeshita, Acting Chief, Forestry Division, Prevention Services Bureau, letter correspondence dated May 3, 2017.
[16] Michael Y. Takeshita, Acting Chief, Forestry Division, Prevention Services Bureau, letter correspondence dated May 3, 2017.
[17] Michael Y. Takeshita, Acting Chief, Forestry Division, Prevention Services Bureau, letter correspondence dated May 3, 2017.
[18] Los Angeles County General Plan 2035, Public Review Draft, Figure 12.5, Fire Hazard Severity Zones Policy Map, January 20, 2014 and Michael Y. Takeshita, Acting Chief, Forestry Division, Prevention Services Bureau, letter correspondence dated May 3, 2017.

significant traffic impacts. Accordingly, the functionality of the street system would remain and there would be available capacity to accommodate the projected traffic volumes, in addition to emergency service vehicles.

Another important component of ensuring fire protection services is the availability of adequate firefighting water flow. According to the LACFD, the minimum fire flow requirement for each single-family residential building proposed within the Project site is 1,250 gpm at 20 psi for two-hour duration. The fire flow may increase if the proposed residential buildings exceed 3,600 total square feet. All proposed residential buildings would be required to provide an approved fire sprinkler system per the County of Los Angeles Residential, Building, and Fire Codes.[19]

The ability of the water service provider to provide water supply to the Project site is discussed under Response 19, Utilities and Service Systems. As discussed therein and according to the Santa Clarita Valley Water Agency, there is adequate water supply for the Project. To ensure that adequate fire flows are provided to the Project site, per correspondence with the LACFD, Mitigation Measure HAZ-1 is prescribed under Response 9, Hazards and Hazardous Materials. Mitigation Measure HAZ-1 requires the Permittee to fund any additional necessary upgrades to the surrounding water infrastructure to meet fire flow requirements, with the Santa Clarita Valley Water Agency, Valencia Water Division designing and making the necessary upgrades at the Permittee's expense.

Overall, compliance with the applicable regulatory requirements and implementation of the prescribed mitigation measures would ensure that the Project would not adversely affect fire protection services, and all potentially significant impacts in this regard would be reduced to a less than significant level.

Sheriff protection? ☐ ☐ ☒ ☐

Less Than Significant Impact. The Los Angeles County Sheriff's Department (LASD) provides law enforcement services to more than one million residents living within 90 unincorporated communities, as well as to more than four million residents living within 40 contract cities. The LASD further provides law enforcement services to nine community colleges, Metro, and 48 superior courts. The LASD is divided into ten divisions, including the Office of Homeland Security, which focuses on potential threats related to local homeland security issues, such as terrorism or bioterrorism. The Field Operation Regions are centered on 25 patrol stations that are dispersed throughout the County. In addition to proactive enforcement of criminal laws, the LASD also provides investigative, traffic enforcement, accident investigation, and community education functions.[20]

The Project site is located within the Santa Clarita Valley service area. The Santa Clarita Sheriff Station (Sheriff Station), located at 23740 Magic Mountain Parkway, Valencia, is the primary law enforcement service provider to the Project site. The Project site is located within the LASD's North Patrol Division and Reporting District 0660. Various other law enforcement agencies within and beyond the limits of the County provide additional law enforcement services and resources to the LASD per existing mutual aid agreements.[21] The Sheriff Station is located approximately 4.8 miles northeast of the Project site. The Station's service area encompasses approximately 656 square miles and includes the City of Santa Clarita and unincorporated County territory between the City of Los Angeles to the south, the Kern County line to the north, the Ventura County line to the west, and the community of Agua Dulce to the east. As of January 2017, the estimated resident population of the Sheriff Station's service area was 279,000 persons. The Sheriff Station is currently staffed by 181 sworn deputies and 39 civilian employees and operates on a 24-hour basis utilizing multiple shifts (day, night, and

[19] Michael Y. Takeshita, Acting Chief, Forestry Division, Prevention Services Bureau, letter correspondence dated May 3, 2017.
[20] Los Angeles County General Plan 2035, Public Review Draft, Chapter 12, Safety Element, January 20, 2014.
[21] Robert J. Lewis, Captain, Santa Clarita Station, County of Los Angeles Sheriff's Department, letter correspondence, dated May 9, 2017.

early morning) and an undisclosed number of personnel per shift. Assets assigned to the Sheriff Station include an undisclosed number of radio cars, motorcycles, unmarked vehicles, and other specialty vehicles. The Sheriff Station is equipped with a heliport for emergency flight operations. Special service teams within the division and the Sheriff Station include the arsons explosives detail, canine services detail, emergency services detail, hazardous materials detail, and the special enforcement detail. The arson explosives detail provides fire and explosive, investigative, technical, and emergency response services. All team members are certified bomb technicians and arson investigators. The canine services detail assists patrol and search operations utilizing specially trained canine deputies and handlers. The emergency services detail coordinates and conducts mountain search and rescue operations, underwater search and rescue operations, swift water and flood rescue operations. All deputies are certified paramedics and rescue divers. The hazardous materials detail responses to incidents involving chemical, biological, radiological, and nuclear weapons. Lastly, the special enforcement detail, provides high-risk tactical operations in response to incidents involving barricaded persons, hostage situations, high-risk warrants, and security for visiting dignitaries.[22] During the reporting period beginning January 1, 2016 and ending December 31, 2016, there were a total of 61 crimes committed in Report District 0660. The Part 1 crimes included 1 forcible rape; 2 robberies; 1 aggravated assault, 10 burglaries; 3 motor vehicle thefts; and 44 larcenies/thefts.[23] According to the LASD, a proposed new facility to replace the Sheriff Station is currently in the final planning stages. Programming and funding have yet to be finalized. The Sherriff Station is currently understaffed and operates above capacity. Assigning additional personnel to the Sheriff Station to meet an acceptable service ratio to industry standards would exacerbate the current storage of space and attendance assets. Any expansion of the Sherriff Station, or construction of new facilities, should not only account for the current shortage, but should also accommodate additional personnel and assets that would become necessary as the Sheriff Station's service area continues to experience growth with intensification of land uses.[24]

The Project would generate a population of approximately 110 residents. This incremental increase in population, compared to the estimated resident population of 279,000 persons within the Sheriff Station's service area, would not create a need for expanding existing facilities or staff, construction of a new facility, or adversely impact types of services provided. With development of the site, patrol routes in the area would be slightly modified to include the Project site; however, the LASD's current adequate response times would not be substantially changed such that response time objectives are compromised in any manner. The forecasted response times to the Project site for emergent, priority, and routine calls are approximately 7.1 minutes, 19.7 minutes, and 65.4 minutes, respectively.[25] Optimal response times for emergent, priority, and routine calls are 10 minutes, 20 minutes, and 60 minutes, respectively. As such, the Sheriff Station's forecasted response times to the Project site are assumed to be within the LASD's optimal response time goals for emergency and priority calls, and just over the optimal response for routine calls. The LASD does anticipate the need for one additional deputy for patrol enforcement to property address the increased calls for service in results of Project implementation.[26] However, according to the LASD, the Project is not expected to pose a unique condition or special circumstance that would result in a significant impact to the Sheriff Station.[27] Nonetheless, to ensure that the Project pays its fair share of costs associated with sheriff protection, the

[22] Robert J. Lewis, Captain, Santa Clarita Station, County of Los Angeles Sheriff's Department, letter correspondence, dated May 9, 2017.
[23] Robert J. Lewis, Captain, Santa Clarita Station, County of Los Angeles Sheriff's Department, letter correspondence, dated May 9, 2017.
[24] Robert J. Lewis, Captain, Santa Clarita Station, County of Los Angeles Sheriff's Department, letter correspondence, dated May 9, 2017.
[25] Robert J. Lewis, Captain, Santa Clarita Station, County of Los Angeles Sheriff's Department, letter correspondence, dated May 9, 2017.
[26] Robert J. Lewis, Captain, Santa Clarita Station, County of Los Angeles Sheriff's Department, letter correspondence, dated May 9, 2017.
[27] Robert J. Lewis, Captain, Santa Clarita Station, County of Los Angeles Sheriff's Department, letter correspondence, dated May 9, 2017.

Permittee shall comply with the Developer Fee Program for the LASD as provided in the Los Angeles County Code of Ordinances, Title 22, Planning and Zoning, Division 2, Additional Regulations, Chapter 22.74 Law Enforcement Facilities Fee. Compliance would offset the incremental cost of the increased demand to maintain adequate sheriff protection facilities and equipment, and/or personnel, resulting from the Project by payment of development fees per the Code. Further, the Project design would comply with the LASD's principles of Crime Prevention Through Environmental Design (CPTED) to reduce opportunities for criminal activities by employing physical design features that discourage anti-social behavior, while encouraging the legitimate use of the Project site. As such, impacts to sheriff protection services and facilities would be less than significant.

Schools? ☐ ☒ ☐ ☐

Less Than Significant Impact with Mitigation Incorporated. The Project site is located within the Newhall School District (NSD) (grades K through 6) and the William S. Hart Union High School District (Hart School District) (grades 7 through 12). The NSD is comprised of ten elementary schools. The Hart School District is comprised of ten high schools, six junior high schools, and six alternative schools/programs. The nearest elementary school, the Pico Canyon Elementary School, grades K through 6, is located at 25255 Pico Canyon Road, Stevenson Ranch, approximately 1.0 mile northeast of the Project site. The nearest junior high school, the Rancho Pico Junior High School, grades 7-8, is located at 26250 Valencia Boulevard, Stevenson Ranch, approximately 4.2 miles northwest of the Project site. The nearest high school, the West Ranch High School, grades 9-12, is located at 26255 Valencia Boulevard, Stevenson Ranch, approximately 4.2 miles northwest of the Project site.

Operational Impacts

According to the NSD, based on school attendance boundaries, students from the Project would attend the Pico Canyon Elementary School. Based on the NSD generation factors, the Project would generate approximately 17 elementary age students; refer to the table below. The Pico Canyon Elementary School was built approximately 12 years ago and filled to capacity within one year. Existing enrollment (as of April 21, 2017) at the Pico Canyon Elementary School is 946 students. The enrollment for the 2017-2018 school year is projected at 928 students. The projected enrollment for the year of Project completion (2021-2022) is 924 students. The existing enrollment has already exceeded the school's design capacity of 850 students which includes three portable classrooms used for the Special Day Class program. The Pico Canyon Elementary School has no room for expansion of school buildings or portable classrooms. Further, there are no plans for expansion of facilities on school property. Due to the cap on school enrollment, diverted students were assigned to various other school within the NSD. While other schools now have some excess capacity due to new school construction, the available schools are not located within the vicinity of the Project and the NSD does not offer bus services.[28]

School (School District)	Student Generation Rate Per Single-Family Residential Unit	Project Total*
Pico Canyon Elementary School (NSD)	0.466[a]	17
Rancho Pico Junior High School (Hart School District)	0.0932[b]	3
West Ranch High School (Hart School District)	0.1860[b]	7
		Total: 27 Students

*: Student generation rate multiplied by the proposed 37 single-family detached residential dwellings.
a: Source: Ronna Wolcott, Assistant Superintendent, Business Services, Newhall School District, letter correspondence dated May 3, 2017.

[28] Ronna Wolcott, Assistant Superintendent, Business Services, Newhall School District, letter correspondence dated May 3, 2017.

b: Sources: Karen M. Bladen, Facility Construction, Accounting Supervisor, William S. Hart Union High School District, letter correspondence dated April 19, 2017 and the William S. Hart Union High School District, School Facilities Needs Analysis, prepared by Cooperative Strategies, dated April 13, 2017.

According to the Hart School District, based on school attendance boundaries, students from the Project would attend the Rancho Pico Junior High School. Based on the Hart School District generation factors, the Project would generate approximately 3 middle school students; refer to the table above. Existing enrollment during the 2016/2017 school year at the Rancho Pico Junior High School is 965 students. The projected enrollment of the Rancho Pico Junior High School for the year of Project completion (2021-2022) is 950 students. However, this does not factor in the current school year transfer of students within the Hart School District which totaled 123 students. If this trend continues, the enrollment of the Rancho Pico Junior High School would be approximately 1,073 students in 2021-2022. When originally built, the Rancho Pico Junior High School was designed to accommodate 1,200 students. The school currently has eight portable classrooms with no space for additional school buildings or portable classrooms. Further, there are no plans for expansion of facilities on school property.[29]

According to the Hart School District, based on school attendance boundaries, students from the Project would attend the West Ranch High School. Based on the Hart School District generation factors, the Project would generate approximately 7 high school students; refer to the table above. Existing enrollment during the 2016/2017 school year at the West Ranch High School is 2,391 students. The projected enrollment of the West Ranch High School for the year of Project completion (2021-2022) is 2,106 students. During the current school year, 622 students who attend the West Ranch High School live outside its boundaries. If this trend continues, the enrollment of the West Ranch High School would be up to approximately 2,728 students. When originally built, the West Ranch High School was designed to accommodate 2,600 students. The school currently has seven portable classrooms with no space for additional school buildings or portable classrooms. Further, there are no plans for expansion of facilities on school property.[30]

Pursuant to Senate Bill 50 (SB 50) (Section 65995 of the Government Code), payment of fees to the NSD and the Hart School District is considered full mitigation for Project impacts, including impacts related to the provision of new or physically altered governmental facilities. With compliance with SB 50, the Project's potentially significant impact on schools would be reduced to a less than significant level. SB 50 requires the payment of prescribed fees for the construction of capital facilities, including classrooms, for additional students generated by this Project and other new projects.

Short-Term Construction Impacts

Construction vehicles traveling to and from the Project site would generally travel along Pico Canyon Road. Project-related construction traffic and activities, including worker travel and the delivery of construction materials, could potentially affect school traffic, student pick-up/drop off, pedestrian routes, and/or transportation safety in the Project area, specifically near Pico Canyon Elementary School, located at 25255 Pico Canyon Road, approximately 1.0 mile northeast of the Project site. Thus, construction traffic could impact existing and proposed school traffic traveling along Pico Canyon Road. Implementation of Mitigation Measure PS-1 to PS-3 would reduce potentially significant construction-related impacts regarding school pedestrian routes and traffic and safety access to a less than significant level. Mitigation Measures PS-1, PS-2, and PS-3 establish safety requirements to ensure that student safety associated with driving or walking to school, as well as other pedestrian and vehicular movements, are not adversely affected by construction traffic:

[29] Karen M. Bladen, Facility Construction, Accounting Supervisor, William S. Hart Union High School District, letter correspondence dated April 19, 2017

[30] Karen M. Bladen, Facility Construction, Accounting Supervisor, William S. Hart Union High School District, letter correspondence dated April 19, 2017

Mitigation Measure PS-1: During construction, on-going communication shall be maintained with school administration at the Pico Canyon Elementary School, providing sufficient notice to forewarn students and parents/guardians when existing pedestrian and vehicle routes to the school may be impacted in order to ensure school traffic and pedestrian safety. The subdivider, successor in interest, or permittee shall provide quarterly compliance certification reports to the Los Angeles County Department of Regional Planning (DRP).

Mitigation Measure PS-2: In order to ensure school traffic and pedestrian safety during construction, construction vehicles hauling grading materials shall not pass the Pico Canyon Elementary School except when school is n o t in session. If that is infeasible, construction vehicles shall not haul during school arrival or dismissal times. The subdivider, successor in interest, or permittee shall document construction vehicles routes and maintain a daily grading log on-site.

Mitigation Measure PS-3: During construction, crossing guards shall be provided by the Permittee in consultation with the Pico Canyon Elementary School, as appropriate, when safety of students may be compromised by construction-related activities at impacted school crossings in order to ensure school pedestrian safety. The subdivider, successor in interest, or permittee shall provide quarterly compliance certification reports to the Department of Regional Planning.

Parks? ☐ ☐ ☒ ☐

Less Than Significant Impact. The Los Angeles County Department of Parks and Recreation (LACDPR) is responsible for the operation and maintenance of public parks in the unincorporated areas of the County. Countywide, there are 3.3 acres of local and regional parkland per 1,000 residents and 86.2 acres of regional open space and natural areas per 1,000 residents. For the unincorporated Stevenson-Newhall Ranch-Castaic-Val Verde study area, where the Project is located, there are 9.9 acres of local and regional parkland per 1,000 residents.[31] The County park system, including facilities that are owned, operated, and maintained by the County, totals approximately 70,000 acres. The County offers a wide variety of parks and recreation resources, which generally fall under two systems: the local park system and the regional park system. The local park system consists of parks of varying sizes that meet local needs and offer opportunities for daily recreation. This system includes community parks, neighborhood parks, pockets parks, and park nodes. The regional park system is intended to meet the park and recreation needs of residents and visitors throughout the County. This system consists of community regional parks, regional parks, and special use facilities. The County offers multi-use trails and access to other recreation facilities, such as city parks and facilities and private facilities. The County offers unique trail user opportunities that showcase its diverse scenery and provide connectivity to the parks, open spaces, cultural resources, and wilderness areas. Typical trail uses range from hiking and walking, to mountain biking and horseback riding, with many users participating in more than one activity. The County strives to make all trails multi-use and accessible to all non-motorized users including pedestrians, equestrians, and mountain bicyclists, where appropriate. In addition to local and regional parks and trails, residents are served by multi-benefit parks, school sites, city parks and facilities, private recreational facilities, and greenways.[32]

The nearest parks to the Project site include Pico Canyon Park and the Jake Kuredjian Park, located approximately 0.10 miles northwest and 0.25 miles north of the Project site, respectively. The table below

[31] Jui Ing Chien, County of Los Angeles Department of Parks and Recreation, email correspondence dated April 19, 2017.
[32] Los Angeles County General Plan 2035, Public Review Draft, Chapter 10, Parks and Recreation Element, January 20, 2014.

identifies the park and recreational facilities directly serving the Project site. The Project would generate a population of approximately 110 residents. While the Project's resident population would be expected to utilize existing neighborhood and regional parks in the surrounding area, the introduction of this relatively small population in comparison with the local and regional service populations would not substantially affect park facilities. As part of the design, the Project would provide a minimum of a 20-foot wide multi-use (equestrian, bicycling, and hiking) trail easement within the proposed open space lot for the Pico Canyon Trail. Nonetheless, the Project would be required to meet the parkland dedication or fee requirements pursuant to the Quimby Act and the Los Angeles County Code of Ordinances (Chapter 21.24, Design Standards, Section 21.24.340, Residential Subdivisions – Local Park Space Obligation – Formula; Chapter 21.24, Design Standards, Section 21.24.350, Residential Subdivisions – Provisions of Local Park Sites; and Chapter 21.28, Dedications, Section 21.28.140, Park Fees Required When – Computation and Use). Payment of these park impact fees would ensure impacts on parks would be less than significant.

Name and Address [a]	Distance/ Direction From Project Site [b]	Type of Park	Size (Acres)	Amenities
Pico Canyon Park 25600 Pico Canyon Road, Stevenson Ranch, CA 91381	0.10 miles northwest	Neighborhood	21.28	One restroom with a drinking fountain, one hiking trail, picnic tables, parking on site.
Jake Kuredjian Park 25265 Pico Canyon Road, Stevenson Ranch, CA 91381	0.25 miles north	Neighborhood	5.74	One restroom with a drinking fountain, benches, walking paths, parking on site.
William S. Hart Park 24151 Newhall Avenue, Newhall, CA 91321	3.0 miles east	Regional (Special Use – Historic)	162.22	Two offices, one ranch house, one senior center with multipurpose room, two restrooms, museum, historic structures, historic district, two gift shops, horse trail, hiking trail, group camping, plaza, information kiosks, outdoor kitchen, vending machines, picnic tables, barbeques, drinking fountains, and security lighting, and 162 vehicular parking spaces.
Placerita Canyon Natural Area and Nature Center 19152 Placerita Canyon Road, Newhall, CA 91231	6.3 miles east	Community Regional (Special Use – Natural Area)	360.44	One restroom, historic structures, artifacts, nature center, exhibit area, museum, gift shop, trail staging facility, horse trail, bicycle trail, hiking trail, specialty gardens, animal exhibit, wildlife sanctuary, group camping, informational kiosks, educational signage, picnic tables, barbecues, drinking fountains, security lighting, and 222 vehicular parking spaces.

Val Verde Community Regional Park 30300 West Arlington Road, Val Verde, CA 91384	6.6 miles northwest	Community Regional	57.92	One office, one community building with two multipurpose rooms with computer lab, swimming pool and bathhouse, two restrooms, historic park, one lighted softball field with an overlay multipurpose field, one lighted tennis court, one lighted basketball court, one hiking trail, two horseshoe pits, one 2-5 year old play area, one 5-12 year old play area, a camp site, picnic tables, barbecues, drinking fountains, security lighting, and 150 vehicular parking spaces.
Castaic Sports Complex 31320 North Castaic Road, Castaic, CA 91384	7.6 miles northwest	Community Regional	53.75	Two offices, one gymnasium with multipurpose room, teen center and computer lab, two restrooms, three lighted softball fields with a multipurpose overlay, three lighted basketball courts, one fitness par course, one 2-5 year old play area, one 5-12 year old play area, picnic tables, barbecues, drinking fountains, security lighting, aquatic center, and 346 vehicular parking spaces.

Castaic Lake State Recreation Area	9.0 miles northwest	Regional	12,660	Five offices, one boating instruction safety center with six multipurpose rooms, 20 restrooms, memorabilia, two civic art, one concession stand with snacks, bait and boat rentals, 14 picnic shelters, 31 group picnic shelters, 31 group picnic shelters, two lakes with swim beach, boating, sailing, water skiing and fishing, trail staging area, horse trail, hiking trail, bicycle trail, four horseshoe pits, BMX area, control airplane area, RV camping sites with RV dump station, tent camping sites and group camping site, showers for campers, one 2.5-year old play area, four 5-12 year old play areas, two 2-12 year old play areas, informational kiosks, educational signage, outdoor kitchens, six fish cleaning stations, picnic tables, barbeques, drinking fountains, security lighting, and 2,266 vehicular parking spaces.
Vasquez Rocks Natural Area and Nature Center 10700 West Escondido Canyon Road, Aqua Dulce, CA 91350	16.75 miles northeast	Community Regional (Special Use – Natural Area)	945.41	Nature Center, rangers house – historic structure, archeology, artifacts, amphitheater, trail staging area, horse trail, hiking trail, animal exhibits, wildlife sanctuary, group camping area, educational signage, picnic tables, and 240 vehicular parking spaces on a dirt parking lot.

[a] *These facilities were identified by the LACDPR as directly serving the Project site.*
[b] *Approximate distance/direction from project site in miles is a straight line distance, not a drive distance.*

Sources: Jui Ing Chien, County of Los Angeles Department of Parks and Recreation, email correspondence dated April 19, 2017.

Libraries? ☐ ☐ ☒ ☐

Less Than Significant Impact. In fiscal year 2011-2012, the LACPL circulated 16.5 million items to 3.1 million cardholders; answered over eight million reference questions; provided 18,000 programs to 500,000 children, teens, and adults; and assisted the public with three million internet sessions on the LACPL's public access computers. Supplementing the 7.5 million volume book collection, the LACPL also offers magazines, newspapers, microfilm, government publications, specialized reference materials, magazines, audio-visual

media, adult, teen, and children programs, downloadable audio and e-books, and internet access, including Wi-Fi.[33]

The Project site is located within the service area of the LACPL. The Stevenson Ranch Library is located at 25950 The Old Road, Stevenson Ranch and serves the Project site. The Library is located approximately 2.1 miles northeast of the Project site. The estimated service area population of the Library is 14,543 persons. The 11,551 square foot facility includes five full time library personnel, 11 part-time library personnel, and four volunteers. The facility contains a collection of 55,342 items, a 50-seat meeting room, three group study rooms, express checkout service machines, 23 public access computers, public access Wi-Fi, and public restrooms. No refurbishments or expansions are currently planned as the Library was recently opened in March 2015.

A standard service ratio has been adopted by the LACPL to determine the number of volumes and floor area needed to adequately service a given population. The LACPL has adopted a service ratio of 0.50 gross square feet of library facility size per capita; 2.0 gross square feet of land size per capita; 2.75 collection items (books and other library materials) per capita, and 1.0 public access computers per 1,000 persons served.

Due to the incremental population increase of the Project, the impact on library services is anticipated to be minimal and would not affect the County's ability to provide library services. According to the LACPL, Project implementation would not require the physical expansion of the Library. To ensure that the Project pays its fair share of costs associated with library services, the Permittee shall comply with the Developer Fee Program for the LACPL as provided in Los Angeles County, Code of Ordinances, Title 22, Planning and Zoning, Division 2, Additional Regulations, Chapter 22.72, Library Facilities Mitigation Fee. Compliance would offset any incremental need for funding of capital improvements to maintain adequate library facilities and service, resulting from the Project by payment of development fees per the Code. As such, impacts regarding library services would be less than significant.

Other public facilities? ☐ ☐ ☐ ☒

No Impact. The other public facilities beyond those discussed above are not anticipated to have the potential for adverse physical impacts associated with Project implementation. No impact would occur in this regard.

References:

- Jui Ing Chien, County of Los Angeles Department of Parks and Recreation, email and letter correspondence dated April 19, 2017.
- Karen M. Bladen, Facility Construction, Accounting Supervisor, William S. Hart Union High School District, letter correspondence dated April 19, 2017.
- Los Angeles County Fire Department Strategic Plan, Engineering our Future, 2012.
- Los Angeles County General Plan 2035, Public Review Draft, Chapter 10, Parks and Recreation Element, Chapter 12, Safety Element, Chapter 13, Public Services and Facilities Element, January 20, 2014, and Figure 12.5, Fire Hazard Severity Zones Policy Map.
- Michael Y. Takeshita, Acting Chief, Forestry Division, Prevention Services Bureau, letter correspondence dated May 3, 2017.
- Robert J. Lewis, Captain, Santa Clarita Station, County of Los Angeles Sheriff's Department, letter correspondence, dated May 9, 2017.

[33] Los Angeles County General Plan 2035, Public Review Draft, Chapter 13, Public Services and Facilities Element, January 20, 2014.

- Ronna Wolcott, Assistant Superintendent, Business Services, Newhall School District, letter correspondence dated May 3, 2017.
- Roosevelt Johnson, Captain of the Santa Clarita Valley Sheriff's Station, LASD, letter correspondence regarding the Aidlin Hills Project Draft EIR, dated March 6, 2014 and January 19, 2016.
- William S. Hart Union High School District, School Facilities Needs Analysis, prepared by Cooperative Strategies, dated April 13, 2017.
- Yolanda De Ramus, Chief Deputy County Librarian, email and letter correspondence dated April 24, 2017.

16. RECREATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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?	☐	☐	☒	☐

Less Than Significant Impact. As discussed in Response 15 (a), above, the nearest parks to the Project site include Pico Canyon Park and the Jake Kuredjian Park, located approximately 0.10 miles northwest and 0.25 miles north of the Project site, respectively. The Project would generate a population of approximately 110 residents. While the Project's resident population would be expected to utilize existing neighborhood and regional parks in the surrounding area, the introduction of this relatively small population in comparison with the local and regional service populations would not substantially affect park facilities. Further, the Project would be required to meet the parkland dedication or fee requirements pursuant to the Quimby Act and County Zoning Code (Chapter 21.28, Dedications, Section 21.28.140, Park Fees Required When – Computation and Use). As such, a less than significant impact would occur in this regard.

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?	☐	☐	☒	☐

Less Than Significant Impact. As part of the design, the Project would provide a minimum of a 20-foot wide multi-use (equestrian, bicycling, and hiking) trail easement within the proposed open space lot for the Pico Canyon Trail. The Project does not propose neighborhood or regional parks or other recreational facilities which require the construction or expansion of such facilities that would have an adverse physical effect on the environment. Therefore, a less than significant impact would occur in this regard.

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

Less Than Significant Impact. The Project would not interfere with regional open space connectivity. The Project would essentially serve as an extension of the adjacent residential communities to the west and to the east of the Project site. A Project objective is to maintain an open space greenbelt around the developed area, with development located proximate to existing infrastructure and urban residential land uses. The Project proposes the preservation of approximately 75 acres of undeveloped, natural area within the northeastern and southern portions of the Project site. While the Project would develop currently undeveloped property, the clustered design would allow the proposed northeastern and southern portions of the open space areas to remain contiguous with existing undeveloped property or dedicated open space. Adjacent to the northwestern boundary of the Project site is Pico Canyon Park. To the south and southwest is open space and undeveloped property including the Santa Clarita Woodlands Park. Therefore, regional open space would remain connected to other regional open space areas and the Project impact would be less than significant. While the existing Pico Canyon Trail is located to the northwest of the Project site and the proposed extension eventually to the east and southeast of the Project site, the Project design would not interfere with the trail

and would accommodate it with a new public easement. Further, no other existing or planned designated public trails would be interfered with by the Project. Therefore, impacts would be less than significant.

References:

- Jui Ing Chien, County of Los Angeles Department of Parks and Recreation, email and letter correspondence dated April 19, 2017.

17. TRANSPORTATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐

Less than Significant Impact. The Project consists of a residential development that would not conflict with adopted policies, plans, or programs supporting alternative transportation. The Project does not propose to alter any existing bus turnouts or established alternative transportation programs within the County.

Mass Transit and Non-Motorized Travel

The nearest bus lines, provided by Santa Clarita Transit (SCT), are Routes 5 and 6. These routes provide service between Newhall, Stevenson Ranch and Canyon Country (Shadow Pines and north of Sierra Highway) with stops at the Newhall and Santa Clarita (Soledad) Metrolink stations. The bus stops serving the Project site include Stop #18815 (Stevenson Ranch Parkway and Poe Parkway) located about 0.9-mile north of the Project site, and Stop #11711 (Pico Canyon Road and Constitution Avenue) located about 1.2 miles northeast of the Project site. The SCT Commuter Express offers express commuter bus travel to Downtown Los Angeles, Warner Center, Van Nuys, Century City and the Antelope Valley. Three Metrolink Antelope Valley Line stations exist within the City of Santa Clarita. This line travels between Lancaster and Union Station in Los Angeles. Santa Clarita also operates approximately 20 supplemental school day service routes to serve students. The supplemental school day service routes provide transit service to various areas within the Santa Clarita Valley and are available on school days during peak morning and afternoon travel times.

The existing 0.6-mile Pico Canyon Trail is located northwest of the Project site along Pico Canyon Road, from Stevenson Ranch Parkway west to the west end of the Southern Oaks community. The proposed four-mile segment would be located along Pico Canyon Road in areas to the east and southeast of the Project site.

The Project consists of a residential development that would not alter existing bus turnouts, bus stops or established alternative transportation programs within the County. Further, the Project design would not interfere with the Pico Canyon Trail. Construction and operation of the Project would not impede the use of the designated trails or decrease the performance or safety of trails.

Circulation System - Motorized Travel and Traffic Volumes

The Project would generate additional vehicle trips. The Focused Access Traffic Evaluation (herein referred to as the "Traffic Evaluation") prepared by Urban Crossroads, dated April 6, 2017, assesses the potential traffic impacts of the Project. Traffic operations were evaluated for three scenarios including, Existing Conditions, Existing Plus Traffic (E+P) Conditions, and Existing Plus Project Plus Cumulative (E+P+C) Conditions at the following three intersections:

1. Stevenson Ranch Parkway (NS) at Pico Canyon Road (EW)
2. Southern Oaks Drive (NS) at Pico Canyon Road (EW)
3. Southern Oaks Drive (NS) at Magnolia Lane (EW)

Pico Canyon Road and Stevenson Ranch Parkway are four lane divided roadways. Southern Oaks Drive and Magnolia Lane are two lane undivided roadways. The intersection of Stevenson Ranch Parkway at Pico Canyon Road is controlled by a traffic signal. The other two intersections (Southern Oaks Drive at Pico Canyon Road and Southern Oaks Drive at Magnolia Lane) are cross street STOP controlled intersections.

Existing Traffic Volumes

Existing traffic volume data was collected in January, 2017. AM and PM peak period turning movement counts were conducted at each of the study area intersections. A 24-hour directional traffic volume machine count was also conducted on Magnolia Lane east of Southern Oaks Drive. The traffic count data worksheets are included in Attachment A of the Traffic Evaluation and the existing hour traffic volumes are summarized on Exhibit G of the Traffic Evaluation. All of the study intersections operate at acceptable levels of service (LOS) traffic operations under Existing conditions.

Project Trip Generation

Project traffic has been developed based on the estimated trip generation and trip distribution characteristics of the Project. Trip generation represents the amount of traffic which is both attracted to and produced by a development. Traffic generation rates for the Project were derived from the informational document Institute of Transportation Engineers (ITE) Trip Generation (9th Edition, 2012).

Based on the trip rates obtained from the ITE Trip Generation manual, the Project is expected to generate 352 vehicle trips on a daily basis, with a total of 28 vehicles per hour (VPH) during the AM peak hour (21 outbound vehicles and 7 inbound vehicles) and 37 VPH during the PM peak hour (23 inbound vehicles and 14 outbound vehicles). Table 4 of the Traffic Evaluation presents the resulting trip generation estimates for the Project. The Los Angeles County Traffic Study Guidelines state that a traffic study is generally required if a project generates over 500 trips per day. Although a formal traffic study is not required for this Project (as it falls below the 500 trips per day threshold), the Focused Access Traffic Evaluation has been prepared to confirm that the local roadway system in the immediate vicinity of the Project will operate acceptably with the addition of Project traffic.

Based in the results of the peak hour intersection operations analysis, all of the study area intersections are anticipated to experience acceptable (LOS A) operating conditions during the AM and PM peak hours for each of the scenarios evaluated. The Project will have no negative impact at any of the intersections evaluated. In regard to vehicle miles traveled, the Project is located about one mile from the Interstate 5 transit corridor. In addition, the Project is adjacent to existing residences and would not increase vehicles miles traveled beyond that of the existing land uses. Please also see Response 17 (a) above. The Project impacts would be less than significant.

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

Less than Significant Impact. *Congestion Management Program*

Based on the approval of Proposition 111 in 1990 [Prop. 111, as approved by voters, Primary Elec. (June 5, 1990, amending Cal. Const., art. XVI, § 8], regulations require the preparation, implementation, and annual updating of a Congestion Management Program (CMP) in each of California's urbanized counties. One required element of the CMP is a process to evaluate the transportation and traffic impacts of large projects on the regional transportation system. That process is undertaken by local agencies, project applicants, and

traffic consultants through a transportation impact report usually conducted as part of the CEQA project review process.

The purpose of the state-mandated CMP is to monitor roadway congestion and assess the overall performance of the region's transportation system. Based upon this assessment, the CMP contains specific strategies and identifies proposed improvements to reduce traffic congestion and improve the performance of a multi-modal transportation system. Examples of strategies include increased emphasis on public transportation and rideshare programs, mitigating the impacts of new development and better coordinating land use and transportation planning decisions.

None of the intersections directly serving the Project site are within the CMP system. The CMP intersection nearest to the Project is the Interstate 5 (I-5) on-ramp. Little to no long-term increase in traffic generation would occur as a result of the Project (see discussion under Issue 16 (a) above). The Project would not include construction along any public roadway right-of-ways, except for utility infrastructure connections, and would interfere with local traffic only by construction worker commuting and infrequent, temporary construction material deliveries. The operational traffic and the short-term intermittent construction traffic resulting from the Project would not adversely affect level of service standards and travel demand measures for CMP-designated roads or highways. The impacts would be less than significant.

Further, the Project design would not interfere with the Pico Canyon Trail. Construction and operation of the Project would not impede the use of the designated trails or decrease the performance or safety of trails. Therefore, impacts would be less than significant.

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

Less than Significant Impact. The Project would be accessed by Magnolia Lane. The Project includes the extension of the existing Magnolia Lane. The Project also includes construction of new streets within the development. Each residence and the HOA facility would include driveways. The driveways would be designed to provide adequate line of sight along each road in each direction of travel. The Project would not introduce hazardous vehicles or machinery (such as farm equipment) to the area that would be an incompatible use in the area. Therefore, impacts would be less than significant.

d) Result in inadequate emergency access?	☐	☐	☒	☐

Less Than Significant Impact. Regional access to the Project site is provided via I-5, located approximately one mile east of the Project site. Local access to the Project site is provided by Pico Canyon Road to Southern Oaks Drive, to Magnolia Lane. According to Figure 12.6, Disaster Routes, of the Los Angeles County General Plan 2035, the nearest disaster route to the Project site is I-5. Implementation of the Project would not result in the closure of I-5 or any streets designated as an evacuation route in an adopted emergency response or evacuation plan. Construction activities and staging areas would be confined to the Project site.

Consistent with County Code Title 21, Subdivisions, the Project's roadways would meet all County access requirements for new single-family residential development in a VHFHSZ. The Project site would be designed to provide access to fire, ambulatory, and police vehicles from adjacent roadways. Clear and uninterrupted access into the site for emergency response vehicles would be served from Pico Canyon Road. The Project's access drives and internal private drives would be designed to meet the County and LACFD standards. All

site access and circulation would be reviewed by the Los Angeles County DPW and LACFD to ensure that the Project provides adequate emergency access. As such, impacts would be less than significant.

References:

- Canyon View Estates (TT 52905) Focused Access Traffic Evaluation, prepared by Urban Crossroads, dated April 6, 2017.
- Los Angeles County General Plan, Figure 12.6, Disaster Routes.

18. TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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:				
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	☐	☐	☒	☐

The vacant Project site is not listed or eligible for listing in the California Register of historical resources as defined in Public Resources Code § 5020.1(k). A Revised Phase I Archaeological Survey Report was prepared by W&S Consultants on November 30, 2017. As part of the Phase I Report, a California Historical Resources Information System Report was generated on November 15, 2017. The report indicates 18 previous archaeological studies have been conducted within the vicinity of the project site, and two studies were conducted within the project site (pg. 16). The studies yielded no recorded cultural resources within the project site and the study area has a low-sensitivity for archaeological resources.

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.	☐	☐	☒	☐

Assembly Bill 52 requires public agencies to respond to Native American tribal representative requests by providing formal notification of proposed projects within the geographic area that is traditionally and culturally affiliated with the tribe. The project site is located within a geographic area that is affiliated with the Fernandeno Tataviam Band of Mission Indians and the Gabrieleno Tongva-San Gabriel Band of Mission Indians. Consultation letters were issued on August 24, 2017 to the tribes's representative via mail and email. The Fernandeno Tataviam Band of Mission Indians replied to the notice and expressed interest in project consultation.

Phone consultations were held with the Fernandeno Tataviam Band of Mission Indians on October 17, 2017 and January 11, 2018, and emails were exchanged between October 2017 and April 3, 2018. The consultation concluded on April 3, 2018. Through consultation, documentation of surrounding cultural resources located southeast of the project site and tribal cultural finds, in close proximity to the project

site (north and south), was provided by the tribe. Based on provided written and oral information shared by the tribe, the following mitigation measures are recommended to reduce potentially significant impacts resulting from project excavation:

MM TCR 1: A native archeological representative procured by the Fernandeño Tataviam Band of Mission Indians (Tribe) shall be present to monitor all clearing and grubbing operations and grading cuts within areas of 25% slope or less. Prior to the issuance of a grading permit, the applicant shall enter in a Cultural Resources Agreement with the Tribe for Native American Archaeological Monitoring services and provide evidence to the Department of Regional Planning that a qualified Native American Monitor by the Tribe has been retained. The Tribe's Tribal Historic and Cultural Preservation Department (THCP) department shall be given a notice, 5-business days prior to commencing work, to assign the appropriate Native American Monitor to the project. The Native American Monitor shall photo-document ground disturbing activities and maintain a daily monitoring log that contains descriptions of the daily construction activities, locations with diagrams, soils, and documentation of tribal cultural resources identified. The Monitoring log and photo documentation, accompanied by a photo key, shall be submitted to the Los Angeles County Department of Regional Planning upon completion of the aforementioned earthwork activity.

In the event archaeological resources are encountered during Project grading, all ground-disturbing activities within the vicinity of the find shall cease and the Native American Monitor shall evaluate and record all tribal cultural resources. If the Native American Monitor determines the resources are not tribal cultural resources, a qualified archaeologist shall be notified of the find. The archaeologist shall record all recovered archaeological resources on the appropriate California Department of Parks and Recreation Site Forms to be filed with the California Historical Resources Information System-South Central Information Center, evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation in accordance with the U.S. Secretary of the Interior and California Office of Historic Preservation guidelines, including but not limited to a Phase III data recovery and associated documentation. The archaeologist shall prepare a final report about the find to be filed with the County of Los Angeles Department of Regional Planning, and the California Historical Resources Information System-South Central Coastal Information Center. The archaeologist's report shall include documentation of the resources recovered, a full evaluation of eligibility with respect to the California Register of Historical Resources, and the treatment of the resources recovered.

MM TCR 2: In the event of an archaeological find, the qualified archaeologist shall monitor all remaining grading activities, along with the Native American Monitor, within the boundaries of the archaeological site and document and report findings as described in MM TCR 1.

19. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐

Less Than Significant Impact. The Project site is located outside of the jurisdiction of the County Sanitation Districts of Los Angeles County (Sanitation Districts) and LARWQCB.[34] The Project would require annexation into the Sanitation Districts.

Water

The Project proposes to develop 37 single-family dwellings. Implementation of the Project, including landscaped slopes and common areas, would result in an estimated daily water demand of 11,544 gpd.[35] Compliance with water conservation measures such as those required by Titles 20 and 24 of the California Administrative Code would help to reduce the Project's water demand. Construction of the Project would include all necessary on- and off-site water infrastructure improvements and connections to adequately connect to the County's existing water system. As the Project would not generate a water demand greater than that of 500 dwelling units, the Project would not be subject to Senate Bill (SB) 610 which requires that a water supply assessment be conducted by the water service provider to determine if there is sufficient water supply to serve the Project during normal, single dry, and multiple dry water years. According to the Santa Clarita Valley Water Agency has determined that water is available to serve the Project.[36] Further, the Permittee shall pay the appropriate facility capacity fee required by the Santa Clarita Valley Water Agency. Therefore, sufficient water supplies would be available to serve the Project from existing entitlements and resources, and new or expanded entitlements would not be necessary. As a result, impacts would be less than significant.

Wastewater

Wastewater produced in the area is currently transported to, and treated at the Saugus Water Reclamation Plant (WRP) and the Valencia WRP, which are operated by the Sanitation Districts pursuant to LARWQCB requirements; refer to Exhibit CO-3, Water Resources, of the Santa Clarita Valley Area Plan 2012. The Saugus WRP has an existing treatment capacity of 6.5 million gallons per day (mgd). The Valencia WRP has an existing treatment capacity of 21.6 mgd. Both plants are interconnected to form a regional treatment system known as the Santa Clarita Valley Joint Sewerage System (SCVJSS) with a total existing design capacity of 28.1 mgd with a current average flow processed of 18.9 mgd. According to the Final 2010 Santa Clarita Valley Urban Water Management Plan (UWMP), to accommodate anticipated growth in the Santa Clarita Valley, a

[34] Koesen L. Lipock, Engineering Technician, Sewer Design, County Sanitation Districts of Los Angeles County, letter dated April 14, 2017.

[35] Water demand is consistent with wastewater generation. To be conservative, 20 percent was added to account for outdoor water use. 9,620 gpd of wastewater X 1.20 = 11,544 gpd of water.

[36] Water Availability Letter for Vesting Tentative Tract 74650 – Canyon View Estates Developer: Pico Canyon, LLC, prepared by Brian J. Folsom, Chief Engineer, letter dated June 5, 2018.

6.0-mgd expansion of the Valencia WRP is planned. With this expansion, the future capacity of the Valencia WRP would be 27.6 mgd. No expansion is planned at the Saugus WRP. The total current planned capacity for both WRPs is 34.1 mgd. The Project would result in an estimated average daily wastewater generation of approximately 9,620 gpd.[37] The proposed increase of 9,620 gpd that would result from Project implementation would represent a 0.10 percent of the SCVJSS's total existing remaining capacity of 9.2 mgd. Thus, given the amount of wastewater generated by the Project, existing wastewater treatment capacity, and future wastewater treatment capacity set forth by the UWMP, adequate wastewater capacity would be available to serve the Project.

The proposed sewer pipes in Magnolia Lane, "A" Street, "B" Street, and "C" Street were designed using S-C4 standard per the County. The Project would generate a 0.037 cubic feet per second (cfs). The future development consists of 485.2 acres and generates 0.216 cfs. The existing sewer line was analyzed to determine the minimum line capacity of the proposed development. The existing line was divided into 10 junctions, and the flow rate of each was calculated based on the tributary areas coming into each reach. The Project improvements are displayed in Summary Table 2, of the Sewer Area Study.[38] According to the Sewer Area Study and based on the results in Summary Table 2, the Project would not require the downstream sewer lines to be upgraded.

Stormwater

Project construction would alter the quantity and composition of surface runoff through grading of site surfaces, construction of impervious streets, building development, introduction of urban pollutants, and irrigation for landscaped areas. A NPDES permit, which includes BMPs, would be required to reduce pollution levels in stormwater discharge in compliance with applicable water quality standards. Further, the Project would implement LID practices that prevent non-storm water discharges and encourage proper filtration of runoff to reduce runoff to the existing drainage system. Response 10, Hydrology and Water Quality, above, demonstrates the Project's compliance with applicable stormwater runoff requirements. Compliance with these requirements would ensure the Project would not create drainage system capacity problems or result in the construction of new storm water drainage facilities that could cause a significant environmental effect. As a result, impacts would be less than significant.

Electric Power, Natural Gas, Telecommunications

The Project would result in the development of the mostly vacant and undeveloped Project site. As such, utility services are not currently in place on the Project site, but are provided to the surrounding area. As discussed under Response 6, Energy, above, the Project would incrementally increase demand on utility services in the Project area but would be minimized by the Project's compliance to the County's Green Building Ordinance, which would require energy efficient measures. Therefore, a less than significant impact would occur in this regard.

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

Less Than Significant Impact. The Santa Clarita Valley Water Agency is the wholesale water supplier and through the Valencia Water Division, the retail water purveyor that provides water to the Project site. Existing water resources include wholesale (imported) supplies, local groundwater, recycled water, and water from existing groundwater banking programs. Planned supplies include new groundwater production as well as

[37] Per the Sanitation Districts of Los Angeles County, Loading Rates Single family homes = 260 gpd X 37 single family homes = 9,620 gpd.

[38] Sewer Area Study, Tract Map No. 74650, prepared by Civil Design and Drafting, Inc., dated February 2018.

additional banking programs. As concluded in the 2010 UWMP, and confirmed by the 2014 Santa Clarita Valley Water Report,[39] the CLWA and the retail purveyors have adequate supplies to meet CLWA service area demands, which includes the Project, during normal, single-dry, and multiple-dry years throughout the 40-year planning period. The Project proposes to develop 37 single-family dwellings. Implementation of the Project, including landscaped slopes and common areas, would result in an estimated daily water demand of 11,544 gpd.[40] Compliance with water conservation measures such as those required by Titles 20 and 24 of the California Administrative Code would help to reduce the Project's water demand. Construction of the Project would include all necessary on- and off-site water infrastructure improvements and connections to adequately connect to the County's existing water system. As the Project would not generate a water demand greater than that of 500 dwelling units, the Project would not be subject to Senate Bill (SB) 610 which requires that a water supply assessment be conducted by the water service provider to determine if there is sufficient water supply to serve the Project during normal, single dry, and multiple dry water years. According to the Santa Clarita Valley Water Agency has determined that water is available to serve the Project.[41] Further, the Permittee shall pay the appropriate facility capacity fee required by the CLWA. Therefore, sufficient water supplies would be available to serve the Project from existing entitlements and resources, and new or expanded entitlements would not be necessary. As a result, impacts would be less than significant.

The State Water Resources Control Board has released the formal emergency regulatory package for implementing the state's required 25% reduction in urban water use. Restrictions will be imposed on water suppliers to achieve the statewide 25% reduction in potable urban water usage and include prohibition of irrigation with potable water of ornamental turf in public street medians and of landscapes outside newly constructed homes and buildings in a manner inconsistent with regulations or other requirements established by the California Building Standards Commission. End-users are required to promote water conservation in order to prevent waste and unreasonable use of water. With regard to water conservation, the Project Permittee will be required to comply with whatever regulations are in place with the water supplier at the time of Project implementation.

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?	☐	☐	☒	☐

Less Than Significant. In a letter dated April 14, 2017, the County Sanitation District of Los Angeles (San District) issued a Will Serve Letter indicating sewer connection is available. The San District has sufficient capacity to adequately serve the Project's projected service demand. The Project impacts would be less than significant.

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?	☐	☐	☒	☐

[39] 2014 Santa Clarita Valley Water Report for Castaic Lake Water Agency, CLWA Santa Clarita Water Division, Los Angeles County Waterworks District 36, Newhall County Water District, and Valencia Water Company, prepared by Luhdorff & Scalmanini Consulting Engineers, dated June 2015, http://www.ncwd.org/wordpress/wp-content/uploads/2015/07/2014-Santa-Clarita-Valley-Water-Report.pdf .

[40] Water demand is consistent with wastewater generation. To be conservative, 20 percent was added to account for outdoor water use. 9,620 gpd of wastewater X 1.20 = 11,544 gpd of water.

[41] Water Availability Letter for Vesting Tentative Tract 74650 – Canyon View Estates Developer: Pico Canyon, LLC, prepared by Brian J. Folsom, Chief Engineer, letter dated June 5, 2018.

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

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

Construction of the Project would result in solid waste that would need to be disposed of in off-site facilities. The types of construction solid waste that would be generated include building materials, asphalt, concrete, metal, and landscaping material. All of the construction waste would be removed by a California State-licensed contractor and disposed of in accordance with applicable laws and regulations. As previously described above, AB 939 and the County of Los Angeles SRRE requires implementation of programs to recycle and reduce refuse at the source, to achieve a 50 percent reduction in solid waste being taken to landfills. In order to assist in meeting this goal, the Project would incorporate the collection of recyclable materials into the Project design and to require contractors to reuse construction supplies where practicable or applicable to the extent feasible. Therefore, solid waste generated during construction of the Project would result in a less than significant impact.

In addition, during future Project operation, the Project's residential uses (i.e., food, yard/garden debris, organic materials, and paper) would generate solid waste, which would be disposed of at the landfill(s) serving the County. The Project would provide recycling containers and appropriate storage areas for residential and public use to decrease the Project's solid waste disposal need. Due to the scope of the Project, the anticipated solid waste generated by Project operations would be negligible and would not exceed the projected landfill capacity. Thus, the capacity of these landfills would be able to accommodate the solid waste generated from operation of the Project. Therefore, solid waste generated during operation of the Project would result in a less than significant impact.

e) Comply with federal, state, and local statutes and regulations related to solid waste? ☐ ☐ ☒ ☐

Less Than Significant. The Project proposes to develop 37 single-family dwellings. Solid waste generated by the Project would consist primarily of the standard organic and inorganic waste normally associated with these uses. Substantial hazardous wastes are not anticipated. As noted above, the site is adequately served by County landfills. Additionally, per AB 939, the County has implemented a recycling program to divert at least 50 percent of all solid waste. As such, the Project would be required to comply with the County's SRRE program. The Project would comply with all applicable federal, state, and local statutes and regulations related to solid waste handling, transport, and disposal during both construction and long-term operations. Therefore, a less than significant impact would occur in this regard

References:

- Koesen L. Lipock, Engineering Technician, Sewer Design, County Sanitation Districts of Los Angeles County, letter dated April 14, 2017.
- Los Angeles County General Plan 2035, Figure 13.1, Landfills.

- Santa Clarita Valley Area Plan, One Valley One Vision, 2012, Exhibit CO-3, Water Resources.
- Santa Clarita Valley Water Report for Castaic Lake Water Agency, CLWA Santa Clarita Water Division, Los Angeles County Waterworks District 36, Newhall County Water District, and Valencia Water Company 2014, prepared by Luhdorff & Scalmanini Consulting Engineers, dated June 2015, http://www.ncwd.org/wordpress/wp-content/uploads/2015/07/2014-Santa-Clarita-Valley-Water-Report.pdf .
- Sewer Area Study, Tract Map No. 74650, prepared by Civil Design and Drafting, Inc., dated February 2018.

20. WILDFIRE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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?	☐	☒	☐	☐

Less Than Significant Impact with Mitigation Incorporated. Residential uses do not generally present a high potential for dangerous fire hazards. However, when development encroaches into open undisturbed areas that contain uncultivated lands, brush, watershed, etc., it presents a wildland/urban interface where the Project site and surrounding uses are subject to potential wildland fire hazards. The Santa Clarita Safety Element of the General Plan states that areas subject to wildland fire danger include portions of Newhall and Canyon Country, Sand Canyon, Pico Canyon, Placerita Canyon, Hasley Canyon, White's Canyon, Bouquet Canyon, and all areas along the interface between urban development and natural vegetation in hillside areas. The Project site is located within Fire Zone 4, which is a Very High Fire Hazard Severity Zone (VHFHSZ) that falls within the State Responsibility Area (SRA); refer to Figure 12.5, Fire Hazard Severity Zones Policy Map, of the Los Angeles County General Plan 2035. Wildfires occur when: a) hot, dry, windy weather presents; b) the occurrence of multiple fires that overwhelm resources; and c) dense vegetation exist. As such, impacts associated with wildland fires are potentially significant and are discussed below.

Fire Prevention

Development of the Project would require compliance with development designs, applicable provisions, and safety requirements of County Code Title 32, Fire Code; Title 26, Requirements for Wildland-Urban Interface Fire Areas, of the County Code and; Chapter 7A, Materials and Construction Methods for Exterior Wildfire Exposure, of the 2010 CBC, as applicable, requiring fire-retardant construction materials and techniques. In addition, as discussed in the SCVAP Safety Element of the General Plan, the LACFD, which has jurisdiction over the Project Site, has adopted programs directed at wildland fire prevention, including adopting the State Fire Code standards for new development in hazardous fire areas. Fire prevention requirements include provision of access roads, adequate road width, and clearance of brush around structures located in hillside areas. In addition, proof of adequate water supply for fire flow is required within a designated distance for new construction in fire hazard areas. The Project will be consistent with LACFD's wildland fire prevention requirements as the Project would provide access roads and fire lanes with the required road width within 150 feet of the first story of all proposed buildings. This would also be consistent with Policy S-3.2-5 of the SCVAP which requires adequate secondary and emergency access for fire apparatus. The Project would also ensure that vegetation management around all proposed buildings would be maintained throughout operation of the Project. This would be consistent with Policy S-3.2.2 of the SCVAP, which requires standards for maintaining defensible spaces around structures through clearing of dry brush and vegetation. Furthermore, a Water Availability letter, confirms there is adequate water supply for the required fire flow for this development.[42] This would be consistent with Policy S-3.1-3 of the SCVAP, which requires adequate fire flow

[42] Water Availability Letter for Vesting Tentative Tract 74650 – Canyon View Estates Developer: Pico Canyon, LLC, prepared by Brian J. Folsom, Chief Engineer, letter dated June 5, 2018

as a condition of approval for all new development. The Project will also install four fire hydrants on the Project site as required by LACFD. Additionally, all proposed residential buildings would be required to provide an approved fire sprinkler system per the County of Los Angeles Residential, Building, and Fire Codes and buildings materials used for development of the Project would be fire retardant. This would be consistent with Policy S-3.2.4, which requires sprinkler systems, fire resistant building materials, and other construction measures deemed necessary to prevent loss of life and property from wildland fires.

As previously discussed, the LACFD Fire Station 124 at 25870 Hemingway Avenue, Stevenson Ranch, located approximately 0.70 miles north of the Project site, is the primary/first due station to the Project site. Fire Station 124 is currently staffed with a 3-person engine company (1 captain, 1 firefighter specialist, and 1 firefighter paramedic) and a 2-person paramedic squad (2 firefighter paramedics) for each 24-hour shift. The LACFD uses national guidelines of a 5-minute response time for the first-arriving unit for a fire in urban areas and an 8-minute response time for the first-arriving unit in suburban areas. The Project Site is located in an area of a mix of urban/suburban areas. According to the LACFD, it is estimated that Fire Station 124 would have an estimated response time of 3:40 minutes to the intersection of Southern Oaks Drive and Magnolia Lane.[43] As such, the response time of Fire Station 124 is well within the response time goals of the LACFD.

Fire Suppression and Protection

The regional natural vegetation in this area is highly prone to wildfires. In 2010, the Project site and surrounding areas burned during a wildfire. Residential communities are located immediately to the west and east of the Project site. Thus, consistent with the County's Fire Code requirements (Title 32), a fuel modification plan based on the County's Fuel Modification Plan Guidelines and standards for a VHFHSZ would be prepared for the Project. A fuel modification plan for the perimeter portions of the proposed development envelopes would be required and would be reviewed by LACFD and enforced through the County's building permit process. The fuel modification plan would include various zones designed to specifically address fire suppression in different ways. The zones would include requirements for minimum structure setbacks, fire road clearance, permanent irrigation systems, fire retardant plants from a County-approved plant list, and landscape and planting maintenance (i.e., thinning and removal of dead plants). Zone 1 typically extends 30 feet out from buildings, structures, and decks and requires the removal of dead vegetation and dry leaves, requires the trimming of trees to keep branches a minimum of 10 feet from other trees and removal of branches to keep to keep them 10 feet away from the structures onsite. Zone 2 typically extends 100 feet out from buildings, structures, and decks and requires cutting or mowing grass down to a maximum height of four inches and creating horizontal and vertical spacing between grass, shrubs, and trees.[44] A conceptual fuel modification plan has been approved by the County Fire Department. Associated with the fuel modification plan, the Project would incorporate a landscape plan that utilizes a plant palette consisting of fire retardant plants and native and appropriate non-native drought tolerant species in accordance with the LACFD guidelines. This would be consistent with Policy S-3.2.3 of the SCVAP which requires establishing landscape guidelines for fire-prone areas. In addition, the fuel modification plan would require the inclusion of routine maintenance activities in all zones.

In addition, as discussed above, the Project would be designed to meet fire prevention requirements as outlined in the SCVAP's Safety Element. Fire prevention requirements include provision of access roads, adequate road width, clearance of brush around structures located in hillside areas, and adequate water supply for fire flow. The project would also implement the City and County adopted Standardized Emergency Management System (SEMS) and evacuation plans. Access to the Project site is provided by Pico Canyon Road to Southern Oaks Drive, to Magnolia Lane and regional access is provided via I-5, which is located approximately one mile east of the Project site. Implementation of the Project would not result in the closure

[43] Michael Y. Takeshita, Acting Chief, Forestry Division, Prevention Services Bureau, letter correspondence dated May 3, 2017.
[44] Cal Fire, Maintain Defensible Space, http://www.readyforwildfire.org/Defensible-Space/. Accessed June 3, 2019.

of I-5 or any streets designated as an evacuation route which would impair an adopted emergency response or evacuation plan. Furthermore, County of Los Angeles Subdivision code 21.24.020 states that if a street system is restricted to a single route of access to a highway, the street system shall not serve more than 75 dwelling units where the restriction is designed to be permanent and the street or street system traverses a wildland area which is subject to hazard from brush or forest fire. The Project would be consistent with this code section as Magnolia Lane currently provides access to the highway for 36 dwelling units and the Project proposes to develop 37 dwelling units, which total 73 dwelling units with access to Magnolia Lane. This would be less than the 75 dwelling units restricted under County of Los Angeles Subdivision code 21.24.020.

According to the SCVAP, 80-90 of the planning area is located within a VHFHSZ that is a State Responsibility Area. Therefore, to ensure that the Project is provided with adequate fire flow and the necessary infrastructure to combat a fire during a major wildland fire incident, Mitigation Measure HAZ-1 has been prescribed for the Project. Overall, with implementation of Mitigation Measure HAZ-1 and compliance with the County Fire Code, potential impacts would be reduced to less than significant.

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?	☐	☒	☐	☐

Less Than Significant Impact with Mitigation Incorporated. The Project site is located in a hillside area and slope topography has the potential to increase the rate of fire spread over what it would be on flat ground. According to the SCVAP, topography; fuel load (dense vegetation); weather; drought; and development patterns are conditions that influence a fire's behavior. Prevailing winds in the area are chiefly from southsouthwest,[45] although the stronger Santa Ana winds blow in the opposite direction, from the north, and have a greater capacity to spread of wildfire. The Santa Ana winds would primarily spread wildfires to the south, away the residences in the immediate Project vicinity.[46]

As discussed previously, the Project site is currently vacant and consists of undeveloped terrain with moderate to steep variation in topography. Project site topography will be modified with Project implementation and would including grading of the slopes for development of the Project such that slopes would be less steep as compared to existing conditions. As such, the Project grading will not introduce substantially stepper slopes that would exacerbate the potential spread of wildfire or the exposure of project occupants to wildfire pollutant concentrations. In addition, the Project would include new paved roads throughout the Project site, in accordance with applicable codes, making all residential areas of the Project site accessible to emergency responders as well as improved access to native vegetation to the south and east, thus reducing the risk of the uncontrolled spread of fire. Once developed, the Project would not increase wildfire spread and would reduce projected flame lengths given modified topography, and the ignition resistance of the structures and the site landscaping.

As discussed under Response 20(a), the Project will be consistent with LACFD's wildland fire prevention requirements as the Project would provide access roads and fire lanes with the required road width within 150 feet of the first story of all proposed buildings. The Project would also ensure that vegetation management around all proposed buildings would be maintained throughout operation of the Project. In addition, the

[45] Meteoblue. Climate Santa Clarita. https://www.meteoblue.com/en/weather/forecast/modelclimate/santa-clarita_united-states-of-america_5393049. Accessed June 3, 2018.

[46] U.S. Environmental Protection Agency, U.S. Forest Service, U.S. Centers for Disease Control and Prevention, and California Air Resources Board. 2016. Wildfire Smoke: A Guide for Public Health Officials. May 2016.

Project will also install four fire hydrants on the Project site as required by LACFD. Furthermore, the Project would include a fire protection system, including alarm and sprinkler systems in all buildings on the Project site. This same fire protection system provides protections from on-site fire spreading to off-site vegetation. As such, accidental fires within the landscape or structures on the Project Site would have limited ability to spread. Additionally, the proposed development pattern of the Project site would be consistent with the existing development community to the west of the Project site and would adhere to open space requirements which would in turn limit any future development in the immediate area with development of the Project. Existing single-family residences to the west and east of the Project site would also gain increased protection from the spread of fire. Based on the above, wildfire occurrence would not be expected to be significantly increased in frequency, duration, or size following development on the Project Site as proposed.

Air composition from a wildfire consists chiefly of carbon dioxide, carbon monoxide, water vapor, particulate matter, various hydrocarbons and organic chemicals, nitrogen oxides and a many additional compounds, depending on fuel source, fire temperature and wind conditions. Burning vegetation can produce many different compounds associated with the type of vegetation. Particulate matter, both solid and liquid, and carbon monoxide are the main wildfire pollutant that may have a consequence on public health and small particles may be inhaled during times of wildfire. These particulates may cause respiratory irritation and cause difficulty in breathing. Carbon monoxide concentrations during most wildfires do not create a significant health hazard except during unusual conditions.[47] Wildfire smoke also contains carcinogenic components of polycyclic aromatic hydrocarbons and individuals exposed to such compounds for sufficient concentrations and durations could have a slightly increased risk of cancer or other chronic health concerns. However, the long-term risks from short-term smoke exposures are quite low.[48] Residents living near high wildfire areas, and future occupants of this Project, would be exposed to potential health risks from wildfire and would need to implement prudent behavioral considerations such as staying indoors during intense wildfire smoke episodes with windows and doors closed, reduction of physical activity, use of clean air filters or centralized air conditions with filtration capability, and the use of respiratory masks or respirators under the most severe wildfire smoke conditions. As a last resort, evacuation from the residential area, commonly required when risk of structural fire is greatest, may be necessary.

As a consequence, the Project would not exacerbate wildfire risks nor expose project occupants to pollutant concentrations from a wildfire different from existing occupants in the area or the uncontrolled spread of a wildfire due to slope, prevailing winds, and other factors with implementation of the Mitigation Measure HAZ-1. Specifically, adequate fire flow and the necessary infrastructure to combat a fire during a major wildland fire incident will be provided by Mitigation Measure HAZ-1. With implementation of Mitigation Measure HAZ-1 and compliance with the County Fire Code, potential impacts would be reduced to less than significant.

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?	☐	☒	☐	☐

[47] Ibid.
[48] Ibid.

Less Than Significant Impact with Mitigation Incorporated. Construction of the proposed project would require the installation and maintenance of new and existing infrastructure. However, new off-site roads to access the Project Site would not be required and the Project proposes to extend on-site the existing Magnolia Lane to provide primary access to the Project Site. In addition, the Project would construct new public paved streets on-site that would facilitate emergency access throughout all areas of the Project Site as compared to existing conditions. Construction activities used for infrastructure installation and maintenance could exacerbate fire risk by using gasoline and diesel-powered vehicles and equipment. The proposed project would require the installation project-associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that would reduce the fire risk by removing flammable vegetation during the grading operations. The Project's roadways would meet all County access requirements for new single-family residential development in a VHFHSZ. The County Fire Code requirements describe the applicable County access standards (i.e., roadway widths, all-weather surface requirements, length of streets, turning requirements, grade restrictions, maintenance requirements, and parking restrictions) that would be implemented by the Project. Specific fire and life safety requirements would be addressed at the building permit phase when architectural plans are submitted to the Fire Department for review and approval. Based on the above, roadways adequate to provide Fire Department access to land uses on the Project site would be provided, and impacts relating to access would be less than significant with compliance of the County Fire Code and implementation of the applicable Project design features. The Project would install underground connections to existing utilities within the extension of Magnolia Lane. Any source of natural gas or electric power would be provided onsite by existing infrastructure and/or temporary equipment provided by construction contractors. Adequate fuel modification would be created around grading, site work, and other construction activities in areas where the vegetation is combustible. The firebreaks would reduce the fire risk during construction. Required fuel modification would reduce the risk of fire during residential occupancy.

Preliminary review of the Project by the LACFD indicates that the required fire flow would be 1,250 gallons per minute (gpm) at 20 pounds per square inch (psi) residual pressure for a two-hour duration for single-family detached residences less than 3,600 total square feet. If a proposed single-family detached residence exceeds a total of 3,600 square feet, fire flow would be up to 4,000 gpm at 20 psi for a duration of four hours.[49] Existing fire flow levels are provided to the LACFD by the local water purveyor. The LACFD's requirements for fire flows and hydrants would be finalized during the building permit stage. The Project would install four fire hydrants, as required by the County Fire Department conditions. The Project would comply with the preliminary fire flow recommendations of the LACFD. However, to ensure that the Project is provided with adequate fire flow and the necessary infrastructure to combat a fire during a major wildland fire incident, Mitigation Measure HAZ-1 has been prescribed for the Project. The prescribed mitigation requires the Permittee to fund any necessary upgrades to the surrounding water infrastructure to meet fire flow requirements, with the Santa Clarita Valley Water Agency designing and constructing the necessary upgrades at the Permittee's expense. Further, the Santa Clarita Valley Water Agency has determined that water is available to serve the Project.[50] As the Permittee would comply with the requirements of the LACFD and would pay for any necessary water system upgrades, potentially significant infrastructure impacts that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment would be reduced to a less than significant level.

[49] Project Conditions of Approval Tract 74650: County of Los Angeles Fire Department, prepared by Juan Padilla, letter dated May 8, 2018.
[50] Ibid.

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?	☐	☐	☒	☐

Less Than Significant Impact. The proposed project would add residents and buildings to the Project site upon buildout. The project site is within a Very High Fire Hazard Severity Zone. Project implementation would result in the development of 37 single-family residential lots, two open space lots, one water quality basin, five public facility lots (basins) and open space. Residential uses do not generally present a high potential for dangerous fire hazards. However, the Project site open space and other surrounding open space areas have vegetation that is highly combustible. In addition, under existing conditions, currently no fuel modification exists on the Project site, which exposes the existing single-family residential uses to the west and east of the site to increased risks of wildland fires when compared to post-Project conditions with fuel modification. Accordingly, with the Project's fuel modification features, the risk of wildland fires to the existing single-family residential uses to the west and east of the site would be reduced. Therefore, impacts would be less than significant for wildfire risk.

The Project would require grading and excavation during construction, which would alter the site topography and therefore alter the existing drainage pattern, which could result in erosion, siltation and/or flooding. However, the Project would require implementation of a SWPPP, described in Geology and Soils Response 7 (b) above, which would include erosion and sediment control BMPs during construction, thereby reducing the potential of erosion and siltation from occurring during construction. Velocity control measures would be implemented during grading activities, thereby helping control potential flooding events that could occur during construction. Additionally, nearby fire damaged areas are approximately one-mile from Project site and therefore no post-fire slope or instability issues are anticipated. As a result, project construction would not 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. Impacts during construction would be less than significant.

Following a wildfire event, mud and debris flows, which are defined as a moving mass of loose mud, sand, soils, rock, water, and air, that travels down a slope,[51] can result which may be hazardous to people and development below. Mud and debris flows can occur when a wildfire removes native vegetation that prevents erosion. Mudflows result from the down slope movement of soil and/or rock under the influence of gravity. A residential community abuts the Project site on the west and east and undeveloped vacant land is located to the north and south of the Project site, with the Santa Susana Mountains located further south of the Project site. However, the Project site is not otherwise positioned in an area subject to substantial mudflow hazards. Project grading would result in the creation of one public water quality basin, and five public facility desilting basins that do not occur under existing conditions. Project operation runoff volumes discharged from the Project Site would not increase runoff from the site. All offsite drainage would bypass the Project area through a proposed storm drain system that will be constructed as a part of this Project. Onsite storm water would be collected through a series of Catch Basins, Storm Drain lines, and an infiltration pit and then directed to the proposed storm drain system throughout the site. These BMPs would reduce the peak

[51] Geoscience News and Information, What is a Debris Flow?, https://geology.com/articles/debris-flow/. Accessed June 3, 2019.

discharge of runoff from the Project site, and therefore, substantial erosion of siltation on- or off-site would not occur. Impacts would be less than significant.

References

- California Department of Forestry & Fire Protection, 2007. Fire and Resource Assessment Program – Fire Hazard Severity Zones in SRA, Los Angeles County. November 7. Available online at: http://frap.fire.ca.gov/webdata/maps/los_angeles/fhszs_map.19.pdf. Accessed March 25, 2019.
- Los Angeles County General Plan 2035, Figure 12.5, Fire Hazard Severity Zones Policy Map.

Preliminary Fuel Modification Plan approved March 28, 2017 by Fire Department
Water Availability letter provided June 5, 2018 by Santa Clarita Water Agency

21. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐

Less Than Significant Impact with Mitigation Incorporated. The Project would not substantially impact any scenic vistas, scenic resources, or the visual character of the area, as discussed in Section 1. Aesthetics, and would not result in excessive light or glare. The Project would not significantly impact any sensitive plants, plant communities, fish, wildlife or habitat for any sensitive species, as discussed in Section 4. Biological Resources. Potentially significant impacts to special-status plant species Plummer's mariposa lily and slender mariposa lily would be reduced to a less than significant level with implementation of the prescribed mitigation measure BIO-1. Mitigation Measures BIO-2 through BIO-8 would require avoidance and relocation of any special-status wildlife species found during construction. Project impacts to foraging habitat for Cooper's hawk, golden eagle, Swainson's hawk white-tailed kite, turkey vulture, loggerhead shrike, burrowing owl, oak titmouse], coastal California gnatcatcher, Townsend's big-eared bat, and hoary bat is considered to be less than significant because of the large areas of open space in the nearby Santa Clarita Woodlands Park. Project construction will impact 0.35 acres of the sensitive Thickleaf Yerba Santa Scrub/Red Brome Semi-natural Stands. Impacts to this sensitive community will be mitigated to less than significant through implementation of Mitigation Measure BIO-9. Project construction will impact 0.54 acres of CDFW "waters of the State". Impacts to regulatory jurisdictional resources will be mitigated to less than significant through implementation of Mitigation Measure BIO-10. In addition, nests and eggs are protected under Fish and Wildlife Code Section 3503. The removal of vegetation during the breeding season must be in compliance with the MBTA and Fish and Game Code regulations. Mitigation Measure MM BIO-11 will reduce this impact to a less than significant level. Any impacts to protected oaks without incorporation of appropriate mitigation measures would be considered significant. Implementation of Mitigation Measure BIO-12 would reduce this impact to a less-than-significant level. Adverse impacts to archaeological, paleontological, and Native American resources could occur. However, construction-phase procedures would be implemented in the event any important archaeological or paleontological resources are discovered during grading and excavation activities, consistent with Mitigation Measures CULT-1 to CULT-5, TCR-1, and TCR-2.

This site is not known to have any association with an important example of California's history or prehistory. The environmental analysis provided in Section 3. Air Quality and Section 8. Greenhouse Gas Emissions, concludes that impacts related to emissions of criteria pollutants, other air quality impacts, and impacts related to climate change will be less than significant. Section 9. Hazards and Hazardous Materials, concludes that impacts related to hazards and hazardous materials in regards to fire hazards and firefighting water flow will be less than significant after implementation of the prescribed Mitigation Measure HAZ-1, where applicable. Section 13, Noise, concludes that impacts related to construction noise will be less than significant after implementation of Mitigation Measures NOI-1 through NOI-3. Section 15. Public Services, concludes that

short-term construction impacts to schools will be less than significant after implementation of Mitigation Measures PS-1 through PS-3. Based on the preceding analysis of potential impacts in the responses to items 1 thru 19, no evidence is presented that this Project would degrade the quality of the environment. The City hereby finds that impacts related to degradation of the environment, biological resources, and cultural resources will be less than significant with mitigation incorporated, as necessary**.**

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	☐	☐	☒	☐

Less Than Significant Impact. The technical studies conducted for the Project and this Initial Study review did not reveal the potential for the Project to achieve short-term environmental goals to the disadvantage of long-term environmental goals. As discussed above, any potential impacts would be reduced to a less than significant level with incorporation of Project design features and mitigation measures. The Project is consistent with the SCVAP and General Plan's land use designation and is not expected to have any growth-inducing affects and would be consistent with the adjacent Southern Oaks residences to the west and Sunset Point residences to the east. Therefore, the Project would not be expected to meet this Mandatory Finding of Significance.

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)?	☐	☒	☐	☐

Less Than Significant Impact with Mitigation Incorporated. The technical studies conducted for the Project and this Initial Study review did not reveal any cumulatively considerable impacts. As discussed above, any potential impacts would be reduced to a less than significant level with incorporation of Project design features and mitigation measures. Any cumulative impacts to air quality, noise, public services, traffic, or utilities or wildfire, that might result from the Aidlin Hills project to the west or multiple or future projects, are not anticipated. Therefore, the Project would not be expected to meet this Mandatory Finding of Significance.

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

Less Than Significant Impact with Mitigation Incorporated. As discussed above, potential Project impacts, are minimal and can be reduced to a less than significant level with incorporation of Project design features and mitigation measures as required. Mitigation measures would be implemented to ensure less than significant impacts related to Biological Resources, Cultural Resources, Hazards/Hazardous Materials, Noise, Public Services, and Wildfire. Based on the evaluation contained herein, there is no substantial evidence that the Project would lead to environmental effects that would cause substantial effects on human beings, either directly or indirectly. Therefore, the Project would not be expected to meet this Mandatory Finding of Significance.