INITIAL STUDY

CITY OF SANTA CLARITA

Project Title/Master Case Number:	Blackhall Studios / Master Case No.: 21-109
Lead Agency Name and Address:	City of Santa Clarita 23920 Valencia Boulevard, Suite 302 Santa Clarita, CA 91355
Contact Person and Phone Number:	Mike Marshall Associate Planner (661) 286-4045
Project Location:	As shown in **Figure 1, Regional Location Map**, the Project Site lies in the southwestern portion of Santa Clarita, in the Newhall community, and is located approximately 2 miles east of Interstate 5 (I-5), 2 miles west of the Antelope Valley Freeway (State Route 14), and 2 miles south of the Santa Clara River. As shown in **Figure 2, Project Vicinity Map**, the Project Site is situated at the northeast corner of Railroad Avenue and 13th Street and bounded by 12th Street, Arch Street, and 13th Street on the south; Railroad Avenue on the west; Metropolitan Water District (MWD) right-of-way (ROW) on the east; and HOA maintained slopes associated with adjacent residential uses to the north.
Applicant's Name and Address:	L.A. Railroad 93, LLC 1415 Constitution Road SE Atlanta, GA 30316
General Plan Designation:	Mixed Use Neighborhood (MX-N) and Non-Urban Residential (NU5)
Zoning:	Mixed Use Neighborhood (MX-N) zone, which is intended for mixed-use development and encourages the creation of neighborhoods that integrate residential uses with complementary commercial uses, and allows for a maximum density of 18 dwellings per acre. Non-Urban (NU5) zone, which provides for the maintenance and expansion of rural communities that are distinguished by large lot sizes and typically include single-family homes, agriculture, equestrian uses, private recreation, and public and institutional facilities serving the local area; .
Description of Project and Setting:	**<u>Existing Conditions</u>** Located in the Newhall community within the City of Santa Clarita, the Project Site is a 93.5-acre area that is generally rectangular in shape and comprises an undeveloped piece of land that has been cleared of the majority of its natural vegetation. The project site also includes an additional 11.4-acre property owned by the Metropolitan Water District (MWD) that is proposed to be used as ancillary parking and a shrub and tree nursery. The central and southern portions of the Project Site that make up the majority of the Project Site have been disturbed by past uses, are relatively flat, and are

characterized by low, ruderal plants and gravel driveways. The northern portion of the Project Site includes natural features, such as a prominent ridgeline (which transects the northeastern corner of the Project Site) and a natural creek and creek wash area (Placerita Creek). Additionally, there are approximately 16 oak trees (coast live oak and valley oak) located throughout the site, the majority of which are located near Placerita Creek or along the ridgeline that traverses the northern portion of the Project Site. The remaining trees are sporadically located throughout the central and southern portion of the Project Site. The Project Site also includes a drainage ditch running along the northeastern boundary of the Project Site, adjacent to the MWD property immediately northeast of the Project Site, and a drainage ditch running along the southwestern boundary of the Project Site, adjacent to a railroad line, used by Metrolink and Union Pacific, and Railroad Avenue. The southwesterly drainage ditch discharges into a culvert underneath the railroad tracks approximately 370 feet southeast of the Railroad Avenue bridge over Placerita Creek. The ridgeline, which transects a portion of the Project Site's northern boundary, is identified in the City's General Plan Conservation and Open Space Element as a "significant ridgeline."[1] This ridgeline slopes downward to the southwest toward Placerita Creek and the creek wash area, which transects the Project Site. The Placerita Creek wash area has been primarily undisturbed by past development activity on the Project Site and includes native vegetation communities, such as sage and buckwheat scrub habitats.

The Project Site has General Plan land use designations of MX-N (Mixed Use Neighborhood) and NU5 (Non-Urban Residential, one dwelling unit per acre) with identical zoning classifications. The previously disturbed areas of the Project Site, encompassing the central and southeastern portions of the Project Site, are designated MXN, and the undulating and hilly portions of the Project Site to the northwest containing portions of Placerita Creek are designated NU5 The majority of the project site is located in the Planned Development (PD) overlay which requires the approval of a Conditional Use Permit for any proposed development activity.

Proposed Project

The Project Applicant proposes to develop a full-service film and television studio campus on the Project Site that would consist of approximately 473,000 square feet of sound stages; approximately 561,500 square feet of workshops, warehouses, and support uses; approximately 221,000 square feet of production and administrative offices; and approximately 37,500 square feet of catering and other specialty services. Upon completion, the campus would have an overall building area of approximately 1,293,000 square feet.

As shown in **Figure 3, Proposed Site Plan**, nine buildings, which would contain 19 sound stages, would be constructed in the central portion of the Project Site, south of Placerita Creek. A three-story office building and a five-level, 1,064-space parking structure that includes one subterranean level are proposed in the southwestern corner of the Project Site. In addition, a two-story support building

[1] City of Santa Clarita, General Plan - One Valley One Vision, Conservation and Open Space Element, Figure CO-1, 2011.

would extend along the remaining portion of the western boundary (i.e., Railroad Avenue) of the Project Site, south of Placerita Creek. Other ancillary and specialty use buildings, including a catering building, gym building, and mechanical building with a substation, are located to the east and southeast of the main entrance at the intersection of Arch Street and 13th Street.

In addition to the parking structure, approximately 480 surface parking spaces would be provided throughout the main campus immediately adjacent to the buildings for vehicle and delivery van parking. Subject to an agreement with MWD, the Project also proposes to utilize the adjacent MWD ROW along the eastern boundary of the Project Site, south of Placerita Creek, to provide approximately 700 vehicle parking spaces and 90 trailer parking spaces for production personnel and base camp parking. A plant nursery is also proposed along the entire length of this parking area and adjacent to the alley behind the residences along Alderbrook Drive. The plant nursery, which would be composed of plants in containers, would provide not only plants for use on the Project sound stages, when needed, thus eliminating the need for importing materials from off-site, but additional visual screening from the Placerita Canyon neighborhood.

An additional 1,155-space employee parking lot is proposed on the north side of Placerita Creek. This parking lot would be connected to the main campus by an all-weather bridge and would be served by an internal shuttle system to provide easy access for employees. The all-weather bridge could also be utilized as an emergency access connection between Via Princessa and the Placerita Canyon and future Dockweiler Drive areas subject to approvals by MWD, Los Angeles County Fire Department, and the City of Santa Clarita.

Parking within the entire Project Site would comply with the City's code requirements. In addition, electric vehicle (EV) parking spaces would be provided pursuant to City requirements, and EV charging stations would be provided in excess of City requirements throughout the Project Site.

Though the project site is located only adjacent to the Old Town Newhall Specific Plan area, the proposed buildings have been designed to be consistent with the Old Town Newhall Specific Plan standards, including its development standards and architectural style standards. As an example, the storefront frontage architectural type, identified in the Old Town Newhall Specific Plan, would be used on the support building façade along Railroad Avenue to integrate with and maintain the community character of Old Newhall while also providing the necessary acoustical buffer of the railroad noise to the sound stages. In addition, the campus would feature various design elements that commemorate the filmmaking heritage of Santa Clarita, including a mural featuring film stars, such as Charlie Chaplin, Gene Autry, and William S. Hart, among others, from Santa Clarita Valley's past.

As shown in **Figure 3**, the proposed site plan places the largest sound stage buildings in the center (i.e., interior) of the Project Site to reduce the appearance of massing from off-site locations. The

Support Building loading docks would be located in the interior of the campus so as not to be visible from Railroad Avenue. The parking structure and three-story office building on the southwestern corner of the Project Site would be designed to be compatible in scale and architectural style with both the Newhall Crossings and Newhall Library buildings, which are located less than 1,000 feet south of the Project Site. The ancillary and specialty buildings on the southeastern corner of the Project Site are proposed to be one-story structures designed with the same architectural style as the sound stages on the Project Site and similar in scale and massing as the structures in the adjoining Old Town Newhall and Placerita Canyon communities.

The entrance to the proposed campus would include a thematic gateway portal that would be set back from the intersection of Arch Street and 13th Street to accommodate the queueing of vehicles entering the campus in the Project's entrance driveway rather than on 13th Street or Arch Street. Landscaping for the gateway portal would extend from the Project's entrance driveway to segments of 13th Street, Arch Street, and 12th Street immediately adjacent to the Project Site's southern boundary. In addition, a Class 1 multi-purpose path along 13th Street, Arch Street, and 12th Street would be provided to afford walking and biking opportunities within the community and to the nearby Metrolink Station and Old Town Newhall dining and entertainment district. The proposed landscape plan would reflect the visual character of the neighborhood, including the provision of trees and other plant materials along the perimeter of the Project Site to provide screening and improve the streetscape of the immediate Project vicinity.

In addition to the development of the campus on the Project Site, the Proposed Project includes several off-site improvements beyond the landscaping and Class 1 multi-purpose path described above. These additional off-site improvements include the following:

- Trail along the MWD property between the surplus parking lot and the homes off of Alderbrook Drive, which would utilize a new bridge to cross Placerita Creek and then extend up the ridgeline connecting to Via Princessa, just west of Circle J Ranch Park;
- Proposed improvements at the frontage of the proposed project on 13th Street, Arch Street, and 12th Street;
- Class I trail along the east side of Railroad Avenue from the intersection of 13th Street and Railroad Avenue to the intersection of 15th Street and Railroad Avenue;
- Pedestrian and bike bridge from the Jan Heidt Newhall Metrolink Station on Railroad Avenue to the future extension of Dockweiler Drive; and
- Required railroad crossing improvements at 13th Street that consist of the following:
  - Install a bike path/trail on the north side of the crossing;
  - Accommodate a wider turning radius for larger vehicle at the crossing;

- Increase efficiency on the 13th Street westbound dedicated right-turn lane at Railroad Avenue, including a pork chop island;
- Accommodate the additional lane geometry at the Arch Street/13th Street intersection;
- Install new railroad exit gates;
- Implement vertical grading to install drainage on Railroad Avenue and 13th Street;
- Modify the Railroad Avenue storage lengths for left turns to accommodate the revised geometry;
- Implement Americans with Disabilities Act (ADA) requirements for pedestrians;
- Modify the railroad track (vertical changes only) to accommodate the revised geometry; and
- Implement line-of-sight requirements at the grade crossing.

The proposal includes various land use entitlements including a General Plan Amendment and Zone change to amend land use designation for a portion of the site and amendment to the Land Use Element related to allowable development potential for the area.

Grading for the Proposed Project would be balanced on-site in terms of its cut and fill quantities, currently based on approximately 400,000 cubic yards of cut. This would involve grading a portion of the base of the ridgeline north of Placerita Creek to improve the parking layout north of the creek, as well as to eliminate the need for soil import. Grading would mostly not be visible from the residences north of the Project Site. The portion of grading activities that would be most visible, which would be on the MWD property, would be enhanced by reducing the slope grade from the existing 1:1 to 4:1, subject to MWD approval. In addition, shrubs and/or trees would be planted in the graded area to provide soil stabilization and landscaping.

The proposed project would begin construction in April, 2023 and is anticipated to be completed by September, 2025.

In conjunction with the Proposed Project, the following modifications to the Dockweiler Drive Extension Project are proposed:

- Roadway improvements to 13th Street, Arch Street, 12th Street and Placerita Canyon Road that differ from previous approved plans.
- Modify the turning radius at the intersection of 13th Street and Railroad Avenue to accommodate WB-67 semi-truck dimensions; and
- Implement temporary storm drain improvements to accommodate surface water runoff from Dockweiler Drive.

Required Approvals

- Architectural Design Review (ADR) for all new development projects.
- Conditional Use Permit (CUP) for all new development within the Planned Development Overlay.
- Development Review (DR) for all new development projects.
- Minor Use Permit (MUP) for the provision of less than the minimum residential density required in the MXN zone.
- Landscape Plan Review to make a determination that all proposed landscaping is consistent with the standards established within the Unified Development Code.
- Hillside Review (HR) for the development on natural slopes in excess of 10 percent average slope.
- Tentative Tract Map (TTM) to subdivide the Project Site into five lots.
- Oak Tree Permit (OTP) for the encroachment into the protected zone and removal of oak trees.
- Zone Change to modify the boundaries of the Jobs Creation Overlay Zone (JCOZ) to incorporate the entirety of the Project Site and to change the zoning of the northern portion of the site from NU5 to MXN.
- General Plan Amendment to modify the General Plan Land Use Designation from NU5 to MXN to remain consistent with the proposed Zone Change and to make text changes to the discussion regarding the North Newhall Area as discussed in the Land Use Element of the General Plan.
- Ridgeline Alteration Permit for proposed development activity within 100 feet vertically and/or horizontally from a designated significant ridgeline as identified in the Land Use Element of the General Plan.

Surrounding Land Uses:

A linear open space area (an MWD easement) not a part of the project site, and deep, developed single-family residential lots along Alderbrook Drive are located northeast of the Project Site. Immediately northwest of the Project Site is a neighborhood of single-family homes located northwest of the steep ridgeline on the northwest side of the Project Site. A mix of commercial, storage, and automotive-related businesses are located to the southeast across 12th and 13th Streets; and a mix of commercial uses and a mobile home park are located to the southwest across Railroad Avenue. In general, the Project Site is located on the border between two communities with distinctive land use patterns. East of the Project Site, the Placerita Canyon neighborhood is a rural residential area, characterized by equestrian-oriented residential uses among oak woodlands. To the southwest, across Railroad Avenue, the Newhall community is one of the first established communities in the Santa Clarita Valley, which includes commercial land uses in Old Town Newhall along Lyons Avenue and Main Street.

Other Public Agencies whose Approval is Required:

Metropolitan Water District and Los Angeles County Fire Department for the proposed emergency access. California Public Utilities Commission and Southern California Regional Rail Authority for railroad crossing improvements.

A. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "**Potentially Significant Impact**" or "**Less Than Significant Impact With Mitigation**" as indicated by the checklist on the following pages.

[X]	Aesthetics	[ ]	Agriculture and Forestry Resources	[X]	Air Quality
[X]	Biological Resources	[X]	Cultural Resources	[X]	Energy
[X]	Geology and Soils	[X]	Greenhouse Gas Emissions	[X]	Geology /Soils Hazards and Hazardous Materials
[X]	Hydrology and Water Quality	[X]	Land Use and Planning	[ ]	Mineral and Energy Resources
[X]	Noise	[X]	Population and Housing	[X]	Public Services
[ ]	Recreation	[X]	Transportation/Traffic	[X]	Tribal Cultural Resources
[X]	Utilities and Service Systems	[X]	Wildfire	[X]	Mandatory Findings of Significance

B. DETERMINATION

On the basis of this initial evaluation: *Check one*

[ ] 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.

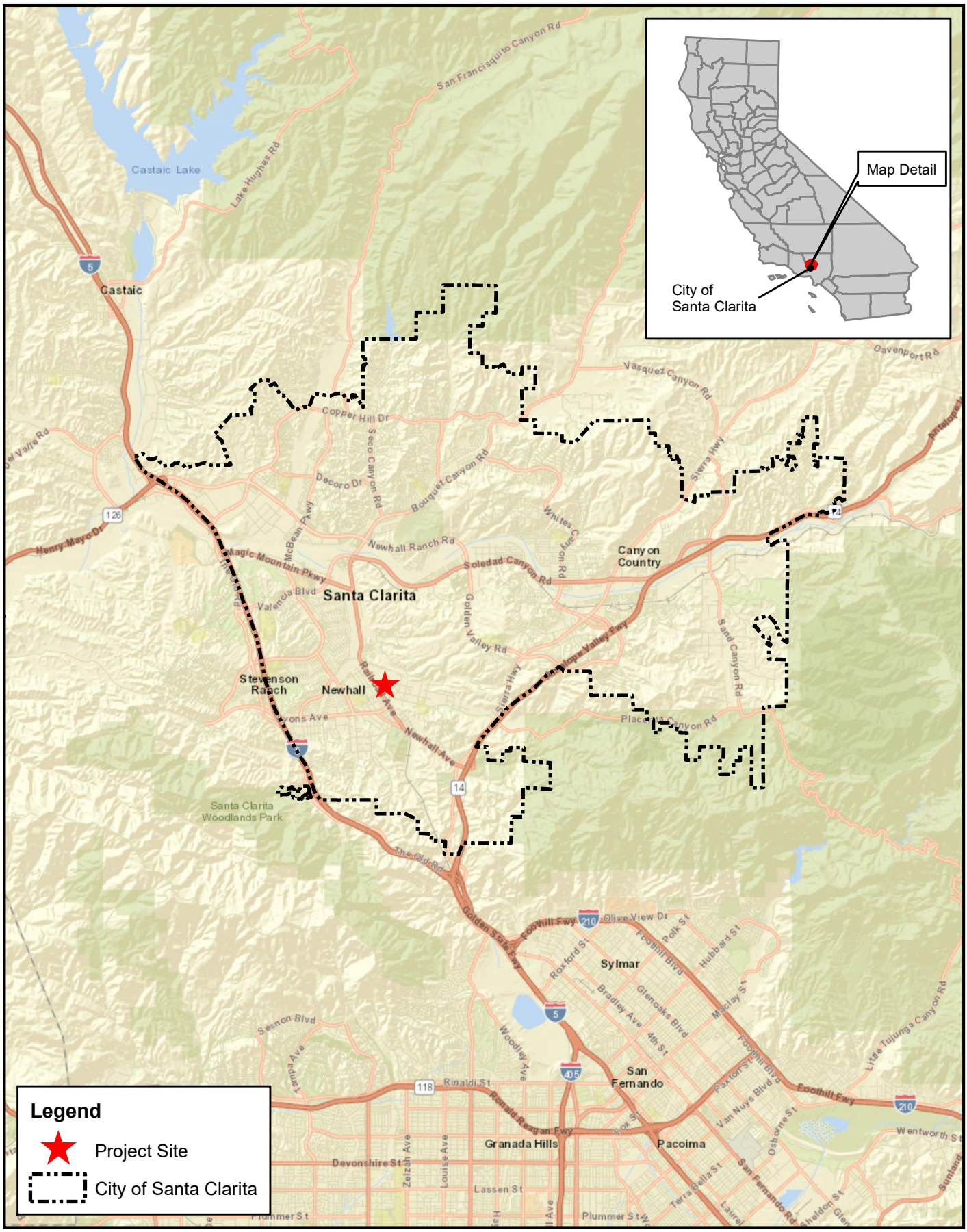
[X] I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

[ ] 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 _____ Name, Title _____, Associate Planner Date 3/29/2022

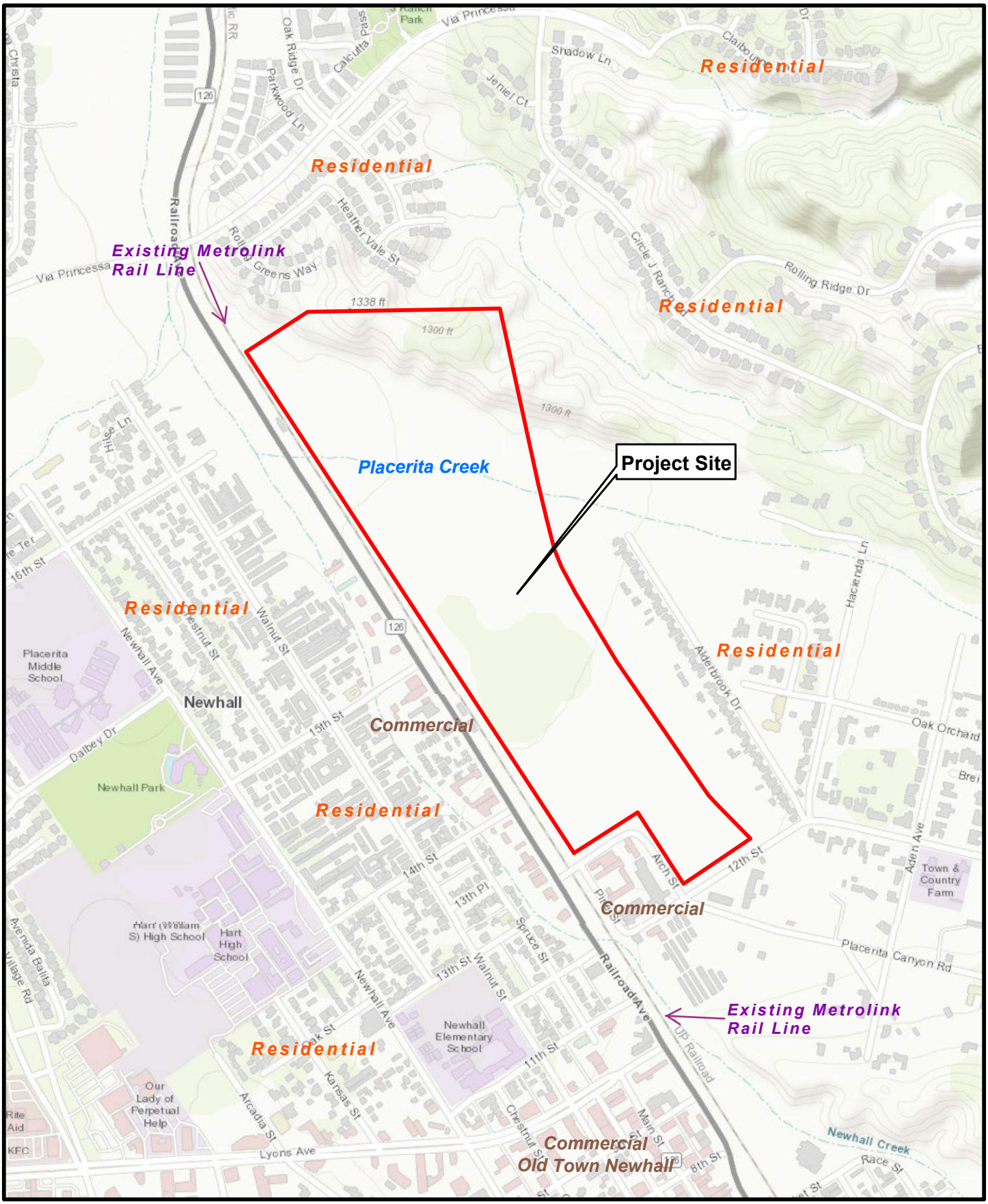
Signature _____ Name, Title _____, James Chow Senior Planner Date 3/29/2022



Source: ESRI streetmap, 2018; Los Angeles County, 2018.

Figure 1
Regional Location Map

Michael Baker INTERNATIONAL



Source: ESRI streetmap, 2018; Los Angeles County, 2018.

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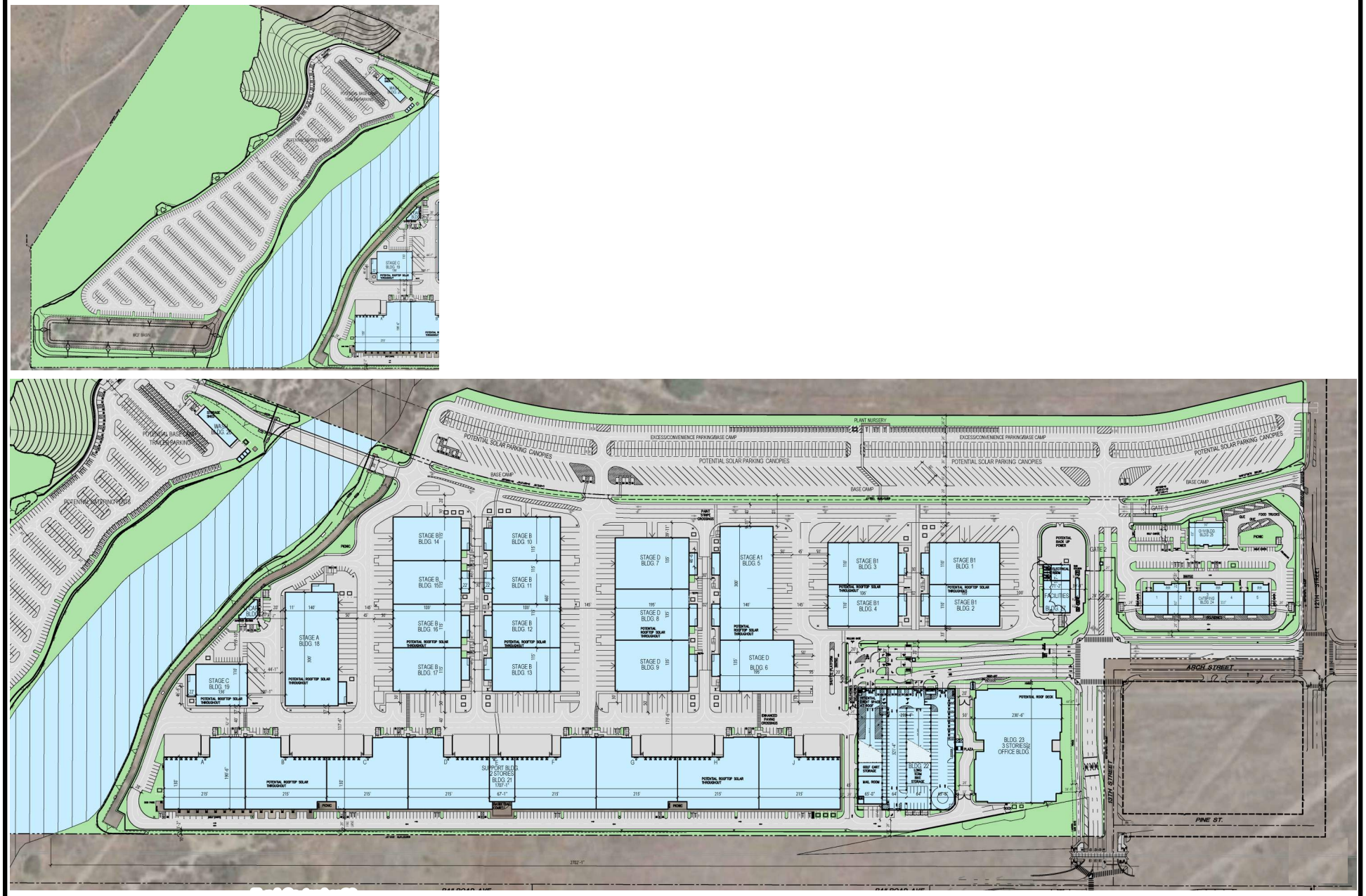
Figure 2
Project Vicinity Map

Michael Baker INTERNATIONAL



Source: GAA Architects, Inc. 2021

Figure 3
Proposed Site Plan

Michael Baker INTERNATIONAL

C. **EVALUATION OF ENVIRONMENTAL IMPACTS:**

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
I. AESTHETICS - Would the project:				
a) Have a substantial adverse effect on a scenic vista?	[X]	[ ]	[ ]	[ ]
b) Substantially damage scenic resources, including, but not limited to, primary/secondary ridgelines, trees, rock outcroppings, and historic buildings within a state scenic highway?	[ ]	[ ]	[X]	[ ]
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	[X]	[ ]	[ ]	[ ]
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	[X]	[ ]	[ ]	[ ]
II. AGRICULTURE AND FORESTRY RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. 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 nonagricultural use?	[ ]	[ ]	[ ]	[X]
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	[ ]	[ ]	[ ]	[X]
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	[ ]	[ ]	[ ]	[X]
d) Result in the loss of forestland or conversion of forestland to non-forest use?	[ ]	[ ]	[ ]	[X]
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or conversion of forestland to non-forest use?	[ ]	[ ]	[ ]	[X]

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	[X]	[ ]	[ ]	[ ]
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	[X]	[ ]	[ ]	[ ]
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	[X]	[ ]	[ ]	[ ]
d) Expose sensitive receptors to substantial pollutant concentrations?	[X]	[ ]	[ ]	[ ]
e) Create objectionable odors affecting a substantial number of people?	[ ]	[ ]	[X]	[ ]
IV. BIOLOGICAL RESOURCES – 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 or U.S. Fish and Wildlife Service?	[X]	[ ]	[ ]	[ ]
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	[X]	[ ]	[ ]	[ ]
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	[X]	[ ]	[ ]	[ ]
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?	[X]	[ ]	[ ]	[ ]
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, including oak trees?	[X]	[ ]	[ ]	[ ]
f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	[ ]	[ ]	[ ]	[X]

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
g) Affect a Significant Ecological Area (SEA) or Significant Natural Area (SNA) as identified on the City of Santa Clarita ESA Delineation Map?	[ ]	[ ]	[ ]	[X]
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	[X]	[ ]	[ ]	[ ]
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	[X]	[ ]	[ ]	[ ]
c) Disturb any human remains, including those interred outside of formal cemeteries?	[X]	[ ]	[ ]	[ ]
VI. ENERGY – 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?	[X]	[ ]	[ ]	[ ]
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	[X]	[ ]	[ ]	[ ]
VII. GEOLOGY AND SOILS – Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	[ ]	[ ]	[ ]	[ ]
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	[ ]	[ ]	[ ]	[X]
ii) Strong seismic ground shaking?	[X]	[ ]	[ ]	[ ]
iii) Seismic-related ground failure, including liquefaction?	[ ]	[ ]	[ ]	[X]
iv) Landslides?	[X]	[ ]	[ ]	[ ]
b) Result in substantial wind or water soil erosion or the loss of topsoil, either on- or off-site?	[X]	[ ]	[ ]	[ ]
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?	[X]	[ ]	[ ]	[ ]

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	[X]	[ ]	[ ]	[ ]
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	[ ]	[ ]	[ ]	[X]
f) Result in a change in topography or ground surface relief features?	[X]	[ ]	[ ]	[ ]
g) Result in earth movement (cut and/or fill) of 10,000 cubic yards or more?	[X]	[ ]	[ ]	[ ]
h) Involve development and/or grading on a slope greater than 10% natural grade?	[X]	[ ]	[ ]	[ ]
i) Result in the destruction, covering, or modification of any unique geologic or physical feature?	[X]	[ ]	[ ]	[ ]
j) Directly or indirectly destroy or impact a unique paleontological resource or site or unique geologic feature?	[X]	[ ]	[ ]	[ ]
VIII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emission, either directly or indirectly, that may have a significant impact on the environment?	[X]	[ ]	[ ]	[ ]
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	[X]	[ ]	[ ]	[ ]
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	[X]	[ ]	[ ]	[ ]
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving explosion or the release of hazardous materials into the environment (including, but not limited to oil, pesticides, chemicals, fuels, or radiation)?	[X]	[ ]	[ ]	[ ]
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	[X]	[ ]	[ ]	[ ]
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	[X]	[ ]	[ ]	[ ]

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 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?	[ ]	[ ]	[ ]	[X]
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	[ ]	[ ]	[ ]	[X]
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	[X]	[ ]	[ ]	[ ]
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	[X]	[ ]	[ ]	[ ]
i) Expose people to existing sources of potential health hazards (e.g., electrical transmission lines, gas lines, oil pipelines)?	[ ]	[ ]	[X]	[ ]
X. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements?	[X]	[ ]	[ ]	[ ]
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	[X]	[ ]	[ ]	[ ]
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	[X]	[ ]	[ ]	[ ]
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	[X]	[ ]	[ ]	[ ]
e) 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?	[X]	[ ]	[ ]	[ ]
f) Otherwise substantially degrade water quality?	[X]	[ ]	[ ]	[ ]

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	[ ]	[ ]	[ ]	[X]
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	[X]	[ ]	[ ]	[ ]
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	[ ]	[ ]	[ ]	[X]
j) Inundation by seiche, tsunami, or mudflow?	[X]	[ ]	[ ]	[ ]
k) Result in changes in the rate of flow, currents, or the course and direction of surface water and/or groundwater?	[X]	[ ]	[ ]	[ ]
l) Other modification of a wash, channel creek, or river?	[X]	[ ]	[ ]	[ ]
m) Impact stormwater management in any of the following ways:	[ ]	[ ]	[ ]	[ ]
i) Potential impact of project construction and project post-construction activity on stormwater runoff?	[X]	[ ]	[ ]	[ ]
ii) Potential discharges from areas for materials storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?	[X]	[ ]	[ ]	[ ]
iii) Significant environmentally harmful increase in the flow velocity or volume of stormwater runoff?	[X]	[ ]	[ ]	[ ]
iv) Significant and environmentally harmful increases in erosion of the Project Site or surrounding areas?	[X]	[ ]	[ ]	[ ]
v) Stormwater discharges that would significantly impair or contribute to the impairment of the beneficial uses of receiving waters or areas that provide water quality benefits (e.g., riparian corridors, wetlands, etc.)?	[X]	[ ]	[ ]	[ ]
vi) Cause harm to the biological integrity of drainage systems, watersheds, and/or water bodies?	[X]	[ ]	[ ]	[ ]
vii) Does the Proposed Project include provisions for the separation, recycling, and reuse of materials both during construction and after project occupancy?	[ ]	[ ]	[X]	[ ]

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING – Would the project:				
a) Disrupt or physically divide an established community (including a low-income or minority community)?	[ ]	[ ]	[ ]	[X]
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	[X]	[ ]	[ ]	[ ]
c) Conflict with any applicable habitat conservation plan, natural community conservation plan, and/or policies by agencies with jurisdiction over the project?	[ ]	[ ]	[ ]	[X]
XII. MINERAL AND ENERGY RESOURCES – 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?	[ ]	[ ]	[ ]	[X]
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?	[ ]	[ ]	[ ]	[X]
c) Use nonrenewable resources in a wasteful and inefficient manner?	[ ]	[ ]	[X]	[ ]
XIII. NOISE – Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	[X]	[ ]	[ ]	[ ]
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	[X]	[ ]	[ ]	[ ]
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	[X]	[ ]	[ ]	[ ]
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	[X]	[ ]	[ ]	[ ]
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 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?	[ ]	[ ]	[ ]	[X]
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	[ ]	[ ]	[ ]	[X]

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING – 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)?	[X]	[ ]	[ ]	[ ]
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere (especially affordable housing)?	[ ]	[ ]	[ ]	[X]
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	[ ]	[ ]	[ ]	[X]
XV. PUBLIC SERVICES – Would the project result in:				
a) Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
i) Fire protection?	[X]	[ ]	[ ]	[ ]
ii) Police protection?	[X]	[ ]	[ ]	[ ]
iii) Schools?	[ ]	[ ]	[X]	[ ]
iv) Parks?	[ ]	[ ]	[X]	[ ]
v) Other public facilities?	[X]	[ ]	[ ]	[ ]
XVI. RECREATION – Would the project:				
a) 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?	[ ]	[ ]	[X]	[ ]
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	[ ]	[ ]	[X]	[ ]
XVII. TRANSPORTATION/TRAFFIC – Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but	[X]	[ ]	[ ]	[ ]

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	[X]	[ ]	[ ]	[ ]
c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	[X]	[ ]	[ ]	[ ]
d) Result in inadequate emergency access?	[X]	[ ]	[ ]	[ ]
XVIII. TRIBAL CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 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 Section 5020.1(k), or	[X]	[ ]	[ ]	[ ]
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 Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	[X]	[ ]	[ ]	[ ]
XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	[X]	[ ]	[ ]	[ ]
b) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	[X]	[ ]	[ ]	[ ]
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	[X]	[ ]	[ ]	[ ]

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	[X]	[ ]	[ ]	[ ]
e) 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?	[X]	[ ]	[ ]	[ ]
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	[X]	[ ]	[ ]	[ ]
g) Comply with federal, state, and local statutes and regulations related to solid waste?	[X]	[ ]	[ ]	[ ]
XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	[X]	[ ]	[ ]	[ ]
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?	[X]	[ ]	[ ]	[ ]
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?	[X]	[ ]	[ ]	[ ]
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?	[X]	[ ]	[ ]	[ ]
XXI. MANDATORY FINDINGS OF SIGNIFICANCE:				
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, 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?	[X]	[ ]	[ ]	[ ]

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
b) 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.)	[X]	[ ]	[ ]	[ ]
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	[X]	[ ]	[ ]	[ ]

D. DISCUSSION OF ENVIRONMENTAL IMPACTS AND/OR EARLIER ANALYSIS

Section I. Aesthetics

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS: Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☒	☐	☐	☐
b) Substantially damage scenic resources, including, but not limited to, primary/secondary ridgelines, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☒	☐	☐	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☒	☐	☐	☐

Discussion

a) Would the project have a substantial adverse effect on a scenic vista?

Potentially Significant Impact. The City of Santa Clarita lies within Southern California's Santa Clarita Valley, which is bounded by the San Gabriel Mountains to the south and east, the Santa Susana Mountains to the southwest, the Sierra Pelona to the north, and the mountains of the Angeles National Forest to the northeast. The surrounding natural mountains and ridgelines provide a visual backdrop for the City. Other scenic resources within or visible from the City include the Santa Clara River corridor, forested/vegetated land, and a variety of canyons and natural drainages in portions of the City.

There is no widely accepted definition of a scenic vista; however, a scenic vista is often defined as a publicly accessible, prominent vantage point that provides expansive views of highly valued landscapes or prominent visual elements. As stated in the General Plan, a scenic vista may include views of scenic resources such as mountains and canyons, woodlands, water bodies, and/or specific resources (e.g., Vasquez Rocks County Park).[2] Further, the City's General Plan states that urban development can impact the quantity, quality, and variety of scenic vistas through light pollution, development on prominent ridgelines/hillsides, aesthetically deficient development, streetscape clutter, and obstruction of scenic views along various roadways.[3]

The 93.5-acre Project Site is characterized by disturbed open space, oak trees, the Placerita Creek and creek wash area, and a ridgeline located on the northern boundary of the Project Site. This ridgeline is identified in the City's General Plan Conservation and Open Space Element Hillsides and Ridgeline exhibit (Exhibit CO-1). Given the existing, prominent natural features on the Project Site, the Project may alter the views of this ridgeline. Accordingly, the Project's potential impacts related to scenic vistas will be further evaluated in the EIR and mitigation measures identified as necessary.

[2] City of Santa Clarita, General Plan - One Valley One Vision, Conservation and Open Space Element, 2011.
[3] City of Santa Clarita, General Plan - One Valley One Vision, Conservation and Open Space Element, 2011.

b) Would the project substantially damage scenic resources, including, but not limited to, primary/secondary ridgelines, trees, rock outcroppings, and historic buildings within a state scenic highway?

Less Than Significant Impact. The closest officially designated state scenic highway to the Project Site is part of the Angeles Crest Scenic Byway, State Highway 2, from near La Cañada-Flintridge north to the San Bernardino County line. This state scenic highway is more than 30 miles from the Project Site. The significant distances and the mountainous terrain within the Santa Clarita Valley make it unlikely that the Proposed Project would be visible from a state scenic highway. State Route 126 from the City's boundary at I-5 west to State Route 150 in Ventura County is designated as an eligible state scenic highway; however, the Project Site is greater than 5 miles southeast of this eligible scenic highway and would not be visible from motorists on State Route 126. The Conservation and Open Space Element of the City's General Plan does not identify a scenic route or highway in the area surrounding the Project Site. As such, the Proposed Project would not adversely affect the viewshed from a state scenic highway or a locally designated scenic route. Therefore, impacts related to scenic resources would be less than significant, and this topic will not be further evaluated in the EIR.

c) Would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Potentially Significant Impact. While the Project Site is currently vacant and undeveloped, it is located within a partially urbanized area that includes residential and commercial uses. Development of the Project would change the visual character and quality of public views of the Project Site by introducing a studio campus. Accordingly, further analysis in the EIR will address whether the Project would conflict with applicable zoning and other regulations governing scenic quality and mitigation measures identified as necessary.

d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Potentially Significant Impact. The Project would introduce studio and production uses to a currently vacant site. As such, the Project would create a new source of light or glare that could adversely affect day or nighttime views in the area. Accordingly, the Project's potential impacts related to light or glare will be further evaluated in the EIR and mitigation measures identified as necessary.

Section II. Agriculture and Forestry Resources

Potentially Significant Impact	**Less Than Significant Impact with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**

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

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion

a) Would the project 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 is not in an area of Prime Farmland, Unique Farmland, Farmland of Statewide Importance, Farmland of Local Importance, Farmland of Local Potential, or Grazing Land as identified by the California Department of Conservation's California Important Farmland Finder.[4] Therefore, the Project would have no impact on such resources, and this topic will not be further evaluated in the EIR.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The majority of the Project Site is designated in the Santa Clarita General Plan Land Use Element and on the official Zoning Map as MX-N (Mixed Use—Neighborhood), which are areas that integrate residential uses with complementary commercial services. The northern portion of the Project Site is zoned NU5 (Non-Urban Residential), a designation that provides for the maintenance and expansion of rural communities in the planning area that are distinguished by large lot sizes, agricultural and equestrian uses, and the absence of urban services. The City of Santa Clarita does not have any Williamson Act contract land within the Project Site. Given the undulating nature of the northern portion of the Project Site, the presence of Placerita Creek, and the lack of timber resources, this portion of the Project Site would not be valuable as an agriculture use. As such, the Proposed Project would not conflict with zoning for agricultural use or any Williamson Act contracts. Therefore, the Project would have no related impact, and this topic will not be further evaluated in the EIR.

[4] California Department of Conservation, California Important Farmland Finder, https://maps.conservation.ca.gov/DLRP/CIFF/, accessed February 28, 2022.

c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

No Impact. Forestlands, as defined by the California Public Resources Code, include lands that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allow for the management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. The Project Site does not contain any tree stands that are extensive enough to constitute a forest or timber resource. Further, forestland and timberland areas in Santa Clarita would be zoned as Open Space-National Forest (OS-NF). As the Project Site is currently zoned MX-N and NU5, the Project Site is not located within an area zoned for timberland production. Therefore, the Project would not conflict with existing zoning for, or cause rezoning of, forestland or timberland. As such, this topic will not be further evaluated in the EIR.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. As discussed above, the Project Site does not contain any tree stands that are extensive enough to constitute a forest or timber resource and the Project Site is not located within an OS-NF zone. Therefore, the Project would not result in the loss of forestland or conversion of forestland to non-forest use. As such, this topic will not be further evaluated in the EIR.

e) Would the project 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 discussed above, the City of Santa Clarita does not have any Williamson Act contract land, and there are no agricultural operations currently being conducted on the Project Site. In addition, the Project Site does not contain any tree stands that are extensive enough to constitute a forest or timber resource. Therefore, the Project would have no impact involving the conversion of farmland to non-agricultural use or the conversion of forestland to non-forest use, and this topic will not be further evaluated in the EIR.

Section III. Air Quality

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
AIR QUALITY: Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☒	☐	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	☒	☐	☐	☐

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Discussion

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. The Proposed Project is located within the South Coast Air Basin (SCAB) and is subject to the air quality management plan (AQMP) prepared by the South Coast Air Quality Management District (SCAQMD). The SCAQMD's 2016 AQMP is based on regional growth forecasts for the Southern California Association of Governments region. The Project would generate air pollutants during both construction and operation. Construction of the Project would include site clearance, excavation and grading, hauling of materials, and building construction, all of which would generate dust and equipment exhaust. In the long term, operation of the Project would increase vehicular travel to and from the site and in the surrounding area, thus increasing tailpipe emissions. Therefore, the Project could result in potentially significant impacts to air quality. Accordingly, the Project's consistency with the AQMP will be further evaluated in the EIR and mitigation measures identified as necessary.

b) Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Potentially Significant Impact. Existing air quality is measured at established SCAQMD air quality monitoring stations. Monitored air quality is evaluated in the context of ambient air quality standards. These standards are the levels of air quality that are considered safe, with an adequate margin of safety, to protect the public health and welfare. Accordingly, the Project's emissions of criteria air pollutants will be further evaluated in the EIR and mitigation measures identified as necessary.

c) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Potentially Significant Impact. The Project Site is located in the SCAB, a nonattainment area for ozone, fine particulate matter or particulate matter equal to or less than 2.5 microns in diameter, respirable particulate matter or particulate matter equal to or less than 10 microns in diameter, nitrogen dioxide, and lead (for the Los Angeles County portion of the SCAB only). The SCAQMD has significance thresholds for emissions of these nonattainment pollutants and their precursors. Project activities may produce air pollutants that exceed the SCAQMD's significance thresholds. Accordingly, the Project's regional emissions during construction and operation will be further evaluated in the EIR and mitigation measures identified as necessary.

d) Would the project expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. Sensitive receptors refer to locations where uses and/or activities result in increased exposure of persons more sensitive to the unhealthful effects of emissions, such as residents, school children, the elderly, and hospital patients. Sensitive land uses within the vicinity of the Project Site include residential uses. Future development of the Project Site may expose sensitive receptors to substantial pollutant concentrations. Accordingly, localized air pollutant emissions generated by the Project will be further evaluated in the EIR and mitigation measures identified as necessary.

e) Would the project create objectionable odors affecting a substantial number of people?

Less Than Significant Impact. Established requirements addressing construction equipment operations and construction material use, storage, and disposal serve to minimize odor impacts that may result from construction activities. These requirements include California Code of Regulations, Title 13, Sections 2449(d)(3) and 2485, which minimize the idling time of construction equipment either by shutting it off when not in use or by limiting idling time to no more than five minutes in order to reduce the detectable odors from heavy-duty equipment exhaust. The Project would also be required to comply with the SCAQMD Rule 1113 (Architectural Coatings), which would minimize odor impacts from reactive organic gas emissions during architectural coating. Furthermore, construction-source odor emissions would be highly localized, temporary, short term, and intermittent in nature and would not result in persistent impacts that would affect substantial numbers of people. The Project's potential construction-source odor impacts are, therefore, considered less than significant.

The SCAQMD CEQA Air Quality Handbook identifies certain land uses as sources of odors, including agriculture (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and fiberglass molding. The Project would not include any of the land uses identified by the SCAQMD as odor sources. In addition, the Project would properly store and maintain trash containers and comply with the SCAQMD's Rule 402 (Nuisance), which restricts the discharging of air contaminants that could result in injury, detriment, nuisance, or annoyance—including odors—to the public. Therefore, the Project would have a less-than-significant impact related to odors. As such, this topic will not be further evaluated in the EIR.

Section IV. Biological Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES: 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 Game or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☒	☐	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☒	☐	☐	☐

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☒	☐	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒
g) Affect a Significant Ecological Area (SEA) or Significant Natural Area (SNA) as identified on the City of Santa Clarita ESA Delineation Map?	☐	☐	☐	☒

Discussion

a) Would the project 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 Game or U.S. Fish and Wildlife Service?

Potentially Significant Impact. The Project Site has been heavily disturbed by previous uses; however, because the Project Site contains riparian habitat associated with Placerita Creek in the northern portion of the site, there is potential for it to support a variety of biological resources, including habitat for rare or special-status plants or wildlife species in similar habitats. Examples of sensitive species known to occur generally in the Santa Clarita Valley include least Bell's vireo (*Vireo Bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*), coastal California gnatcatcher (*Polioptila californica californica*), unarmored threespine stickleback (*Gasterosteus aculeatus williamsoni*), arroyo toad (*Anaxyrus californicus*), Santa Ana sucker (*Catostomus santaanae*), Nevin's barberry (*Berberis nevinii*), San Fernando Valley spineflower (*Chorizanthe parryi var. fernandia*), and slender-horned spineflower (*Dodecahema leptoceras*). Accordingly, potential impacts of the Project on sensitive species and habitat will be further evaluated in the EIR and mitigation measures identified as necessary.

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

Potentially Significant Impact. Riparian habitats occur along the banks of rivers and streams. Sensitive natural communities are natural communities that are considered rare in the region by the US Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), or local regulatory agencies, and are known to provide habitat for sensitive animal or plant species or are known to be important wildlife corridors. According to the USFWS National Wetlands Inventory, the Project Site is between Placerita Creek and Newhall Creek, which converge with Lyon Canyon and Pico Canyon to form the South Fork of the Santa Clara River within 0.5 mile of the Project Site.[5] The potential impacts of the Project on riparian habitats and sensitive natural communities will be further evaluated in the EIR and mitigation measures identified as necessary.

[5] U.S. Fish and Wildlife Service, National Wetlands Inventory (Surface Waters and Wetlands), https://www.fws.gov/wetlands/Data/Mapper.html, accessed February 28, 2022.

c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Potentially Significant Impact. Wetlands are defined by Section 404 of the federal Clean Water Act as land that is flooded or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that normally does support, a prevalence of vegetation adapted to life in saturated soils. Wetlands include areas, such as swamps, marshes, and bogs. The Project Site is between Placerita Creek and Newhall Creek, which converge with Lyon Canyon and Pico Canyon to form the South Fork of the Santa Clara River within 0.5 mile of the Project Site. The potential impacts of the Project on wetland habitats will be further evaluated in the EIR and mitigation measures identified as necessary.

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

Potentially Significant Impact. As discussed above, there is potential for the Project Site to support a variety of biological resources. Therefore, the Project has the potential to interfere with the movement of any native resident, migratory fish, or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Accordingly, such potential impacts of the Project will be further evaluated in the EIR and mitigation measures identified as necessary.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Potentially Significant Impact. The City defines oak trees as all species of the genus Quercus, including, but not limited to, valley oak (*Quercus lobata*), California live oak (*Q. agrifolia*), canyon oak (*Q. chrysolepis*), interior live oak (*Q. wislizenii*) and scrub oak (*Q. dumosa*), regardless of size. In the City of Santa Clarita, no person shall cut, prune, remove, relocate, endanger, damage, or encroach into the protected zone of any protected oak tree on any public or private property in Santa Clarita except in accordance with the conditions of a valid oak tree permit issued by the City, in conformance with Santa Clarita Municipal Code Section 17.23.170 (Oak Tree Permit). The Project will include a tree survey and report to assess impacts of the Proposed Project's construction and operation on protected trees on the property. Accordingly, these potential impacts of the Project will be further evaluated in the EIR and mitigation measures identified as necessary.

f) Would the project conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?

No Impact. As with all of Santa Clarita, the Project Site is not located within a habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan. Therefore, the Project would not conflict with any such plans, and the Project would have no related impacts. As such, this topic will not be further evaluated in the EIR.

g) Would the project affect a Significant Ecological Area (SEA) or Significant Natural Area (SNA) as identified on the City of Santa Clarita ESA Delineation Map?

No Impact. The Project Site is not within a Significant Ecological Area identified on Exhibit CO-5 (Significant Ecological Areas) of the City's General Plan Conservation and Open Space Element. The Project Site is also not within a Significant Natural Area identified by the California Department of Fish and Wildlife. Therefore, the Proposed Project would not affect a Significant Ecological Area or Significant Natural Area, and the Project would have no related impacts. As such, this topic will not be further evaluated in the EIR.

Section V. Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES: Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☒	☐	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☒	☐	☐	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☒	☐	☐	☐

Discussion

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

Potentially Significant Impact. Section 15064.5 of the CEQA Guidelines generally defines a historic resource as 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 (…unless the preponderance of evidence demonstrates that it is not historically or culturally significant)"; or any resource "which a lead agency determines to be historically significant…provided the lead agency's determination is supported by substantial evidence." Generally, a resource is considered "historically significant" if it is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; is associated with the lives of persons important in our past; embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of an important creative individual or possesses high artistic values; or has yielded, or may be likely to yield, information important in prehistory or history. The Project Site is located near Old Newhall, adjacent to the original Southern Pacific Railroad line and in an area that has a history of filmmaking. As such, the Project has a potential to affect historic resources. Accordingly, potential direct and indirect impacts of the Project on historic resources will be further evaluated in the EIR and mitigation measures identified as necessary.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Potentially Significant Impact. As the Project would involve grading and excavation activities, there is a potential to disturb or damage potentially important archaeological resources that may lie within proposed construction areas. Accordingly, potential impacts of the Project on archaeological resources will be further evaluated in the EIR and mitigation measures identified as necessary.

c) Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

Potentially Significant Impact. As the Project would involve extensive grading, excavation activities, and ground disturbance during construction, there is a potential to disturb any human remains that may have been interred on the Project Site. Thus, there is a potential to discover buried human remains during the course of Project-related earth-moving activities. Accordingly, such potential impacts will be further evaluated in the EIR and mitigation measures identified as necessary.

Section VI. Energy

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
ENERGY: 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?	☒	☐	☐	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☒	☐	☐	☐

Discussion

a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Potentially Significant Impact. The Project would develop an existing vacant site. The Proposed Project would include construction activities, such as site preparation and clearing, grading, paving, and building construction, which would result in the consumption of energy resources during construction. Additionally, the operation of the Proposed Project would result in new sources of energy consumption when compared to existing conditions. While development of the Project would not be anticipated to cause wasteful, inefficient, and unnecessary consumption of energy resources, potential impacts related to the Project's energy usage will be further evaluated in the EIR and mitigation measures identified as necessary.

b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Potentially Significant Impact. Construction and operation of the Project would result in increased energy consumption when compared to existing conditions. While development of the Project would not be anticipated to conflict with or obstruct the implementation of a state or local plan for renewable energy or energy efficiency, potential impacts related to the Project's energy usage will be further evaluated in the EIR and mitigation measures identified as necessary.

Section VII. Geology and Soils

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
GEOLOGY AND SOILS: 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 fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☒	☐	☐	☐

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☒	☐	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☒	☐	☐	☐
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?	☒	☐	☐	☐
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?	☒	☐	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Result in a change in topography or ground surface relief features?	☒	☐	☐	☐
g) Result in earth movement (cut and/or fill) of 10,000 cubic yards or more?	☒	☐	☐	☐
h) Involve development and/or grading on a slope greater than 10% natural grade?	☒	☐	☐	☐
i) Result in the destruction, covering, or modification of any unique geologic or physical feature?	☒	☐	☐	☐
j) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐

Discussion

a.i) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving 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 fault? Refer to Division of Mines and Geology Special Publication 42.

No Impact. The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazards of surface faulting and fault rupture by establishing regulatory zones around active faults. These zones extend from 200 feet to 500 feet on each side of the known fault and identify areas where a potential surface rupture could be hazardous for buildings used for human occupancy. Development projects located within these zones are required to prepare special geotechnical studies to characterize the effects from any potential surface ruptures. The Project Site is not located within an Alquist-Priolo Earthquake Fault Zone. In addition, there are no known active or potentially active faults on the Project Site.[6] As such, this topic will not be further evaluated in the EIR.

[6] LGC Valley, Inc., Geologic and Geotechnical Engineering Investigation, Proposed Commercial Development, Northwest of 13th and Arch Streets, City of Santa Clarita, California, September 10, 2021.

a.ii) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

Potentially Significant Impact. As the Project Site is located in the seismically active region of Southern California, it would be subject to strong seismic ground shaking during seismic events. Accordingly, the Project's impacts related to strong seismic ground shaking will be further evaluated in the EIR and mitigation measures identified as necessary.

a.iii) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

No Impact. Liquefaction occurs when saturated soils lose their strength and behave like a liquid as a result of strong ground shaking. The three geologic conditions that must be present in order for liquefaction to occur are (1) strong ground shaking; (2) shallow groundwater, generally less than 50 feet in depth; and (3) the presence of unconsolidated sandy alluvium, typically Holocene in age. The Project Site is not located in a State of California Seismic Hazard Zone for liquefaction. Based on the depth to the historic high groundwater of greater than 65 feet in the Project vicinity and the absence of groundwater in any of the excavations on-site to a depth of 98 feet, the potential for liquefaction to affect the majority of the Project Site is very low. Therefore, groundwater is not anticipated to be encountered or have an effect on the Project Site during site excavation and grading.[7] As such, this topic will not be further evaluated in the EIR.

a.iv) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

Potentially Significant Impact. Landslides are believed to result from the combined influence of water-saturated soils and grading activities associated with development. Water saturation might result from rainfall, over-irrigation, and sewage effluent discharge. Rainfall could loosen soil cohesion or trigger soil erosion and result in hillside slope failure. The Project Site is located in a State of California Seismic Hazard Zone for seismically induced landslide.[8] Accordingly, the Project's impacts related to landslides will be further evaluated in the EIR and mitigation measures identified as necessary.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Potentially Significant Impact. The Project's construction activities would include a balanced earth movement of approximately 400,000 cubic yards of cut, as well as the same quantity of fill. As such, soils within the 93.5-acre Project Site may become exposed and, thus, subject to erosion. Accordingly, the Project's impacts related to erosion or the loss of topsoil will be further evaluated in the EIR and mitigation measures identified as necessary.

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

Potentially Significant Impact. As discussed above, the Project Site is located in a seismically induced landslide area. Accordingly, the Project's impacts related to the stability of the soils on-site will be further evaluated in the EIR and mitigation measures identified as necessary.

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7 LGC Valley, Inc., Geologic and Geotechnical Engineering Investigation, Proposed Commercial Development, Northwest of 13th and Arch Streets, City of Santa Clarita, California, September 10, 2021.

8 LGC Valley, Inc., Geologic and Geotechnical Engineering Investigation, Proposed Commercial Development, Northwest of 13th and Arch Streets, City of Santa Clarita, California, September 10, 2021.

d) Would the project 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?

Potentially Significant Impact. Expansive soils are prone to change in volume because of the presence or absence of moisture. Expansive soils decrease in volume when dry and increase when wet (shrink-swell). Expansive soils typically have high percentages of certain kinds of clay particles, which can expand 10 percent or more as they become wet. Soils composed of mostly sand and gravel do not absorb much water. Expansive soils can cause structural damage, cracked driveways and sidewalks, heaving of roads and highway structures, and disruption of pipelines and other utilities. Expansive soils can occur near water sources. As discussed above, as the Project Site is located between Placerita Creek and Newhall Creek, expansive soils have the potential to occur on-site. Accordingly, the Project's impacts related to expansive soils will be further evaluated in the EIR and mitigation measures identified as necessary.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The Project Site is located within a community served by the existing public sewer system. As such, the Project would not require the use of septic tanks or alternative wastewater disposal system. Therefore, soil suitability for septic tanks or alternative wastewater disposal systems is not applicable in this case. The Proposed Project would have no associated impacts, and this topic will not be further evaluated in the EIR.

f) Would the project result in a change in topography or ground surface relief features?

Potentially Significant Impact. As the Project would involve development and grading on a slope and portions of the base of the ridgeline in the northern area of the Project Site, changes in topography or ground surface relief features would occur. Accordingly, the Project's impacts related to a change in topography or ground surface relief features will be further evaluated in the EIR and mitigation measures identified as necessary.

g) Would the project result in earth movement (cut and/or fill) of 10,000 cubic yards or more?

Potentially Significant Impact. The Project would require earth movement of approximately 400,000 cubic yards of cut with the same quantity of fill. Accordingly, the Project's impacts related to earth movement will be further evaluated in the EIR and mitigation measures identified as necessary.

h) Would the project involve development and/or grading on a slope greater than 10% natural grade?

Potentially Significant Impact. The Project would involve grading on a slope and portions of the base of the ridgeline in the northern area of the Project Site. Accordingly, the Project's impacts related to grading on a slope greater than 10 percent natural grade would be further evaluated in the EIR and mitigation measures identified as necessary.

i) Would the project result in the destruction, covering, or modification of any unique geologic or physical feature?

Potentially Significant Impact. The Project would involve the modification of the geological and physical features of portions of the Project Site, including grading activities on slopes. Accordingly, the Project's impacts related to the modification of the geologic and physical features on-site would be further evaluated in the EIR and mitigation measures identified as necessary.

j) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Impact. Section 6301 of the federal Paleontological Resources Preservation Act defines paleontological resources as "any fossilized remains, traces, or imprints of organisms, preserved in or on the earth's crust, that are of paleontological interest and that provide information about the history of life on earth," except for when these materials are associated with archaeological resources or cultural items. As the Project would involve grading and excavation activities, there is a potential to disturb or damage potentially important paleontological resources that may lie within proposed construction areas. Accordingly, the Project's potential impacts on paleontological resources will be further evaluated in the EIR and mitigation measures identified as necessary.

Section VIII. Greenhouse Gas Emissions

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
GREENHOUSE GAS EMISSIONS: Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐

Discussion

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact. Implementation of the Project would introduce new land uses on the Project Site to increase the land use intensity in the Project vicinity and generate additional traffic volumes throughout the City, resulting in new direct and indirect sources of greenhouse gas (GHG) emissions. Accordingly, potential impacts of the Project on GHG emissions will be further evaluated in the EIR and mitigation measures identified as necessary.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact. The California Air Resources Board (CARB) Scoping Plan is California's GHG reduction strategy to achieve the state's GHG emissions reduction targets established by Assembly Bill (AB) 32 and Senate Bill (SB) 32, which are 1990 levels by year 2020 and 40 percent below 1990 levels by year 2030. Statewide strategies to reduce GHG emissions would ensure that the state is on target to achieve the GHG emissions reduction goals of AB 32 and SB 32. Since the Project would result in new direct and indirect sources of GHG emissions, the Project's consistency with such goals, as well as those of the Southern California Association of Governments' Regional Transportation Plan/Sustainable Communities Strategy and the City of Santa Clarita Climate Action Plan, will be further evaluated in the EIR and mitigation measures identified as necessary.

Section IX. Hazards and Hazardous Materials

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS: Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☒	☐	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☒	☐	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☒	☐	☐	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☒	☐	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 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?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☒	☐	☐	☐
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☒	☐	☐	☐
i) Expose people to existing sources of potential health hazards (e.g., electrical transmission lines, gas lines, oil pipelines)?	☐	☐	☒	☐

Discussion

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Potentially Significant Impact. Project construction activities would involve the temporary use of potentially hazardous materials, and studio-related operations would involve use of potentially hazardous materials typical of those used for set or stage work, cleaning, and landscaping maintenance. Therefore, the potential for the Project to create a significant hazard to the public or environment through routine transport, use, or disposal of hazardous materials will be further evaluated in the EIR and mitigation measures identified as necessary.

b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Potentially Significant Impact. Project construction and operation activities would involve the transport, use, or disposal of hazardous materials. In addition, previous uses on the Project Site may have resulted in environmental site conditions (i.e., soil contamination). Therefore, the potential for the Project to create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials will be further evaluated in the EIR and mitigation measures identified as necessary.

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Potentially Significant Impact. The Project Site is located within 0.25 mile of Newhall Elementary School and approximately 0.30 mile from Placerita Junior High School and William S. Hart High School. As discussed above, Project-related construction and operation activities would involve the transport, use, or disposal of hazardous materials. Accordingly, the Project's potential impacts related to this issue will be further evaluated in the EIR and mitigation measures identified as necessary.

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

Potentially Significant Impact. Although the Project Site is vacant under existing conditions, there are signs of past disturbance. As such, previous uses on the Project Site may have resulted in environmental site conditions (i.e., soil contamination). Accordingly, the Project's potential impacts related to the Project Site's potential for being included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 will be further evaluated in the EIR and mitigation measures identified as necessary.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 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 is not located within an airport land use plan or within 2 miles of a public airport or public use airport. The nearest public airport is Van Nuys Airport, which is located approximately 12 miles south of the Project Site. Accordingly, the Project would not result in a safety hazard for people residing or working in the area. As such, this topic will not be further evaluated in the EIR.

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

No Impact. The Project is not located within the vicinity of a private airstrip. The nearest private airport is Whiteman Airport, which is located approximately 10 miles south of the Project Site. Accordingly, the Project would not result in a safety hazard for people residing or working in the area. As such, this topic will not be further evaluated in the EIR.

g) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Potentially Significant Impact. The County of Los Angeles designates Railroad Avenue, which is located immediately west of the Project Site, as a primary disaster route. Lyons Avenue, south of the Project Site,

is designated as a secondary disaster route.[9] The Project would intensify land uses in the Project vicinity and generate additional traffic on the local street network, potentially impairing or interfering with an adopted emergency response plan or emergency evacuation plan. Accordingly, the Project's potential impacts related to this issue will be further evaluated in the EIR and mitigation measures identified as necessary.

h) Would the project expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Potentially Significant Impact. The Santa Clarita Valley is susceptible to wildland fires because of its hilly terrain; dry, hot, and sometimes windy weather conditions; and the presence of flammable vegetation, particularly in more remote areas with limited vehicular access and no water infrastructure. The northern portion of the Project Site, which contains the Placerita Creek bed and is characterized by native and non-native vegetation, is located within a Very High Fire Hazard Severity Zone/Local Responsibility Area, where fire protection is the responsibility of the LACFD.[10] Hilly, undeveloped terrain is located farther north of the Project Site, some distance beyond Placerita Creek, which may be susceptible to wildfire that could spread toward the Project Site under the right weather conditions. Accordingly, the Project's potential impacts related to wildfire will be further evaluated in the EIR and mitigation measures identified as necessary.

i) Would the project expose people to existing sources of potential health hazards (e.g., electrical transmission lines, gas lines, oil pipelines)?

Less Than Significant Impact. Hazards associated with overhead transmission lines range from exposure to electrical magnetic fields to live wires and flashovers when a person or equipment gets too close to an overhead line. Surface or subsurface-level natural gas or other fuel lines can pose risks when improper contact is made, resulting in leaks, fire, and/or explosions.

As previously discussed, the Project Site is currently undeveloped and is located in an urbanized area with major utilities running underneath nearby roadways, such as Railroad Avenue. As the Project Site is undeveloped, there is no existing development requiring electric power, and there is no existing electricity infrastructure on the Project Site. Existing electrical infrastructure in the area includes overhead electrical power lines along the 12th Street frontage and underground electrical utilities within Railroad Avenue. Similarly, as there are no existing structures on the Project Site requiring natural gas service, there is no natural gas infrastructure located within the Project Site. The nearest natural gas transmission line is located within 13th Street and Arch Street to the southeast of the Project Site. Further, the U.S. Department of Transportation's National Pipeline Mapping System shows that the nearest hazardous liquid pipeline to the Project Site is located within Newhall Avenue, which is approximately 1,500 feet west of the Project Site and outside of the Project's area of ground disturbance.[11]

Since the majority of these utility lines are located underground, potential hazards would be reduced with standard construction precautions, such as identifying the location of utility lines before any Project-related ground disturbance takes place. The overhead electrical powerlines are located off-site and would not pose a significant risk to construction workers or Project employees and visitors. Therefore, the Project would not expose people to existing sources of potential health hazards, and impacts would be less than significant. As such, this topic will not be further evaluated in the EIR.

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9 County of Los Angeles Department of Public Works, Disaster Routes with Road Districts, North Los Angeles County, 2012.

10 California Department of Forestry and Fire Prevention, Very High Fire Hazard Severity Zones in the LRA, Santa Clarita, 2011.

11 U.S. Dept of Transportation, National Pipeline Mapping System, https://pvnpms.phmsa.dot.gov/PublicViewer/, March 10, 2022.

Section X. Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY: Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☒	☐	☐	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?	☒	☐	☐	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☒	☐	☐	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☒	☐	☐	☐
e) 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?	☒	☐	☐	☐
f) Otherwise substantially degrade water quality?	☒	☐	☐	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☒	☐	☐	☐
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☒	☐	☐	☐
k) Result in changes in the rate of flow, currents, or the course and direction of surface water and/or groundwater?	☒	☐	☐	☐
l) Other modification of a wash, channel creek, or river?	☒	☐	☐	☐
m) Impact stormwater management in any of the following ways?				

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Potential impact of project construction and project post-construction activity on stormwater runoff?	☒	☐	☐	☐
ii) Potential discharges from areas for materials storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?	☒	☐	☐	☐
iii) Significant environmentally harmful increase in the flow velocity or volume of stormwater runoff?	☒	☐	☐	☐
iv) Significant and environmentally harmful increases in erosion of the Project Site or surrounding areas?	☒	☐	☐	☐
v) Stormwater discharges that would significantly impair or contribute to the impairment of the beneficial uses of receiving waters or areas that provide water quality benefits (e.g., riparian corridors, wetlands, etc.)?	☒	☐	☐	☐
vi) Cause harm to the biological integrity of drainage systems, watersheds, and/or water bodies?	☒	☐	☐	☐
vii) Does the Proposed Project include provisions for the separation, recycling, and reuse of materials both during construction and after project occupancy?	☐	☐	☒	☐

Discussion

a) Would the project violate any water quality standards or waste discharge requirements?

Potentially Significant Impact. The Project's construction activities would include earth movement of approximately 400,000 cubic yards of cut and the same quantity of fill. As such, soils within the 93.5-acre Project Site may become exposed to wind and water and, thus, subject to erosion and conveyance of other pollutants into waters. In addition, the Project operations would introduce new land uses that could affect the quality of surface water and groundwater. Accordingly, potential impacts related to water quality standards and discharge requirements will be further evaluated in the EIR and mitigation measures identified as necessary.

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

Potentially Significant Impact. Development of the Project Site, which is currently undeveloped, would increase the amount of impervious surface area. The reduction in pervious surface area could reduce the percolation of rainwater that may potentially affect groundwater recharge. Accordingly, potential impacts related to groundwater will be further evaluated in the EIR and mitigation measures identified as necessary.

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

Potentially Significant Impact. The Project Site is located between Placerita Creek and Newhall Creek, which converge with Lyon Canyon and Pico Canyon to form the South Fork of the Santa Clara River within 0.5 mile of the Project Site. A drainage feature runs along the eastern boundary of the Project Site, adjacent to an MWD easement. An additional drainage feature also runs along the western boundary of the Project Site, adjacent to a Union Pacific Railroad line and Railroad Avenue. These two drainage features range between 2 and 12 feet wide and converge on the western side of the Project Site, discharging into a culvert underneath the railroad tracks approximately 370 feet southeast of the Railroad Avenue bridge over Placerita Creek. Accordingly, the Project's impacts related to on- and off-site erosion or siltation management will be further evaluated in the EIR and mitigation measures identified as necessary.

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

Potentially Significant Impact. As discussed above, drainage features run along the eastern and western boundaries of the Project Site. In addition, the Project would introduce impervious surfaces to a currently vacant site and may alter existing drainage patterns. Accordingly, the Project's impacts related to surface runoff will be further evaluated in the EIR and mitigation measures identified as necessary.

e) Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Potentially Significant Impact. As discussed above, drainage features run along the eastern and western boundaries of the Project Site. In addition, the Project would introduce impervious surfaces to a currently vacant site and may potentially 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. Accordingly, the Project's impacts related to stormwater drainage systems or sources of polluted runoff will be further evaluated in the EIR and mitigation identified as necessary.

f) Would the project otherwise substantially degrade water quality?

Potentially Significant Impact. The Project's construction activities would include earth movement of approximately 400,000 cubic yards of cut and the same quantity of fill. As such, soils may become exposed to wind and water and, thus, subject to erosion and conveyance of other pollutants into waters. In addition, Project operations would introduce new land uses that could affect the quality of surface water and groundwater. Accordingly, potential impacts related to water quality will be further evaluated in the EIR and mitigation measures identified as necessary.

g) Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. A portion of the Project site is located within a FEMA Zone A floodplain. Zone A areas have a 1 percent annual chance of flooding, which is also called the 100-year flood. For the Project Site, this floodplain is associated with the adjacent Placerita Creek, which covers the entire proposed development area and extends north, ending at the base of the hilly terrain north of Placerita Creek. However, the Project would not develop housing and, as such, would not place housing within a 100-year flood hazard area. No impact would occur, and this topic will not be further evaluated in the EIR.

h) Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

Potentially Significant Impact. The Project would place structures within a FEMA Zone A floodplain. As such, the structures would potentially impede or redirect flood flows. Accordingly, potential impacts related to flood hazards and flows will be further evaluated in the EIR and mitigation measures identified as necessary.

i) Would the project expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Significant Impact. According to the City's General Plan Safety Element, dams within the Santa Clarita Valley are located at the Castaic Reservoir and the Bouquet Reservoir. If the Castaic Reservoir Dam were to rupture from a seismic event, potential flooding could occur in Castaic, Val Verde, and Valencia. Failure of the two dams at the Bouquet Reservoir could result in flooding downstream in Saugus and Valencia.[12] Since the Project Site is not located in any of those communities, the Project Site is not located in a potential dam inundation area. In addition, there are no levees in the vicinity of the Project Site. Therefore, no impacts related to inundation resulting from levee or dam failure would occur at the Project Site, and this topic will not be further evaluated in the EIR.

j) Would the project result in inundation by seiche, tsunami, or mudflow?

Potentially Significant Impact. A seiche is the creation of large waves on a lake or reservoir due to earthquake shaking. A seiche can be triggered by long-period ground motion from distant earthquakes or from ground displacement beneath the body of water. In reservoirs, seiches can generate short-term flooding of downstream areas. In addition, earthquake-induced landslides can cause seiche-like waves. As the Castaic Dam/Reservoir is located approximately 9.9 miles northwest of the Project Site and Bouquet Dam/Reservoir is approximately 15.6 miles northeast of the Project Site, the site is not considered to be subject to potential flooding from a seiche event.

According to the National Oceanic and Atmospheric Administration, a tsunami is a series of giant waves caused by earthquakes or undersea volcanic eruptions. As the Pacific Ocean lies approximately 24 miles to the south of the Project Site, the site is not considered to be subject to potential flooding from a tsunami event.

As the Project would involve development and grading on a slope and portions of the base of the ridgeline in the northern area of the Project Site, the Project could potentially be affected by inundation by mudflow. Accordingly, potential impacts related to inundation by mudflow will be further evaluated in the EIR and mitigation measures identified as necessary.

k) Would the project result in changes in the rate of flow, currents, or the course and direction of surface water and/or groundwater?

Potentially Significant Impact. The Project would alter the Project Site's drainage patterns as compared to existing conditions. In addition, the Project would introduce impervious surfaces to a currently vacant site and may potentially increase the rate of flow or the course and direction of surface water runoff. Accordingly, such impacts would be further evaluated in the EIR and mitigation measures identified as necessary.

l) Would the project result in other modification of a wash, channel creek, or river?

Potentially Significant Impact. The Project Site is located between Placerita Creek and Newhall Creek, which converge with Lyon Canyon and Pico Canyon to form the South Fork of the Santa Clara River within 0.5 mile

[12] City of Santa Clarita, General Plan - One Valley One Vision, Safety Element, June 2011.

of the Project Site. Accordingly, potential impacts related to the modification of a wash, channel creek, or river will be further evaluated in the EIR and mitigation measures identified as necessary.

m.i) Would the project impact stormwater management as a result of project construction and project post-construction activity on stormwater runoff?

Potentially Significant Impact. The Project's construction activities would include earth movement of approximately 400,000 cubic yards of cut and the same quantity of fill. As such, construction and post-construction activities could potentially impact stormwater management. Accordingly, such impacts would be further evaluated in the EIR and mitigation measures identified as necessary.

m.ii) Would the project impact stormwater management as a result of potential discharges from areas for materials storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?

Potentially Significant Impact. The Project's construction and operational activities would be typical of those conducted for commercial developments and would include areas for materials storage, vehicle or equipment fueling or maintenance, waste handling, hazardous materials handling or storage, delivery area, loading docks, and other outdoor work areas. Accordingly, impacts of those uses on stormwater management would be further evaluated in the EIR and mitigation measures identified as necessary.

m.iii) Would the project impact stormwater management as a result of significant environmentally harmful increase in the flow velocity or volume of stormwater runoff?

Potentially Significant Impact. The Project would introduce impervious surfaces to a currently vacant site and may potentially increase the rate of flow or volume of stormwater runoff. Accordingly, such impacts on stormwater management would be further evaluated in the EIR and mitigation measures identified as necessary.

m.iv) Would the project impact stormwater management as a result of significant and environmentally harmful increases in erosion of the Project Site or surrounding areas?

Potentially Significant Impact. The Project's construction activities would include earth movement of approximately 400,000 cubic yards of cut and the same quantity of fill. As such, construction activities could potentially result in increases in erosion of the Project Site, particularly the ridgeline on the northern portion of the Project Site. Accordingly, such impacts on stormwater management would be further evaluated in the EIR and mitigation measures identified as necessary.

m.v) Would the project impact stormwater management as a result of stormwater discharges that would significantly impair or contribute to the impairment of the beneficial uses of receiving waters or areas that provide water quality benefits (e.g., riparian corridors, wetlands, etc.)?

Potentially Significant Impact. The Project Site is located between Placerita Creek and Newhall Creek, and development would potentially result in stormwater discharges that may impair or contribute to the impairment of the beneficial uses of receiving waters or areas that provide water quality benefits. Accordingly, such impacts will be further evaluated in the EIR and mitigation measures identified as necessary.

m.vi) Would the project impact stormwater management in a way that would cause harm to the biological integrity of drainage systems, watersheds, and/or water bodies?

Potentially Significant Impact. The Project Site is located between Placerita Creek and Newhall Creek, and drainage features run along the eastern and western boundaries of the Project Site. Development may potentially impact stormwater management and cause harm to the biological integrity of drainage systems,

watersheds, and/or water bodies. Accordingly, such impacts will be further evaluated in the EIR and mitigation measures identified as necessary.

m.vii) Would the project impact stormwater management as a result of the provisions for the separation, recycling, and reuse of materials both during construction and after project occupancy?

Less Than Significant Impact. The Project would be required to comply with the City's stormwater ordinance, the Countywide MS4 permit, and the State's National Pollutant Discharge Elimination System (NPDES) Construction General Permit and to implement a Low-Impact Development compliance plan and Stormwater Pollution Prevention Plan during construction. Compliance with these requirements of the Clean Water Act and the NPDES would ensure the Project would not significantly impact stormwater management during construction. In addition, the Project would be required to comply with the City's Construction and Demolition Recycling Ordinance (05-09), as well as required City recycling programs during operation. Therefore, impacts regarding stormwater management would be less than significant, and this topic will not be further evaluated in the EIR.

Section XI. Land Use and Planning

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
LAND USE AND PLANNING: Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐
c) Conflict with any applicable habitat conservation plan, natural community conservation plan, and/or policies by agencies with jurisdiction over the project	☐	☐	☐	☒

Discussion

a) Would the project physically divide an established community?

No Impact. The Project would result in the development of contiguous vacant land located between the rural residential, equestrian Placerita Canyon neighborhood and the comparatively urbanized Newhall community. The Project would not involve any street vacation that would physically divide the Newhall community from the Placerita Canyon community, and, as such, the Project would have no related impacts. As such, this topic will not be further evaluated in the EIR.

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

Potentially Significant Impact. The Project would require discretionary approvals, including, but not limited to, a General Plan Amendment, Conditional Use Permit, Minor Use Permit, and a Zone Change. Accordingly, potential impacts related to the consistency of the Project with other land use plans, policies, and/or regulations will be further evaluated in the EIR and mitigation measures identified as necessary.

c) Conflict with any applicable habitat conservation plan, natural community conservation plan, and/or policies by agencies with jurisdiction over the project?

No Impact. As with all of Santa Clarita, the Project Site is not located within a habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan. Therefore, the Project would not conflict with any such plans, and the Project would have no related impacts. As such, this topic will not be further evaluated in the EIR.

Section XII. Mineral and Energy Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
MINERAL AND ENERGY RESOURCES: 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Use nonrenewable resources in a wasteful and inefficient manner	☐	☐	☒	☐

Discussion

a) Would the project 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?

No Impact. The Project Site is not located within an existing Mineral Extraction Area or a Mineral Resource Zone, as identified on the City of Santa Clarita General Plan Conservation and Open Space Element's Exhibit CO-2 (Mineral Resources). According to the City's General Plan, as well as the California Geologic Energy Management Division's Well Finder database, there are no producing, idle, or abandoned oil or natural gas wells, or any other types of mineral extraction activities within the Project Site. Furthermore, the Project Site is governed by the provisions of the MX-N and NU5 zones, neither of which permit mineral recovery uses. Therefore, the Project would have no impact on the availability of a known mineral resource of value to the region or the state. As such, this topic will not be further evaluated in the EIR.

b) Would the project 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. As discussed above, the Project Site is not located within an existing Mineral Extraction Area or a Mineral Resource Zone. In addition, the Project Site is governed by the provisions of the MX-N and NU5 zones, neither of which permit mineral recovery uses. Therefore, the Project would have no impact on the availability of a locally important mineral resource recovery site. As such, this topic will not be further evaluated in the EIR.

c) Would the project use nonrenewable resources in a wasteful and inefficient manner?

Less Than Significant Impact. The Project would utilize a variety of building materials and energy resources during construction and would consume energy over the long-term operation of the Project. Many of the resources utilized for construction are nonrenewable, including sand, gravel, soils, metals, and hardscape materials, along with petroleum-based fuels to power construction machinery and vehicles. A highly competitive construction economy encourages the efficient use of materials and manpower during construction, to be cost

effective and meet financial goals. The Project would not require any unique construction methods or materials that would consume nonrenewable resources in an unusually intensive manner. Therefore, this Project is not expected to consume nonrenewable resources during construction in a wasteful or inefficient manner.

In addition, the Proposed Project would commit energy and water resources as a result of the long-term operation and maintenance of the development. Water resources are considered to be renewable through the natural hydrological cycle, although in Southern California, fresh water can be a scarce resource during periodically prolonged drought conditions. Portions of the electrical energy that would be utilized on-site would be generated through off-site combustion of nonrenewable fossil fuels at distant power generation facilities; however, renewable energy sources, such as solar and wind, are being utilized more each year by energy providers. Accordingly, Southern California Edison, which provides electricity service to the Project Site, sources one-third of its supplied energy from renewable resources in its standard power mix, with options for end users to choose energy plans comprising approximately 65 percent renewable energy resources and 100 percent renewable energy resources.[13] Further, the share of renewable energy delivered by energy providers can be expected to increase as California moves toward a target of providing 100 percent renewable energy for all California electric retail sales by 2045, pursuant to California SB 100.[14] Additionally, the Project would be required to comply with California Code of Regulations, Title 24, the California Building Standards Code, which includes the California Building Energy Efficiency Standards and the California Green Building Standards (CALGreen) Code. Title 24, Part 6, the California Energy Code, also known as the California Energy Efficiency Standards for Residential and Nonresidential Buildings, was created to reduce California's energy consumption. It addresses issues concerning design, construction, alteration, installation, or repair of building envelopes, space-conditioning systems, water-heating systems, indoor lighting systems of buildings, outdoor lighting and signage, and certain equipment designed to enhance building efficiency. Therefore, with mandatory compliance with energy efficiency measures, an increasing concentration of renewable energy sources used by electricity providers, and with general market conditions encouraging the efficient use of materials and energy for cost-savings purposes, the Project would not use nonrenewable resources in a wasteful and inefficient manner, and impacts would be less than significant. As such, this topic will not be further evaluated in the EIR.

However, a discussion of Project-related impacts associated with consumption of energy resources during construction and operation will be included in the Energy Section of the EIR.

Section XIII. Noise

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
NOISE: Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐

[13] Southern California Edison, 2019 Power Content Label, October 2020.
[14] California Energy Commission, Report Charting Path to 100 Percent Clean Electricity, March 15, 2021.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 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?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion

a) Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact. The introduction of new land uses within the Project Site would generate additional traffic volumes and stationary noise sources, which may result in exposure of persons or generation of noise levels in excess of standards. Sensitive receptors are located to the east (single-family homes along Alderbrook Drive), west (the mobile home park across Railroad Avenue), and north (single-family homes along Heather Vale Street and Rolling Greens Way). Accordingly, the Project's impacts related to noise will be further evaluated in the EIR and mitigation measures identified as necessary.

b) Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. The Project may result in excessive short-term groundborne vibration or noise from construction or operation activities. Accordingly, the Project's impacts related to groundborne vibration and groundborne noise will be further evaluated in the EIR and mitigation measures identified as necessary.

c) Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. As discussed above, the introduction of new land uses within the Project Site would generate additional traffic volumes and stationary noise sources. As such, the Project may result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project. Accordingly, issues relating to noise will be further evaluated in the EIR and mitigation measures identified as necessary.

d) Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. As discussed above, the introduction of land uses within the Project Site would generate additional traffic volumes and stationary noise sources. As such, the Project may result in a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project. Accordingly, issues relating to noise will be further evaluated in the EIR and mitigation measures identified as necessary.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 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 is not located within an airport land use plan or a public airport or public use airport. The nearest public airport is Van Nuys Airport, which is located approximately 12 miles south of the Project Site. Given

the distance between this airport and the Project Site, the Project would have no noise impact related to exposure of people residing or working in such areas. As such, this topic will not be further evaluated in the EIR.

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

No Impact. As discussed above, the Project is not located within the vicinity of a private airstrip. The nearest private airport is Whiteman Airport, which is located approximately 10 miles south of the Project Site. Given the distance between this airport and the Project Site, the Project would have no noise impact related to exposure of people residing or working in such areas. As such, this topic will not be further evaluated in the EIR and mitigation measures identified as necessary.

Section XIV. Population and Housing

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING: Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☒	☐	☐	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere (especially affordable housing)?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion

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

Potentially Significant Impact. As the proposed development would not include residential uses, the Project would not directly introduce a new residential population that would contribute to population growth in the vicinity. However, the development of the studio campus on an existing undeveloped site would generate employment opportunities. Accordingly, the Project's potential impacts related to growth will be further evaluated in the EIR.

b) Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere (especially affordable housing)?

No Impact. As the Project Site is currently vacant, the Project would not cause displacement of housing, necessitating the construction of replacement housing elsewhere. Therefore, no related impact would occur, and this topic will not be further evaluated in the EIR.

c) Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. As the Project Site is currently vacant, the Project would not cause displacement of people, necessitating the construction of replacement housing elsewhere. Therefore, no related impact would occur, and this topic will not be further evaluated in the EIR.

Section XV. Public Services

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
PUBLIC SERVICES:				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	☒	☐	☐	☐
ii) Police protection?	☒	☐	☐	☐
iii) Schools?	☐	☐	☒	☐
iv) Parks?	☐	☐	☒	☐
v) Other public facilities?	☒	☐	☐	☐

Discussion

a.i) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection?

Potentially Significant Impact. Fire protection services for the Project Site and the surrounding area are provided by the Los Angeles County Fire Department (LACFD). The nearest fire station to the Project Site is LACFD Station 73, which is located west of the Project Site across Railroad Avenue at 24875 Railroad Avenue. The Project would develop commercial uses on vacant land and would, thus, generate an employee population on-site. Therefore, the Project could potentially increase the demands on fire department personnel and equipment. Accordingly, the Project's potential impacts on fire protection services as provided by the LACFD will be further evaluated in the EIR and mitigation measures identified as necessary.

a.ii) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection?

Potentially Significant Impact. The City contracts with the Los Angeles County Sheriff's Department (LACSD) for police protection and law enforcement services. The Santa Clarita Valley Sheriff's Station is located at 26201 Golden Valley Road, which is less than 2 miles northeast of the Project Site. The Project would develop commercial uses on vacant land and would, thus, generate an employee population on-site. Therefore, the Project could potentially increase the demands on police protection and law enforcement services. Accordingly, the Project's potential impacts on police protection and law enforcement services as provided by the LACSD will be further evaluated in the EIR and mitigation measures identified as necessary.

a.iii) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools?

Less Than Significant Impact. As previously described, the Project does not include residential uses. Therefore, Project operation would not result in a direct increase in the number of students within the service areas of the Newhall School District and William S. Hart Union High School District. While some new Project employees may be anticipated to relocate to the Project vicinity, the Project would not result in a significant associated demand for new or expanded school facilities. Both school districts would make appropriate decisions based on existing resources and facilities if enrollment pressures rise. In addition, both school districts assess development impact fees to help finance new and expanded facilities needed to accommodate population growth and increasing enrollments. The fees change over time and are collected by the City at the time of issuance of building permit. Pursuant to California Government Code Section 65995, the Project would be required to pay fees in accordance with SB 50. Payment of such fees is intended for the general purpose of addressing the construction of new school facilities, whether schools servicing the Project are at capacity or not. Pursuant to California Government Code Section 65995(h), payment of such fees is deemed full mitigation of a project's development impacts. Therefore, the Project's impacts on schools would be less than significant, and this topic will not be further evaluated in the EIR.

a.iv) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for parks?

Less Than Significant Impact. According to the City of Santa Clarita General Plan Conservation and Open Space Element, there is a citywide shortage of local parkland in the City. The City's General Plan states that the City offers approximately 1.5 to 2 acres of developed parkland per 1,000 residents through 20 city parks.[15] However, the Project would not include residential uses and would not generate a new residential population that would regularly use nearby parks and recreational facilities. While it is possible for some of the Project employees to use local parks and recreational facilities, the Project would include open space areas and a gym building with fitness amenities for Project employees, visitors, and patrons to use, thus reducing the potential for employees to use local parks and recreational facilities. Therefore, impacts related to park services would be less than significant, and this topic will not be further evaluated in the EIR.

a.v) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities?

Potentially Significant Impact. The Project would generate an employee population that may potentially affect the demand for government facilities and resources, such as libraries. The nearest library facility is the Old Town Newhall Library, which is located at 24500 Main Street approximately 0.2 mile south of the Project Site. Accordingly, the Project's potential impacts on library services and other government facilities will be further evaluated in the EIR and mitigation measures identified as necessary.

[15] City of Santa Clarita, General Plan - One Valley One Vision, Conservation and Open Space Element, May 2011.

Section XVI. Recreation

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
RECREATION:				
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?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Discussion

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. The Project would not include residential uses and would not generate a new residential population that would regularly use nearby parks and recreational facilities. While it is possible for some of the Project employees to use nearby parks and recreational facilities, the Project would include open space areas and a gym building with fitness amenities for Project employees, visitors, and patrons to use, thus reducing the potential for Project employees, visitors, and patrons to use nearby parks and recreational facilities. Therefore, impacts related to recreation would be less than significant, and this topic will not be further evaluated in the EIR.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact. The Project would include open space and a gym building with fitness amenities for private use by the employees, visitors, and patrons of the studio uses, thus reducing the potential for Project employees, visitors, and patrons to use nearby parks and recreational facilities to require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Therefore, impacts related to recreation would be less than significant, and this topic will not be further evaluated in the EIR.

Section XVII. Transportation/Traffic

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION:				
Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☒	☐	☐	☐

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	☒	☐	☐	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☒	☐	☐	☐
d) Result in inadequate emergency access?	☒	☐	☐	☐

Discussion

a) Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, taking into account all modes of transportation including transit, roadways, bicycle and pedestrian facilities?

Potentially Significant Impact. The Project would involve development of vacant land and introduction of new uses on-site. This would result in an increase in vehicle trips, which may potentially impact the City's circulation system. Accordingly, the Project's potential impacts on the circulation system will be further evaluated in the EIR and mitigation measures identified as necessary.

b) Would the project conflict with CEQA Guidelines Section 15064.3, subdivision (b)?

Potentially Significant Impact. SB 743 required the Governor's Office of Planning and Research to change the way public agencies evaluate transportation impacts of projects under CEQA. Under SB 743, the focus of transportation analysis has shifted from driver delay, which is typically measured by traffic level of service, to a new measurement that better addresses the state's goals on reduction of GHG emissions, development of multimodal transportation networks, and promotion of a diversity of land uses. CEQA Guidelines Section 15064.3 describes specific considerations for evaluating a project's transportation impacts. Generally, vehicle miles traveled (VMT) is identified as the most appropriate measure of transportation impacts, replacing level of service, and referring to the amount and distance of automobile travel attributable to a project. Implementation of the Project would introduce new uses on-site and generate additional traffic volumes throughout the community. Accordingly, the Project's potential impacts related to VMT will be further evaluated in the EIR and mitigation measures identified as necessary.

c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Potentially Significant Impact. The Project would develop studio uses on a currently vacant site and would introduce an internal circulation system, as well as modifications to access of the Project Site and railroad crossing at Railroad Avenue and 13th Street. Accordingly, the Project's potential impacts related to hazards due to a geometric design feature will be further evaluated in the EIR and mitigation measures identified as necessary.

d) Would the project result in inadequate emergency access?

Potentially Significant Impact. As previously described, the Project would develop studio uses on a currently vacant site and would result in a new access and circulation system on-site. Accordingly, potential impacts related to emergency access will be further evaluated in the EIR and mitigation measures identified as necessary.

Section XVIII. Tribal Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRIBAL CULTURAL RESOURCSE:				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 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 Section 5020.1(k), or	☒	☐	☐	☐
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 Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☒	☐	☐	☐

Discussion

a.i) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 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 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 Section 5020.1(k)?

a.ii) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 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 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 Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Potentially Significant Impact. As the Project would involve grading and excavation activities, there is a potential to disturb or damage potentially important tribal cultural resources within the Project Site. A potentially significant impact would occur if known or unknown tribal cultural resources were destroyed as a result of the Project. Accordingly, the Project's potential impacts on tribal cultural resources will be further evaluated in the EIR and mitigation measures identified as necessary. In addition, AB 52 establishes a formal consultation process for California Native American tribes to identify potential significant impacts to tribal cultural resources, as defined in Public Resources Code Section 21074, as part of CEQA.

Section XIX. Utilities and Service Systems

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
UTILITIES AND SERVICE SYSTEMS: Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☒	☐	☐	☐
b) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☒	☐	☐	☐
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☒	☐	☐	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☒	☐	☐	☐
e) 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?	☒	☐	☐	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☒	☐	☐	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☒	☐	☐	☐

Discussion

a) Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Potentially Significant Impact. The City's Public Works Department manages the sanitary sewer collection system, which serves a population of approximately 213,000 residents and consists of about 450 miles of gravity sewer lines and a total of 3 pump stations. The City's local sewers discharge into the Sanitation Districts of Los Angeles County facilities for conveyance, treatment, and disposal. The City utilizes the County of Los Angeles Consolidated Sewer Maintenance District for field operations and maintenance functions. The Project could result in a substantial increase in wastewater generation when compared to the existing undeveloped conditions of the Project Site. Accordingly, the Project's potential impacts on wastewater treatment will be further evaluated in the EIR and mitigation measures identified as necessary.

b) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Potentially Significant Impact. As discussed above, the Project could result in a substantial increase in water demand and wastewater generation when compared to the existing undeveloped conditions of the Project Site. Similarly, as the Project Site is currently undeveloped, the Project would result in an increase

in energy and natural gas demand, and telecommunications demand, as compared with existing conditions. Accordingly, the EIR will evaluate whether the Project would require or result in the construction of new water, wastewater treatment, electric power, natural gas, or telecommunications facilities or the expansion of such facilities, and mitigation measures will be identified as necessary.

c) Would the project require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Potentially Significant Impact. As discussed in Section X, Hydrology and Water Quality, of this Initial Study, the Project would introduce impervious surfaces to a currently vacant site and may potentially create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems. Accordingly, the Project's impacts on stormwater drainage plan would be further evaluated in the EIR and mitigation measures identified as necessary.

d) Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Potentially Significant Impact. The Project Site is served by the Santa Clarita Water District (SCWD). As discussed above, the Project could result in a substantial increase in water demand when compared to the existing undeveloped conditions of the Project Site. Accordingly, the Project's water demand will be further evaluated in the EIR, which will rely on a water supply assessment to be prepared by the SCWD, and mitigation measures identified as necessary.

e) Would the project 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?

Potentially Significant Impact. As discussed above, the City's Public Works Department manages the sanitary sewer collection system, and the City's local sewers discharge into the Sanitation Districts of Los Angeles County facilities for conveyance, treatment, and disposal. The City utilizes the County of Los Angeles Consolidated Sewer Maintenance District for field operations and maintenance functions. The Project could result in a substantial increase in wastewater generation when compared to the existing undeveloped conditions of the Project Site. Accordingly, potential impacts on wastewater treatment capacity will be further evaluated in the EIR and mitigation measures identified as necessary.

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

Potentially Significant Impact. The City of Santa Clarita's commercial franchised waste hauler is Burrtec Waste Industries, Inc., which provides waste collection services, including organics recycling, mixed recycling, and green waste collection to all commercial and industrial locations within the City. The Project could result in a substantial increase in solid waste generation when compared to the existing undeveloped conditions of the Project Site. Accordingly, the Project's impacts on solid waste disposal will be further evaluated in the EIR and mitigation measures identified as necessary.

g) Would the project comply with federal, state, and local statutes and regulations related to solid waste?

Potentially Significant Impact. The Project could result in a substantial increase in solid waste generation when compared to the existing undeveloped conditions of the Project Site. Accordingly, the Project's compliance with federal, state, and local statutes and regulations related to solid waste will be further evaluated in the EIR and mitigation measures identified as necessary.

Section XX. Wildfire

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☒	☐	☐	☐
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?	☒	☐	☐	☐
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?	☒	☐	☐	☐
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?	☒	☐	☐	☐

Discussion

a) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

Potentially Significant Impact. The Santa Clarita Valley is susceptible to wildland fires because of its hilly terrain; dry, hot, and sometimes windy weather conditions; and the presence of flammable vegetation, particularly in more remote areas with limited vehicular access and no water infrastructure. The northern portion of the Project Site, which contains the Placerita Creek bed and is characterized by native and nonnative vegetation, is located within a Very High Fire Hazard Severity Zone (VHFHSZ)/Local Responsibility Area, where fire protection is the responsibility of the LACFD. Hilly, undeveloped terrain is located farther north of the Project Site, some distance beyond Placerita Creek, which may be susceptible to wildfire that could spread toward the Project Site under the right weather conditions. Railroad Avenue, which is located immediately west of the Project Site, is a primary disaster route designated by the County of Los Angeles. Lyons Avenue, south of the Project Site, is a secondary disaster route.[16] Pursuant to Section 4908.1 of the Los Angeles County Fire Code (Title 32), the Project is required to develop a Fuel Modification Plan, which is reviewed by LACFD and enforced through the City of Santa Clarita's building permit process. Accordingly, the Project's potential impacts related to this issue will be further evaluated in the EIR and mitigation measures identified as necessary.

b) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire

[16] County of Los Angeles Department of Public Works, Disaster Routes with Road Districts, North Los Angeles County, 2012.

risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Potentially Significant Impact. As discussed above, the northern portion of the Project Site is located within a VHFHSZ/Local Responsibility Area, where fire protection is the responsibility of the LACFD. Hilly, undeveloped terrain located farther north of the Project Site may be susceptible to wildfire that could spread toward the Project Site under the right weather conditions. Therefore, development of the Project may potentially expose future occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire. Accordingly, the Project's potential impacts related to this issue will be further evaluated in the EIR and mitigation measures identified as necessary.

c) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project 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?

Potentially Significant Impact. As discussed above, the northern portion of the Project Site is located within a VHFHSZ/Local Responsibility Area. Implementation of the Project would require the installation and/or maintenance of electrical facilities and other utilities. While these facilities would not be expected to individually increase fire risks, collectively they could potentially result in exacerbated fire risks for the Project Site or temporary or ongoing impacts to the environment. Accordingly, the Project's potential impacts related to this issue will be further evaluated in the EIR and mitigation measures identified as necessary.

d) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project 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?

Potentially Significant Impact. As discussed above, the northern portion of the Project Site is located within a VHFHSZ/Local Responsibility Area. The Project could potentially expose people or structures to significant risks as a result of runoff, post-fire slope instability, or drainage changes. Accordingly, the Project's potential impacts related to this issue will be further evaluated in the EIR and mitigation measures identified as necessary.

Section XXI. Mandatory Findings of Significance

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

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) 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)?	☒	☐	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

Discussion

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Impact. The Project has the potential to degrade the quality of the environment with regard to the following issues: aesthetics, air quality, energy, geology and soils, GHG emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing (employment growth), public services (police protection, fire protection, and libraries), transportation, utilities and service systems (water supply, wastewater, solid waste, and telecommunications), and wildfire. As such, the Project has the potential to degrade the quality of the environment; these issues will be further evaluated in the EIR and mitigation measures identified as necessary.

In addition, the Project has the potential to affect biological resources and 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, or reduce the number or restrict the range of a rare or endangered plant or animal. Similarly, these issues will be further evaluated in the EIR and mitigation measures identified as necessary.

Furthermore, as the Project would require grading, excavation, and development on a currently vacant site, the Project has the potential to eliminate important examples of the major periods of California history or prehistory. Accordingly, the Project's potential impacts related to cultural resources, paleontological resources, and tribal cultural resources will be further evaluated in the EIR and mitigation measures identified as necessary.

b) 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)?

Potentially Significant Impact. Implementation of the Project could result in cumulative impacts to aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, GHG emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, transportation, tribal cultural resources, utilities and service systems, and wildfire when considering other development projects in the Project vicinity. Cumulative impacts to these

resources—for which potentially significant impacts are identified in this Initial Study—will be further evaluated in the EIR and mitigation measures identified as necessary.

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

Potentially Significant Impact. As discussed in this Initial Study, Project impacts could potentially have harmful effects on the environment, which could affect humans either directly or indirectly. Impacts would be potentially significant, and these issues will be discussed in the EIR.

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