Tesoro del Valle (Phases A, B, C) Project

Draft Supplemental Environmental Impact Report

Tesoro del Valle Specific Plan Project
Project No. 92074-(5)
Revised Vesting Tentative Tract Map No. TR51644-1
Environmental Assessment No. 200600166
State Clearinghouse No. 2016101032

Lead Agency:

County of Los Angeles
Department of Regional Planning
Hall of Records, 13th Floor, Room 1362
320 West Temple Street
Los Angeles, California 90012

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SECTION 1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION

The California Environmental Quality Act (CEQA) (*California Public Resources Code,* Sections 21000 et seq.) requires that lead agencies consider the potential environmental consequences of projects over which they have discretionary approval authority prior to taking approval action on such projects. An Environmental Impact Report (EIR) is a public document designed to provide the lead, responsible and interested agencies; special districts; local and State governmental agency decision makers; and the public with an analysis of potential environmental consequences to support informed decision making.

1.2 PROJECT LOCATION AND SETTING

The Tesoro del Valle Phases A, B, and C project site is located in the eastern portion of the Santa Clarita Valley, adjacent to the City of Santa Clarita within the unincorporated County of Los Angeles (County). The project site is adjacent to, and northwesterly of, the mostly constructed Phase A of the Tesoro del Valle development, just north of Avenida Rancho Tesoro and west of Casa Luna Place. The Angeles National Forest is approximately 3,000 feet north of the northernmost project boundary, and Castaic Lake is approximately two miles to the northwest.

The Project site consists of undeveloped land with several dirt roads and fire breaks and four existing water tanks (on two graded pads) located within the Phase B area. The Metropolitan Water District of Southern California (MWD) aqueduct tunnel easement is located several hundred feet below the ground surface and transects the westernmost extension of the Tesoro development in Phase B.

The project site consists of moderately steep to steep terrain in the central, western, and northern portions of the property, leveling off toward the east along the broad alluvial bottom of San Francisquito Creek. Elevations across the project site range from 1,932 feet above mean sea level (msl) along the central ridgeline to 1,200 feet above msl near the southern portion of San Francisquito Creek, for a total relief of 732 feet. The most prominent topographic feature is the northeast-trending western ridgeline of San Francisquito Canyon that roughly transects the central portion of the project site. Portions of Wayside and Tapia Canyons, as well as several unnamed canyons and ridgelines, comprise the western portion of the site.

Vegetation types present on the project site include, but are not limited to, alluvial scrub, chamise chaparral–sage scrub, coast live oak woodland, coast live oak woodland/blue elderberry scrub, coast live oak woodland–holly-leaf cherry woodland, Fremont cottonwood woodland, holly-leaf cherry woodland, mixed chaparral–alluvial scrub/annual grassland, sage scrub, sage scrub/annual grassland, and southern riparian scrub. Disturbed/developed areas (primarily fire roads) and unvegetated wash areas are also present on the project site.

1.3 PROJECT DESCRIPTION

The proposed Project is detailed in Section 4.0, Project Description, of this Draft SEIR. The proposed Project involves the construction of 820 residential units, including 455 conventional single-family units and 365 age-qualified dwelling units; 19.1 acres of parks and other recreational amenities, including trails; a 2.1-acre helispot; an internal circulation system; and associated infrastructure and utility systems. Project site grading would require approximately 9.1 million cubic yards (mcy) of cut and 9.1 mcy of fill as shown on Exhibit 4-8, Cut and Fill Plan, which also includes minor grading associated with off-site improvements. These figures are inclusive of

bulking and shrinkage and cut and fill volumes would balance on site. Remedial grading would also require an additional 2.7 mcy of cut and 2.7 mcy of fill. Project development would occur on a substantially smaller development footprint of approximately 393.6 acres.

To implement the project, the project Applicant has requested approval of: (1) Revised VTTM 51644-1; (2) Conditional Use Permit No. 200600210; (3) Oak Tree Permit No. 201000029; and (4) Discretionary Housing Permit No. RPPL 2017006739.

The proposed Project has been designed to remediate environmental hazards, including geotechnical and hydrologic hazards. The proposed development provides for the establishment of a main loop roadway and series of interconnecting roads. The Project will involve the establishment of the necessary trunk lines and connections to provide water, sewer, gas, electric, cable, and telephone service to the proposed development. Consistent with prior approval, project implementation would involve site grading to enable development in this area.

Extension of all utilities and some services to the project site will be necessary to accommodate project implementation. To facilitate the provision of utilities and services, annexation to the Castaic Lake Water Agency and Newhall County Water District will be required as well as connection to the City of Santa Clarita sewer system. Other approvals are required (i.e., 404 Permit, 1603 Streambed Alteration Agreement, and 401 Certification) to authorize development that will affect resources under regulatory agency control.

1.3.1 PROJECT ALTERNATIVES

In accordance with Section 15126.6 of the State CEQA Guidelines, Section 6.0 of this SEIR addresses alternatives to the proposed project. Section 6.0 provides descriptions of each alternative; a comparative analysis of the potential environmental effects of each alternative to those associated with the proposed project; and a discussion of each alternative's ability to meet the project objectives. Following is a summary description of the alternatives evaluated in this SEIR. For a more detailed discussion of these alternatives and the relative impacts associated with each alternative compared to the proposed project, refer to Section 6.0, Alternatives. As required by CEQA, Section 6.0 also identifies alternatives considered but eliminated from detailed analysis and the environmentally superior alternative.

Alternative 1 – No Project/No Development. The No Project/No Development Alternative assumes the retention of the site in its existing undeveloped condition. As described in Section 3.0, Environmental Setting, the project site exists as undeveloped, naturally vegetated land. On-site vegetation types include alluvial scrub, chamise chaparral–sage scrub, coast live oak woodland, coast live oak woodland/blue elderberry scrub, coast live oak woodland–holly-leaf cherry woodland, Fremont cottonwood woodland, holly-leaf cherry woodland, mixed chaparral–alluvial scrub/annual grassland, sage scrub, sage scrub/annual grassland, and southern riparian scrub. The site consists of moderately steep to steep terrain in the central and western portions of the property, leveling off toward the east along the broad alluvial bottom of San Francisquito Creek. The existing Phase A community would be the only portion of the Tesoro development to be implemented since Phase D is not a part of the Project. Therefore, the areas identified as Phases B and C and the unrecorded portion of Phase A would remain in the existing, undeveloped condition.

Alternative 2 – 1999 Vesting Tract Map. Under this alternative, the project site would be developed based on the original tract map design approved in 1999 (1999 tract map) in Phases B and C and the unrecorded portion of Phase A. The 1999 Vesting Tract Map Alternative would involve the development of 239 single-family residential units and supporting land uses on approximately 1,276.7 acres of undeveloped land and within a larger development footprint than

the Project. This represents a reduction of 581 lots in Phases B and C and the unrecorded portion of Phase A when compared to the proposed project. Residential land uses were approved as follows:

- Unrecorded Portion of Phase A (12.5 acres) – 2 single-family units
- Phase B (595.5 acres) – 122 single-family units
- Phase C (668.7 acres) –115 single-family units

Other approved land uses included a 4.3-acre fire station site in Phase B, a 9.9-acre park and 35.3 acres of passive open space uses in Phase C, 61.5 acres of local str eets, utility infrastructure (water tank sites; water, sewer, and power lines), and approximately 516.8 acres of undisturbed open space, including preservation of approximately 29 acres of SEA lands in Phase C. An estimated total of 9.6 million cubic yards (mcy) each of cut and fill balanced on-site (approximately 3.5 mcy in Phase B and 6.1 mcy in Phase C) was anticipated for implementation of Phases B and C as approved in 1999. Under this alternative, approximately 759.9 acres would be impacted through grading and earth disturbance associated with development and fuel modification areas within Phases B and C and the unrecorded portion of Phase A, as shown on Exhibit 4-2 as the 1999 Plan Footprint.

Alternative 3 – Reduced Development Area Alternative. The purpose of the Reduced Development Area Alternative is to reduce significant aesthetic impacts and project traffic impacts that would occur with the proposed project by reducing the acreage and number of units proposed for development. Specifically, the Reduced Development Area Alternative would involve development of 245 dwelling units which would be comprised of 132 single family homes and 113 age-qualified senior housing, which would avoid significant and unavoidable traffic impacts. In order to accommodate the senior housing component of this alternative and in order to avoid aesthetic impacts associated with development on the ridgelines, development would be clustered within the eastern portion of the project site from an extension of Avenida Rancho Tesoro via a loop road connecting to Reyes Adobe Way as shown on Exhibit 6-3 in Section 6.0, Alternatives. Development would be limited to Area B and would not occur within Areas A and C. This alternative would produce a reduced development and resulting development footprint as compared to the proposed project and therefore, would result in less earthwork quantities and activities.

Alternative 4 – Modified 2012 Santa Clarita Valley Area Plan Alternative. The purpose of the Modified 2012 Santa Clarita Valley Area Plan Alternative is to illustrate what could be built on the project site based on the density authorized by the current Community Plan and zoning ordinances, but without the addition of new significant impacts as noted previously in Section 6.5.2. As discussed previously, the 2012 Santa Clarita Valley Area Plan would allow for development of a 79.8-acre area in Phase B and a 322.7-acre area in Phase C. However, development of the Phase C area would introduce new impacts related to air quality, biological resources, noise, and traffic; therefore, this alternative evaluates a modified version of what would be allowable under the 2012 Santa Clarita Valley Area Plan by limiting development to Phase B and avoiding the introduction of new impacts. The Project Site would be subject to the Castaic Community Services District and Hillside Management Areas (HMA) Ordinance, both of which would locate development outside of hillside management areas (HMAs) to the extent possible; locate development in areas with the fewest hillside constraints; and use hillside design techniques to guide design within the HMAs. According to the HMA Ordinance, development would be restricted in areas with 50 percent or greater natural slopes. Additionally, in compliance with the Castaic Area Community Standards District (CSD), development would avoid primary and secondary ridgelines. Therefore, with application of the restrictions for development identified in the HMA Ordinance and Castaic CSD, assuming an average of 5,000 square foot lots, and

assuming approximately 25 percent of the area would be developed with infrastructure uses, a total of 520 dwelling units[a] could be developed under the Modified 2012 Santa Clarita Valley Area Plan Alternative. This is shown on Exhibit 6-1, 2012 Santa Clarita Valley Area Plan Alternative, as only the Phase B development area. As shown, access would be from Avenida Rancho Tesoro and Reyes Adobe Way. Parklands and recreational facilities would be provided consistent with the County's requirements and the Castaic Community Standards District. Although development would be limited through adherence with applicable ordinances and regulations, up to 79.8 acres could be developed under the Modified 2012 Santa Clarita Valley Area Plan Alternative.

1.4 ISSUES TO BE RESOLVED

Section 15123(b)(3) of the State CEQA Guidelines requires that an EIR contain a discussion of issues to be resolved, including the choice among alternatives and whether or how to mitigate significant impacts. With respect to the proposed project, the key issues to be resolved include decisions by the County of Los Angeles, as Lead Agency, as to:

- Whether this environmental document adequately describes the potential environmental impacts of the proposed project;
- Whether the recommended mitigation measures and project design features should be modified and/or adopted;
- Whether the project benefits override those environmental impacts that cannot be feasibly avoided or mitigated to a less than significant level;
- Whether there are other mitigation measures that should be applied to the project besides those identified in the EIR; and
- Whether there are any alternatives to the proposed project that would substantially lessen any of its significant impacts while achieving most of the basic project objectives.

1.5 AREAS OF CONTROVERSY

Section 15123(b)(2) of the State CEQA Guidelines indicates that an EIR summary should identify areas of controversy known to the Lead Agency, including issues raised by agencies and the public. This EIR has taken into consideration the comments received from the public and various agencies in response to the Notice of Preparation (NOP) of a Draft EIR. Written comments received during the NOP and scoping period are contained in Appendix A. Environmental issues that have been raised during opportunities for public input regarding the project are summarized in Section 2.4 of this EIR and are addressed in each relevant issue area analyzed in Section 5.1 through Section 5.19 of this Draft EIR. Areas of concern include:

- Water supply and quality
- Traffic and access
- Impacts to open space access
- Biological resources, including oak trees
- Air quality impacts

[a] This unit count and associated impact analysis assumes all conventional units; however, a mix of age-restricted senior units could also be developed under this alternative.

As detailed in Table 2-2 of Section 2.0, Introduction, these issues are addressed throughout this Draft Supplemental EIR.

1.6 SUMMARY OF SIGNIFICANT ENVIRONMENTAL IMPACTS

Table 1-1 presents a summary of the environmental impacts resulting from implement of the proposed Tesoro del Valle (Phases A, B, C) project.

For each environmental topic, Table 1-1 includes applicable mitigation measures that are identified for impacts determined to be potentially significant. As shown in Table 1-1, the proposed project would result in less than significant impacts with implementation of MMs for the following topical areas evaluated in this Draft EIR:

- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Hydrology and Water Quality
- Noise
- Public Services
- Tribal Cultural Resources
- Utilities and Service Systems

As described below, significant and unavoidable aesthetics and transportation/traffic impacts resulting from the proposed project are identified in this Draft SEIR. Because unavoidable significant adverse impacts would result from the project, the County, as Lead Agency, must prepare a "Statement of Overriding Considerations" before it can approve the project. A Statement of Overriding Considerations states that the decision-making body has balanced the benefits of the proposed project against its unavoidable significant environmental effects and has determined that the benefits of the project outweigh the adverse effects and, therefore, the adverse effects are considered to be acceptable. A summary of the significant and unavoidable impacts of the project is included below.

- **Aesthetics**. The Project would result in a reduction of grading footprint, however the alterations to the ridgeline as shown in Viewpoints 4, 6, 7, and 8 would continue to result in significant and unavoidable impacts to the aesthetic/visual character of the Project site.

- **Transportation/Traffic**. The proposed Project would result in significant and unavoidable impacts at the following intersections:
    - **The Old Road and I-5 southbound ramps**. Existing With Project (PM peak hour) and Future Cumulative With Project (AM and PM peak hours)
    - **The Old Road and Rye Canyon Road**. Future Cumulative With Project (PM peak hour)
    - **The Old Road and Magic Mountain Parkway**. Future Cumulative With Project (PM peak hour)
    - **I-5 southbound ramps and Magic Mountain Parkway**. Future Cumulative With Project (AM and PM peak hours).
    - **Copper Hill Drive and Decoro Drive**. Future Cumulative With Project (AM and PM peak hours)
    - **Tesoro Del Valle-Rio Norte Drive/Copper Hill Drive**. Existing With Project and Future Cumulative With Project (AM and PM peak hours)

- **Rye Canyon Road/Copper Hill Drive and Newhall Ranch Road**. Future Cumulative With Project (PM peak hour).

TABLE 1-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
5.1 AESTHETICS		
Potentially Significant Impacts		
Threshold 5.1-1 Would the Project have a substantial adverse effect on a scenic vista? **Threshold 5.1-2** Would the Project be visible from or obstruct views from a regional riding or hiking trail? **Threshold 5.1-4** Would the Project substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Significant and Unavoidable for Viewpoints 4, 6, 7, and 8
Less Than Significant Impacts		
Threshold 5.1-3 Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant
Threshold 5.1-5 Would the Project create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant

TABLE 1-1
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Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
5.2 AGRICULTURE		
Less Than Significant Impacts		
Threshold 5.2-1 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? **Threshold 5.2-2** Would the Project conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant
Threshold 5.2-3 Would the Project conflict with existing zoning for**,** or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))? **Threshold 5.2-4** Would the Project result in the loss of forest land or conversion of forest land to non-forest use?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	No Impact
Threshold 5.2-5 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?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant

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Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
5.3 AIR QUALITY		
Potentially Significant Impacts		
Threshold 5.3-1 Would the Project conflict with or obstruct implementation of applicable air quality plans of the South Coast AQMD (SCAQMD)?	***Recommended 1999 FEIR Mitigation Measures*** **1999 AQ MMP-1** During clearing, grading, earth-moving, or excavation operations, fugitive dust emissions shall be controlled by regular watering, paving of constructions roads, or other dust preventive measures using the following procedures: • All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering, with complete coverage, shall occur at least twice daily, preferably in the late morning and after work is done for the day. • All clearing, grading, earth-moving, or excavation activities shall cease during periods of high winds (i.e., greater than 20 mph averaged over one hour). • All material transported offsite shall be either sufficiently watered or securely covered to prevent excessive amounts of dust. • The area disturbed by demolition, clearing, grading, earthmoving, or excavation operations shall be minimized at all times. **1999 AQ MMP-2** After clearing, grading, earth-moving, or excavation operations and during construction activities, fugitive dust emissions shall be controlled using the following measures: • Portions of the construction site to remain inactive longer than a period of 3 months shall be seeded and watered until grass cover is grown. • All active portions of the construction site shall be watered to prevent excessive amounts of dust. **1999 AQ MMP-3** At all times, fugitive dust emissions shall be controlled using the following procedures: • Onsite vehicle speed shall be limited to 15 mph. • All onsite roads shall be paved as soon as feasible or watered periodically or chemically stabilized.	Less Than Significant

TABLE 1-1
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Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
	1999 AQ MMP-4 At all times during the construction phase, ozone precursor emissions from construction equipment shall be controlled using the following procedures: • Equipment engines shall be maintained in good condition and in proper tune according to manufacturer's specifications. • During smog season (May through October), the construction period should be lengthened to minimize vehicles and equipment operating at the same time. • Construction equipment should not be left idling for a period longer than 60 seconds.	
	1999 AQ MMP-5 Concurrent with an application for a grading permit, the applicant shall propose measures to suppress fugitive dust generated during construction activities. These measures shall be incorporated as conditions of grading permit approval. SCAQMD Rule 403 requires that fugitive dust be controlled so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance offsite.	
	1999 AQ MMP-6a During operation of the Project, the Homeowner's Association will maintain a list of commuter carpool destinations to facilitate and coordinate carpooling from the Project to employment centers and Metro link stations, if sufficient ridership exists, a shuttle to Metrolink shall be established in conjunction with a local Transportation Management Agency or organization.	
	1999 AQ MMP-6b Prior to approval of the first residential occupancy permit, the Project applicant shall coordinate with Santa Clarita Transit to provide public transit service to the southern portion of the site and the applicant shall provide adequate bus stops with shelter.	
	Recommended Project Specific Mitigation Measures	
	MM AQ-1 All off-road diesel equipment that is greater than 50 horsepower utilized during construction of the proposed project shall meet the Tier 4 emission standards.	
	MM AQ-2 Architectural coatings utilized on all proposed structures within the Project shall meet SCAQMD's "Super-Compliant" VOC standard of less than 10 grams per liter. A list of "Super-Compliant" architectural coating	

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Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
	manufacturers is provided at: http://www.aqmd.gov/home/regulations/compliance/architectural-coatings/super-compliant-coatings.	
Threshold 5.3-2 Would the Project violate any air quality standard or contribute substantially to an existing or projected air quality violation?	***Recommended 1999 FEIR Mitigation Measures*** Refer to 1999 AQ MMP-1 through 1999 AQ MMP-6 identified previously**.** ***Recommended Project Specific Mitigation Measures*** Refer to MM AQ-1 and MM AQ-2 identified previously.	Less Than Significant
Threshold 5.3-3 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** Refer to MM AQ-1 and MM AQ-2 identified previously.	Less Than Significant
Threshold 5.3-4 Would the Project expose sensitive receptors to substantial pollutant concentrations?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** Refer to MM AQ-1 identified previously.	Less Than Significant
Less Than Significant Impacts		
Threshold 5.3-5 Would the Project create objectionable odors affecting a substantial number of people?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant

TABLE 1-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
5.4 BIOLOGICAL RESOURCES		
Potentially Significant Impacts		
Threshold 5.4-1 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 Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)? **Threshold 5.4-2** Would the Project have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** **MM Bio-1** The loss of chamise chaparral–sage scrub, holly-leaf cherry woodland, mixed chaparral–alluvial scrub–annual grassland, sage scrub, sage scrub–annual grassland, and southern riparian scrub on the project site is considered to be a significant impact. These vegetation types shall be preserved or restored either on site or off site in order to offset the loss of ecological functioning that would result from project implementation. Preservation or restoration shall be provided at the following minimum ratios: (1) 2:1 to mitigate the direct loss of chamise chaparral–sage scrub (346.34 acres of mitigation), holly-leaf cherry woodland (0.24 acre of mitigation), mixed chaparral–alluvial scrub–annual grassland (7.12 acres of mitigation), sage scrub (147.94 acres of mitigation), sage scrub–annual grassland (41.06 acres of mitigation), and southern riparian scrub (2.86 acres of mitigation) via grading impacts and (2) 1:1 for impacts related to vegetation thinning in fuel modification zones to chamise chaparral–sage scrub (26.88 acres of mitigation), sage scrub (13.24 acres of mitigation), and sage scrub–annual grassland (9.23 acres of mitigation). Alternatively, grading impacts to chamise chaparral–sage scrub and sage scrub–annual grassland can be mitigated at 1:1 if offset with sage scrub; and mixed chaparral–alluvial scrub–annual grassland can be mitigated at 1:1 if offset with alluvial scrub vegetation. Off-site preservation areas that would be considered candidates to mitigate project impacts shall be located within the Santa Clara River watershed and contain habitat types similar to those that would be impacted by project implementation. The Los Angeles County Department of Regional Planning (LACDRP) shall review site conditions and approve any off-site preservation areas that are proposed to mitigate the loss of on-site habitat. If off-site habitat types are of a lower quality than the impacted habitats, the reduced ecological functioning shall be offset by preserving habitat at a ratio greater than that listed above or by enhancing/restoring ecological functioning by controlling non-native species and/or increasing native plant cover or diversity. If off-site preservation areas contain additional sensitive biological resources or other beneficial qualities (e.g., the presence of special status plant or wildlife species;	Less Than Significant

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SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
	biological resources that are regionally sensitive; or local/regional importance as a wildlife corridor) the LACDRP Biologist shall have the discretion to reduce the mitigation requirements described above to account for these additional benefits. Any habitat areas proposed for preservation shall be dedicated as permanent open space and preserved in perpetuity. This includes on-site habitat within the San Francisquito Canyon Area (SEA 20); on-site upland habitat outside the project development area; and any off-site habitat areas that are to be preserved to compensate for project impacts. A long-term management plan shall be prepared for all areas to be preserved that would, at a minimum, describe the following: (1) the entity responsible for implementing the management plan; (2) methods for protecting site resources (e.g., signage, fencing); (3) ongoing management activities to maintain site integrity (e.g., trash removal, non-native species control); and (4) sensitive resources that may require additional management actions. Signs that are created for open space areas shall be designed to strongly discourage people and domestic animals from leaving trails; to identify and protect ecologically sensitive areas; and to promote public education and awareness of the native habitat. Prior to finalizing long-term management plans for open space areas, the plans shall be submitted to the LACDRP Biologist for review and approval. If restoration is required to increase the ecological functioning of any on- or off-site areas to adequately mitigate the loss of on-site habitat, a Habitat Mitigation and Monitoring Program (HMMP) shall be implemented in accordance with a landscape palette that is approved by the LACDRP. The HMMP shall be developed by a qualified Biologist and shall be submitted for review and approval to the LACDRP prior to issuance of grading permits. The Project Applicant shall be responsible for plan implementation. Restoration shall consist of seeding and planting containers of appropriate native species. The HMMP shall be approved by the LACDRP prior to the initiation of grading activities that would impact special status vegetation types and will include the following items: • **Responsibilities and Qualifications of the Personnel to Implement and Supervise the Plan.** The responsibilities of the Landowner, Specialists, and Maintenance Personnel that will supervise and implement the plan shall be specified.	

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SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
	• **Site Selection.** The site(s) for mitigation shall be determined in coordination with the Project Applicant and the LACDRP. The site shall be located in a dedicated open space area and will be contiguous with other natural open space areas. • **Site Preparation and Planting Implementation.** Site preparation shall include (1) protection of existing native species; (2) trash and weed removal; (3) native species' salvage and reuse (i.e., duff); (4) soil treatments (i.e., imprinting, decompacting); (5) erosion-control measures (i.e., rice or willow wattles); and (6) seed mix application. The mitigation plan shall include a discussion of whether active restoration or enhancement is required to achieve the objectives of the HMMP or if passive restoration is expected to result in the desired HMMP objectives within a reasonable time frame. • **Plant Material.** All plant material used for habitat restoration purposes shall consist of native species that are local to the immediate area of the mitigation site. The source of plant material used for habitat restoration shall come from areas within 10 miles of the mitigation site and within 1,000 feet of elevation. All plant material proposed for use in a habitat restoration program shall be inspected by a qualified biological monitor to ensure that all container plants are in good health and do not contain pests or pathogens that may be harmful to existing native plants or wildlife species. Container plants and other landscaping materials (including organic mulches) shall be inspected to ensure they do not contain Argentine ants. Any seeds to be used for habitat restoration purposes shall be collected, cleaned, stored, and packaged by a qualified seed supplier. Native seed mixes shall be inspected by a biological monitor prior to their application to ensure that they contain the proper species and that seed packages are in good condition and do not contain any pests or pathogens. Diseased or infested plant, seed, or landscape materials shall be removed from the site and transported to an appropriate off-site green waste facility. • **Schedule.** Establishment of restoration/revegetation sites shall be conducted between October 15 and January 30. Introduction of hydroseed mix and container plants shall occur immediately after the restoration sites are prepared.	

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Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
	• **Maintenance Plan/Guidelines.** The Maintenance Plan shall include (1) weed control; (2) herbivory control; (3) trash removal; (4) irrigation system maintenance; (5) maintenance training; and (6) replacement planting. • **Monitoring Plan.** The Monitoring Plan shall include (1) qualitative monitoring (i.e., photographs and general observations); (2) quantitative monitoring (i.e., randomly placed transects); (3) monthly reports for the first year and every other month thereafter; and (4) annual reports for five years, which will be submitted to the LACDRP. Monitoring will be conducted for five years or until performance standards have been met. • **Performance Standards.** The HMMP shall include a discussion of appropriate performance standards to determine habitat restoration success. Minimum native species coverage of approximately 90 percent relative to a nearby reference site at the end of the five-year monitoring period is a commonly utilized performance standard, though the final performance standards shall be determined based on specific site conditions. The restoration program shall be considered successful if the performance standards have been achieved at the end of the five-year monitoring period and once successful plant establishment has been documented (e.g., plant health is determined to be satisfactory by the biological monitor at least two years after supplemental watering has been discontinued). If performance standards have not been achieved at the conclusion of the five-year monitoring period, monitoring and maintenance activities shall be continued until performance standards have been met. • **Signage and Fencing.** If necessary, the HMMP shall include specifications on fencing to protect biological resources and restrict human access. Signage specifications shall also be developed to indicate the site is a preserve area and to either indicate that trespassing is not allowed or to instruct visitors to stay on trails if public access is allowed. • **Long-Term Site Management.** The HMMP shall identify an appropriate entity to manage any open space areas utilized for mitigation purposes. A long-term management plan shall also be developed which will be implemented by the long-term management entity. Potential land management entities include the Mountains Recreation and Conservation Authority; the Tesoro del Valle Homeowners Association; the Nature Conservancy, the City of Santa Clarita, or the County of Los Angeles. Any other management entities that may be identified would be subject to	

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		approval by the LACDRP. The County of Los Angeles shall be named as an enforcing party on any conservation easement or land dedication agreement to ensure compliance with any restrictions or required land management actions associated with the open space areas. • **Proof of Funding for Site Management.** The HMMP shall provide a funding mechanism to ensure that sufficient funds are available to the long-term management entity for the ongoing management and protection of the mitigation sites. Possible funding mechanisms may include an endowment, payments from the HOA, or establishing a special financing district. In addition, earth-moving equipment shall avoid maneuvering in areas outside the identified impact limits in order to avoid disturbing open space areas that will remain undeveloped. Prior to ground disturbance, the Construction Supervisor and the Project Biologist shall mark the natural open space limits. These limits shall be identified on the grading plan. Construction limits shall be flagged in the field and no earth-moving equipment shall be allowed within open space areas.	
	MM Bio-2	The Oak Tree Survey Report (Appendix J-1 of the Biota Report included as Appendix C of this Supplemental EIR) identified 11 coast live oak trees that will be removed as a result of Project construction. Prior to the removal of any oak tree regulated by CLAOTO, an oak tree removal permit shall be obtained from the County of Los Angeles. The loss of individual coast live oak trees and coast live oak woodland on the Project site is considered to be a significant impact. The loss of 11 on-site coast live oak trees shall be replaced at a ratio of not less than 2:1 as required by the CLAOTO. One additional coast live oak will have its protected area encroached upon by ground-disturbance activities. This tree shall be monitored annually for a period of two years to determine if encroachment has resulted in its death. If this tree dies as a result of encroachment, it shall be mitigated in the same manner as impacted trees. Prior to ground disturbance, orange snow fencing shall be installed around trees (five feet outside the drip line) that are in the vicinity of proposed grading limits but would not be impacted by construction. Fencing shall be in place and inspected by the Project Biologist prior to commencement of ground disturbance. This fencing shall remain in place throughout construction in the vicinity of the fenced trees until the LACDRP determines that the fences can	

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	be removed without placing the trees in jeopardy of damage from construction activities. Individual oak tree replacement as described above shall be performed in order to offset the loss of 0.31 acre of coast live oak woodland (as defined by the Los Angeles County Oak Woodlands Management Plan). This shall be accomplished by establishing trees in on-site open space areas in the vicinity of existing oak trees. Trees shall be spaced at a distance of 30 and 60 feet to provide at least 0.62 acre of oak woodland (to provide a minimum 2:1 replacement ratio). The restoration program shall be described in a HMMP in accordance with a LACDRP-approved landscape palette. The HMMP shall be developed by a qualified Biologist and shall be submitted for review and approval to the LACDRP prior to initiating project activities that would impact oak trees and/or oak woodland resources. The Project Applicant shall be responsible for plan implementation. Restoration shall consist of seeding and planting containers of appropriate native species. The HMMP will include the following items: • **Responsibilities and Qualifications of the Personnel to Implement and Supervise the Plan.** The responsibilities of the Landowner, Specialists, and Maintenance Personnel that would supervise and implement the Plan shall be specified. • **Site Selection.** The mitigation site(s) shall be determined in coordination with the Project Applicant and resource agencies. The site will be located in a dedicated open space area and will be contiguous with other natural open space. • **Site Preparation and Planting Implementation.** Site preparation shall include (1) protection of existing native species; (2) trash and weed removal; (3) native species' salvage and reuse (i.e., duff); (4) soil treatments; (5) temporary irrigation installation; (6) erosion-control measures (i.e., rice or willow wattles); (7) seed mix application to create a native understory that is comparable to the impacted oak woodland areas; and (8) planting of container plants. The mitigation plan shall include a discussion of whether active restoration or enhancement is required to create an appropriate native understory or if passive restoration may be expected allow natural establishment of a native understory within a reasonable time frame.	

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Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
	• **Plant Material.** All plant material used for habitat restoration purposes shall consist of native species that are local to the immediate area of the mitigation site. The source of plant material used for habitat restoration shall come from areas within 10 miles of the mitigation site and within 1,000 feet of elevation. All plant material proposed for use in a habitat restoration program shall be inspected by a qualified biological monitor to ensure that all container plants are in good health and do not contain pests or pathogens that may be harmful to existing native plants or wildlife species. Container plants and other landscaping materials (including organic mulches) shall be inspected to ensure they do not contain Argentine ants. Any seeds to be used for habitat restoration purposes shall be collected, cleaned, stored, and packaged by a qualified seed supplier. Native seed mixes shall be inspected by a biological monitor prior to their application to ensure that they contain the proper species and that seed packages are in good condition and do not contain any pests or pathogens. Diseased or infested plant, seed, or landscape materials shall be removed from the site and transported to an appropriate off-site green waste facility. • **Schedule.** A schedule shall be developed that includes planting in late fall and early winter, between October 15 and January 30. • **Maintenance Plan/Guidelines.** The Maintenance Plan shall include (1) weed control; (2) herbivory control; (3) trash removal; (4) irrigation system maintenance; (5) maintenance training; and (6) replacement planting. • **Monitoring Plan.** The Monitoring Plan shall include (1) qualitative monitoring (i.e., photographs and general observations); (2) quantitative monitoring (i.e., randomly placed transects); (3) monthly reports for the first year and reports every other month thereafter; and (4) annual reports that shall be submitted to the resource agencies for three to five years. The site shall be monitored and maintained for five years or until performance standards have been met to ensure successful establishment of oak woodland. In addition to monitoring the replacement trees, the remaining on-site oak trees will be monitored for five years to identify any deterioration in their health. If the health of these trees deteriorates during this five-year period,	

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Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
	the Project Biologist shall recommend measures to improve tree health or additional tree replacement at a 2:1 ratio. • **Performance Standards.** The HMMP shall include a discussion of appropriate performance standards to determine habitat restoration success. Performance standards would consist of 100 percent survival of replacement oak trees and minimum native species coverage for oak woodland understory stratum of approximately 90 percent relative to a nearby reference site at the end of the five-year monitoring period, though the final performance standards shall be determined based on specific site conditions. The restoration program shall be considered successful if the performance standards have been achieved at the end of the five-year monitoring period and once successful plant establishment has been documented (e.g., plant health is determined to be satisfactory by the biological monitor at least two years after supplemental watering has been discontinued). If performance standards have not been achieved at the conclusion of the five-year monitoring period, monitoring and maintenance activities shall be continued until performance standards have been met. • **Signage and Fencing.** If necessary, the HMMP shall include specifications on fencing to protect biological resources and restrict human access. Signage specifications shall also be developed to indicate the site is a preserve area and to either indicate that trespassing is not allowed or to instruct visitors to stay on trails if public access is allowed. • **Long-Term Site Management.** The HMMP shall identify an appropriate entity to manage any open space areas utilized for mitigation purposes. A long-term management plan shall also be developed which will be implemented by the long-term management entity. Potential land management entities include the Mountains Recreation and Conservation Authority; the Tesoro del Valle Homeowners Association; the Nature Conservancy, the City of Santa Clarita, or the County of Los Angeles. Any other management entities that may be identified would be subject to approval by the LACDRP. The County of Los Angeles shall be named as an enforcing party on any conservation easement or land dedication agreement to ensure compliance with any restrictions or required land management actions associated with the open space areas. • **Proof of Funding for Site Management.** The HMMP shall provide a funding mechanism to ensure that sufficient funds are available to the	

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	long-term management entity for the ongoing management and protection of the mitigation sites. Possible funding mechanisms may include an endowment, payments from the HOA, or establishing a special financing district.	
	MM Bio-3 Mariposa lily plants observed on the project site have characteristics of both club-haired mariposa lilies and slender mariposa lilies. Due to this hybridization, it is not possible to separate these two species on the site and impacts to club-haired mariposa lily and slender mariposa lily are considered significant, but will be mitigated to a level of less than significant by the following measure. • Prior to the initiation of grading activities that would impact mariposa lily populations that have been documented to occur inside the project impact footprint, a qualified Biologist will prepare an HMMP for review and approval by the LACDRP. The HMMP will include the following requirements: a. The Project Biologist shall monitor the existing lily locations every two weeks to determine when the seeds are ready for collection. When the seeds are ripe, a qualified Seed Collector shall collect all the seeds from the plants to be impacted. The seeds shall be cleaned and stored by a qualified nursery or another institution with appropriate storage facilities. Seed or bulbs that are collected but not utilized for this mitigation program shall be donated to the Rancho Santa Ana Botanic Garden or other similar educational/conservation organization to be approved by the LACDRP. b. Mitigation shall consist of a combination of (1) enhancing existing mariposa lily populations via non-native vegetation control and (2) applying collected seed into dedicated open space areas on the project site that are suitable for mariposa lily establishment. Collected seed shall be installed in areas that do not currently contain mariposa lilies but are suitable for the establishment of the species. These areas generally consist of ridgelines or other areas of naturally low to moderate native plant cover, rocky soils, and low prevalence of non-native plants, especially non-native grasses. Seed will be applied so that the germination and maturation of the seeds can be documented. An experimental approach will be utilized so that seed is applied in at least ten areas that will be mapped using a GPS device and marked	

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	on the ground using flagging or staking for ongoing monitoring. The following information will be recorded at each seed application site in order to correlate seeding success with site conditions: (1) slope gradient; (2) slope aspect; (3) existing associated species; (4) percent coverage of grass and shrub species; and (5) percent coverage of leaf litter. Percent germination of seed at each location will be recorded along with percentage of germinated seed that develop into flowering plants. c. The lily mitigation site shall be prepared for seeding, as detailed in the HMMP. d. The HMMP shall include detailed descriptions of maintenance appropriate for the site, monitoring requirements, and annual report requirements. The Project Biologist shall have the full authority to suspend any operation in the mitigation site which is, in the Biologist's opinion, not consistent with the HMMP. e. Performance standards shall be developed in the HMMP and approved by the LACDRP based on percent cover of non-native plant species in enhancement areas. Seed germination rates will not be a performance criterion but will be studied to determine the efficacy of seed installation to inform future mariposa lily mitigation programs. f. Site enhancement and monitoring activities shall be performed for a minimum of five years. If the project is not in compliance with the third-year success criteria associated with the mitigation program, the monitoring and maintenance period will be extended for up to five additional years. The length of the additional monitoring period will be determined through consultation with the LACDRP Biologist and will be dependent on how close the project is to meeting the third-year success criteria and the type of remedial activities that are recommended by the Project Biologist. Results of the seed germination study will be included as part of annual reporting requirements associated with this mariposa lily enhancement program. Annual reports shall be provided to the LACDRP Biologist and SEATAC to inform future mitigation activities concerning the species. g. If necessary, the HMMP shall include specifications on fencing to protect biological resources and restrict human access. Signage	

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		specifications shall also be developed to prevent trespassing into mariposa lily areas. The HMMP shall identify an appropriate entity to manage any open space areas utilized for mitigation purposes. A long-term management plan shall also be developed which will be implemented by the long-term management entity. Potential land management entities include the Mountains Recreation and Conservation Authority; the Tesoro del Valle Homeowners Association; the Nature Conservancy, the City of Santa Clarita, or the County of Los Angeles. Any other management entities that may be identified would be subject to approval by the LACDRP. The County of Los Angeles shall be named as an enforcing party on any conservation easement or land dedication agreement to ensure compliance with any restrictions or required land management actions associated with the open space areas.	
	MM Bio-4	Prior to the initiation of grading activities that would affect areas where western spadefoot have been observed, a qualified biologist shall conduct a survey for this species in habitat areas that are suitable for breeding activity. The survey shall be conducted at the height of breeding season (February through May) to determine the presence or absence of western spadefoot on the project site. If detected, a Western Spadefoot Mitigation Plan (WSMP) shall be developed by a qualified Biologist and submitted for review and approval by the LACDRP, in consultation with the CDFW. Generally, the WSMP will consist of (1) monitoring the presence and development of eggs and tadpoles within the project development area; (2) constructing ponds to replace the breeding habitat to be impacted; (3) relocating eggs and tadpoles from the project development area to the replacement ponds; and (4) monitoring and maintaining the replacement ponds to maintain conditions appropriate for western spadefoot breeding. Specifically, the WSMP shall include the following: • **Responsibilities and Qualifications of the Personnel to Implement and Supervise the Plan.** The responsibilities of the Landowner, Specialists, and Maintenance Personnel that will supervise and implement the WSMP shall be specified. • **Site Selection.** The site(s) for replacement ponds shall be determined in coordination with the Project Applicant, the LACDRP, and the CDFW. The site shall be located in a dedicated open space area, will be surrounded by native upland habitat areas that are suitable for adult spadefoot to	

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	create burrows during the summer months, and will be contiguous with other natural open space areas. • **Pond Construction.** The mitigation plan will describe methods for constructing replacement ponds that will not allow infiltration into the soil so that water can be retained for periods long enough to allow spadefoot breeding to occur. • **Site Preparation.** Site preparation shall include (1) protection of existing native species; (2) trash and weed removal; (3) soil treatments (i.e., compaction, placement of a restrictive layer to prevent soil infiltration). • **Inspection of Materials.** Any plant material and other landscaping materials (including clay soil or organic mulches) shall be inspected to ensure they do not contain pests or pathogens, including Argentine ants. Diseased or infested plant, seed, or landscape materials shall be removed from the site and transported to an appropriate off-site green waste facility. • **Schedule.** Relocation of western spadefoot eggs and tadpoles will be performed during the breeding season which generally occurs between February and May. The replacement ponds shall be monitored for a period of approximately five years during years when sufficient rainfall occurs that create appropriate breeding conditions. • **Maintenance Plan/Guidelines.** The maintenance plan shall include (1) weed control; (2) as-needed repair to replacement ponds; and (3) trash removal. • **Monitoring Plan.** The WSMP shall include specifications for qualitative monitoring (i.e., photographs and general observations) during the western spadefoot breeding period. The condition of the ponds shall be inspected prior to the seasonal rainy period to determine if conditions exist that would prevent appropriate water retention (e.g., gopher activity) and to recommend any needed repairs. Monitoring activities will be summarized on an annual basis and reports will be submitted to the LACDRP and CDFW each year. • **Performance Standards.** The WSMP shall include a discussion of appropriate performance standards to determine program success. Potential performance standards may include documentation of surface water retention for sufficient periods to allow western spadefoot breeding	

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		and observation of western spadefoot eggs or tadpoles. The restoration program shall be considered successful if western spadefoot breeding is confirmed in the replacement ponds. • **Signage and Fencing.** If necessary, the WSMP shall include specifications on fencing to protect western spadefoot areas and restrict human access. Signage specifications shall also be developed to indicate the site is a preservation site to prevent trespassing. • **Long-Term Site Management.** The mitigation plan shall identify an appropriate entity to manage any open space areas utilized for mitigation purposes. A long-term management plan shall also be developed which will be implemented by the long-term management entity. Potential land management entities include the Mountains Recreation and Conservation Authority; the Tesoro del Valle Homeowners Association; the Nature Conservancy, the City of Santa Clarita, or the County of Los Angeles. Any other management entities that may be identified would be subject to approval by the LACDRP. The County of Los Angeles shall be named as an enforcing party on any conservation easement or land dedication agreement to ensure compliance with any restrictions or required land management actions associated with the open space areas. • **Proof of Funding for Site Management.** The WSMP shall provide a funding mechanism to ensure that sufficient funds are available to the long-term management entity for the ongoing management and protection of the mitigation sites. Possible funding mechanisms may include an endowment, payments from the HOA, or establishing a special financing district.	
	MM Bio-5	If grading activities are to begin during the raptor breeding season of February 1 through June 30, a qualified Biologist shall perform a survey for any active raptor nests (common or special status) that occur within 500 feet of the project impact area. Any active nest found during survey efforts shall be mapped on the construction plans. If no active nests are found, no further mitigation is required. Results of the surveys shall be provided to the CDFW. If nesting activity is present at any raptor nest site, the active site shall be protected until nesting activity has ended to ensure compliance with Section 3503.5 of the *California Fish and Game Code.* To protect any nest site, the following restrictions on construction are required between February 1 and June 30 (or until nests are no longer active, as determined by a qualified	

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		Biologist): (1) clearing limits shall be established within a 500-foot buffer around any occupied nest or as otherwise determined by a qualified Biologist and (2) access and surveying shall be restricted within 300 feet of any occupied nest or as otherwise determined by a qualified Biologist. Any encroachment into the buffer area around the known nest shall only be allowed if a qualified Biologist determines that the proposed activity will not disturb the nest occupants. Construction during the non-nesting season can occur at the site only if a qualified Biologist has determined that fledglings have left the nest. If an active nest is observed during the non-nesting season, the nest site shall be monitored by a qualified Biologist, and when the raptor is away from the nest, the Biologist shall flush any raptor to open space areas. The Biologist will then remove the nest site so raptors cannot return to it.	
	MM Bio-6	A pre-construction survey for burrowing owl shall be conducted within 14 days prior to start of construction/ground-breaking activities. A second survey will be conducted within 24 hours of any ground-breaking activities. If these surveys do not detect occupied burrowing owls, then no further mitigation is required. If burrows occupied by burrowing owls are detected on the Project site, the Applicant shall notify the CDFW and shall implement the following actions prior to construction (either Set A for breeding burrowing owls [March to July] or Set B for non-breeding burrowing owls [August to February]). Set A Measures (for Breeding Burrowing Owls, between March and July) A1) No work shall occur within 500 feet of the active nesting burrow; the CDFW may be consulted to determine whether a reduced buffer is acceptable. A2) Provide weekly monitoring of the burrowing owl nesting burrow to determine nesting outcome. A3) Provide CDFW with monthly updates of burrowing owl nesting success. A4) Resume construction at the burrow site once the Biologist determines that fledglings have left the nest. If burrows occupied by burrowing owls are detected within 500 feet of the Project site, the Project Biologist shall monitor the owl(s) to ensure that the project does not negatively impact breeding. If negative indirect impacts are	

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		suspected, the Project Biologist shall propose measures to reduce indirect impacts to the owl(s) during construction. Set B Measures (for Non-Breeding Burrowing Owls, between August and February) B1) A qualified Biologist shall notify the CDFW of the occupied burrow location and that either passive or active relocation measures will be implemented. B2) The Biologist shall remove the burrow.	
	MM Bio-8	Prior to the issuance of a grading permit, the Project Applicant shall apply for coverage under the State Water Resources Control Board's General Permit for Storm Water Discharge Associated with Construction Activity (Construction Activities General National Pollutant Discharge Elimination System [NPDES] Permit) and shall comply with all the provisions of the permit, including the development of a Storm Water Pollution Prevention Plan, which includes provisions for the implementation of Best Management Practices and erosion-control measures. Best Management Practices shall include both structural and non-structural measures. The purpose of this mitigation measure is to ensure that site runoff does not adversely affect the Santa Clara River Significant Ecological Area (SEA) No. 20, or downstream biological resources.	
	MM Bio-9	Prior to issuance of a building permit, the Project Applicant shall develop a Lighting Plan in coordination with a qualified Biologist and an Electrical Engineer registered in the State of California for development areas that border natural open space resources. The Lighting Plan shall be subject to the Rural Outdoor Lighting District requirements (County of Los Angeles 2014) to ensure that all lighting has a minimal impact on open space areas and wildlife. Mercury vapor and halide lighting shall not be used on the perimeter of the developed areas or in areas that are adjacent to designated open space. The Lighting Plan shall provide guidelines for outdoor lighting used throughout the project site. Final lighting orientation and design shall be approved by the County of Los Angeles, Department of Building and Safety. The Lighting Plan shall include, but not be limited to, the following stipulations: a. Illumination levels shall be compatible with the character and use of surrounding development. The Lighting Plan shall incorporate outdoor lighting recommendations developed by the Illuminating Engineering Society of North America.	

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		b. Low-pressure sodium lighting fixtures or flashing lights shall not be used. c. Exterior lighting standards and fixtures shall be located and designed to minimize direct glare beyond the site boundaries. Lighting shall be fully shielded and directed downward to confine light spread solely within necessary locations. d. Security lighting fixtures shall not project above the roof line of the building on which they are mounted. e. Where applicable, time-control devices shall be used on exterior lighting sources. The Lighting Plan shall be submitted and approved by the LACDRP prior to issuance of building permits. Lighting requirements described in this mitigation measure shall be memorialized in the Codes, Covenants, and Restrictions (CC&Rs) for the project to ensure ongoing compliance.	
	MM Bio-10	Prior to issuance of a grading permit, the Project Applicant shall ensure the incorporation of fencing into the Landscaping Plan to deter project occupants from entering the natural areas. The Landscaping Plan shall include provisions for signs and split-rail fencing to direct residents to keep out of sensitive natural open space and revegetation and/or mitigation areas. In areas bordering natural open space and fuel modification zones, the Landscape Plan shall reflect a transition zone designed to buffer natural habitats from developed areas. This transition zone will reduce impacts associated with invasion by introduced species and will help buffer human activity adjacent to wildlife habitat. Landscaping in areas adjacent to natural open space will use species native to the project region and will be consistent with guidelines from the Los Angeles County Fire Authority. The Landscaping Plan shall be submitted to the Los Angeles County Fire Department and LACDRP for review and approval prior to issuance of a building permit. To reduce the impact of trash in the open space areas, dispensers for dog waste bags and appropriate receptacles for cigarette butts shall be placed along sidewalks and trail heads, waste and recycling receptacles that discourage foraging by wildlife species adapted to urban environments shall be installed in common areas (i.e., any area where public trash receptacles would be placed) such as parks, sidewalks, community centers, and walking trails throughout the project site, and trash catching devices shall be installed at trail heads or other locations where trash can blow into the open space	

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Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
	areas. Trash catching devices (e.g., staggered fencing and associated vegetation) will be incorporated into the project's landscape plan. The HOA or the future land management entity in charge of the open space areas shall devise and implement a trash management program for the open space areas that would include emptying all trash receptacles on a regular (approximately weekly) basis; regularly inspecting and maintaining all trash-catching devices; and regularly collecting all trash that accumulates along trails in the open space area (approximately weekly). All trails should include signage citing applicable CC&Rs to inform users that all dogs must be on leashes; that owners must clean up after their dogs; and that smoking is prohibited in open space areas. Only passive recreational activities shall be permitted within the designated natural open space areas and shall be restricted to trails. The CC&Rs for the project shall include the following requirements to reduce potential human impacts on open space areas: • all dogs and cats shall be in compliance with requirements found in Sections 10.20.150 through 10.20.350 of the Los Angeles County Code related to appropriate licensing and tagging; keeping all dogs on leashes while in the designated natural open space areas; ensuring that all dogs and cats are neutered or spayed; and that all dogs and cats have a microchip. • smoking shall be prohibited in all open space areas. • balloons shall not be utilized by the HOA for any community events and the use of balloons by individual homeowners shall be discouraged. • prohibition of any homeowner reprisals against native wildlife species (i.e., killing or harming native wildlife species in any way) if homeowner pets are killed or harmed by wildlife. Though no established equestrian trails exist in the preservation areas in San Francisquito Creek, the Cliffie Stone Trail and North Park Trail are mixed use trails that are managed by the Los Angeles County Department of Parks and Recreation (LACDPR) and are located in the vicinity of the preservation areas. Equestrian activities can have a detrimental effect on water quality and riparian habitat through the accumulation of manure (CBARCD 2014); trampling of native vegetation; spreading non-native or invasive plant species; soil compaction, and noise. As a result, educational signage shall be posted to strongly discourage equestrian activity in the preservation areas and to	

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Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures		Level of Significance After Mitigation
		minimize equestrian impact to riparian habitat and water quality. Signs shall be posted at locations that show evidence of equestrian traffic entering the preservation areas, outside of areas that are prone to flooding. Signs shall identify on-site portions of San Francisquito Creek as habitat preservation areas; require that riders stay on identified LACDPR trails; list negative impacts on riparian resources from equestrian use (e.g., manure accumulation, trampling of plants, carrying invasive plant seeds, soil compaction, and noise); and discuss the importance of horses avoiding channels that are subject to seasonal flows.	
	MM Bio-11	Prior to the issuance of a grading permit, the Project Applicant shall prepare and submit to the County a Storm Water Pollution Prevention Plan (SWPPP). The plan shall demonstrate that proposed water catchments and filtration structures will be sufficient to trap and remove pollutants and urban sediments to the degree necessary to ensure continued water quality. The SWPPP shall also demonstrate the project's compliance with Los Angeles RWQCB standards, which shall also be the performance standard for this measure. The general purposes of the plan shall be to protect and enhance water quality; to support the designated beneficial water uses; and to protect the functions and values of water quality resources (e.g., streams, wetlands, open space), which include, but are not limited to the following: a. Providing a vegetated corridor to protect water features from development. b. Maintaining and rehabilitating natural stream corridors and other protected water features. c. Minimizing sediment, nutrient, and pollutant loading into water. d. Providing filtration, infiltration, and natural water purification. e. Stabilizing slopes to prevent landslides, which contribute to sedimentation of water features. f. Maintaining the existing tree canopy where possible. g. Minimizing impervious surfaces while providing for compact growth.	
	MM Bio-12	Prior to the approval of the final map, the Project Applicant shall prepare a Landscaping Plan. This plan will be subject to County review and will include a plant palette composed of native species for all common areas on the site. Common areas are defined herein as all open space areas, excluding homeowner lots, active recreation areas, and street rights-of-way. Native	

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Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures		Level of Significance After Mitigation
		species to be used in common areas shall be sourced from plants within a 20-mile radius of the project site and within 500 elevational feet. During the preparation of the Landscaping Plan, the Landscape Architect shall consult with the Project Biologist to identify plant species that may be toxic to animals so that use of these species can be avoided. The Landscaping Plan will also include a list of invasive plant species prohibited from being planted on the project site. Invasive plant species to be prohibited and recommended drought-tolerant plants for resident landscaping shall be memorialized in the project's CC&Rs. The CC&Rs shall include language that encourages homeowners to utilize native plant species to landscape their properties.	
	MM Bio-13	All landscaping materials (including organic mulches) for common areas (i.e., parks and intervening, unpaved areas that are not a part of any home owners parcel) shall be inspected and certified by landscape suppliers as being "free" of Argentine ants prior to planting. Additionally, to further guard against Argentine ants, the Homeowner's Association shall discourage irrigated landscape planting through distribution of educational information and other feasible methods to reduce the potential for importing Argentine ants. Planted slopes adjacent to native habitat areas shall be planted with native drought-resistant plants and soil moisture shall be maintained below approximately ten percent saturation to deter the establishment of nesting colonies of Argentine ants.	
	MM Bio-14	The Subdivider and Successor and Permittee shall make educational materials available to all residents either through the distribution of an educational book/pamphlet and/or development of a website. Topics to be discussed in these materials shall include the following: a. the importance of preventing native wildlife from becoming accustomed to non-native food sources. Preventative measures would include not feeding wildlife, preventing wildlife access to trash that contains food; keeping the ground free of fallen fruit from trees and not leaving pet foot outside; b. instructions to not transport firewood to prevent the introduction of pests and pathogens that can kill or damage native trees; c. admonitions against allowing cats to go outside to prevent them from killing birds, arthropods, and herpetofauna;	

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SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures		Level of Significance After Mitigation
		d. references to Sections 10.20.150 through 10.20.350 of the Los Angeles County Code that require (1) appropriate licensing and tagging of cats and dogs; (2) keeping all dogs on leashes while in the designated natural open space areas; (3) ensuring that all dogs and cats are neutered or spayed; and (4) that all dogs and cats have a microchip e. prohibiting any reprisals against native wildlife species (i.e., killing or harming native wildlife species in any way) if homeowner pets are killed or harmed by wildlife. f. discouraging use of invasive plant species and encouraging the creation of landscaped areas that support native wildlife; g. identifying ways to reduce urban runoff and maintaining water quality; h. discouraging the use of pesticides that can move up the food chain and harm native carnivores (e.g., anti-coagulant rodenticides); i. preventing fires in open space areas by prohibiting smoking while in native open space and taking steps to prevent flying embers from backyard fires. j. identifying sources of trash that can blow into open space areas and discouraging their use (e.g., all types of balloons, plastic bags) A recommended resource for development of these educational materials can be found at: http://www.livinglightly.org.	
	MM Bio-15	Prior to the issuance of a grading permit, the Project Applicant shall submit the proposed Best Management Practices (BMPs) for County review. Measures shall be included to control siltation and erosion into creek drainages; dewatering of drainages by filling and diverting headwaters of drainages; and excessive dust accumulation on vegetation. BMPs shall also specify the use of silt fencing at the lower edges of graded slopes and the outer edges of drainage buffers and shall require that coir logs be placed on slopes to prevent erosion. All oak tree driplines within 50 feet of land clearing (including brush clearing) or areas to be graded shall be enclosed within temporary fencing for the duration of the clearing or grading activities. Fencing shall extend to the root protection zone (RPZ) (that area at least 15 feet from the trunk or half again as large as the distance from the trunk to the dripline, whichever is greater). No parking or storage of equipment, solvents, or chemicals that could adversely affect the trees shall be allowed within 25 feet of the trunk at any time. Fence	

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		removal shall occur only after the Project Biologist confirms the health of preserved trees. All upslope grading and drainage shall be engineered to minimize resultant erosion, soil compaction, or drainage into preserved oak tree areas. Whenever possible, utilities shall be designed to avoid crossing under the canopies of preserved trees unless the utilities are installed by drilling under the root zones (where feasible) to avoid impacts associated with cutting roots. Feasibility of drilling under trees will be based on soil conditions. Utilities will be clustered whenever possible to lessen impacts to oak RPZs.	
	MM Bio-16	To ensure that the mitigation measures listed in this section are fully and properly implemented, the Project Applicant shall submit annual reports to the LACDRP to document post-project compliance with all mitigation measures associated with the Supplemental EIR (SEIR) for the project. These annual post-project compliance reports will summarize the success of implementing habitat-related mitigation (Mitigation Measures 1, 2, 3, and 7) and will document the status of implementing species-related mitigation (Mitigation Measures 4, 5, and 6). These reports shall also describe the general condition of open space areas and identify any impacts that require actions by the land management entity. Successful implementation of construction-related mitigation measures and mitigation related to landscaping, lighting, or homeowner activities will be discussed as these measures are implemented. Annual reports shall be submitted to the LACDRP by December 31 each year, beginning after grading activities are initiated. Annual reports shall be submitted until the monitoring periods for Mitigation Measures 1, 2, 3, 4, and 7 are complete and successful implementation of the remaining mitigation measures is documented. Prior to the issuance of a grading permit, the Project Applicant will provide a Funding Agreement that is subject to the approval of the LACDRP for the purpose of ensuring that sufficient funds are available to perform the required monitoring and reporting tasks described in the previous paragraph and in Mitigation Measures 1 through 7. This Funding Agreement may consist of the creation of an escrow account or other mechanisms acceptable to the LACDRP.	

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Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
Threshold 5.4-3 Would the Project have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** **MM Bio-7** Prior to the construction of any phase or component of the proposed project that involves impacting drainages, streams, or wetlands through filling, stockpiling, conversion to a storm drain, channelization, bank stabilization, road or utility line crossings, or any other modification to a jurisdictional drainage, permits from the U.S. Army Corps of Engineers (USACE), the Regional Water Quality Control Board (RWQCB), and the CDFW would be required before any such activities could commence. Both permanent and temporary (construction-related) impacts are regulated and would therefore trigger the need for permits. Regulatory permits, acquired from resource agencies in 1999, included mitigation requirements to compensate for impacts to 3.84 acres of waters under the jurisdiction of the USACE, RWQCB, and CDFW. The permits were issued to address all four phases of project impacts (Phases A through D). All mitigation requirements specified in the resource agency permits were implemented concurrent with Phase A development in an attempt to pre-mitigate impacts to jurisdictional waters associated with Phases B through D. The following mitigation activities have been performed: (1) fee payment to the U.S. Forest Service to facilitate removal of 7.68 acres of giant reed from upper San Francisquito Canyon; (2) removal of 1.11 acres of giant reed to enhance on-site portions of San Francisquito Creek; (3) installation of 12 acres of alluvial fan sage scrub revegetation in Phase D; (4) installation of one acre of willow riparian habitat; and (5) preservation of 60.2 acres within San Francisquito Canyon in Phases C and D (28.6 acres in Phase D dedicated to the MRCA in 2008, the remaining 31.6 acres in Phase C shall be dedicated prior to the initiation of grading activities for Phases B and C). Given the reduced development footprint of the currently proposed project (versus 1999), it is possible that the resource agencies will consider the mitigation activities performed to date adequate to offset impacts associated with Phase B and C development. If additional mitigation is required by the resource agencies to compensate for impacts to jurisdictional waters, these mitigation activities shall consist of (1) riparian habitat restoration, enhancement, or preservation or (2) participation in an agency-approved habitat mitigation bank. If the resource agencies	Less Than Significant

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	identify project impacts that are not adequately mitigated by the activities described above, those impacts shall be mitigated at a minimum ratio of 2:1 (i.e., no fewer than 2 acres of mitigation shall be provided for each acre of streambed loss). The RHMP will analyze the quality and amount of streambed impact areas and will demonstrate through the use of a functional analysis method such as the California Rapid Assessment Method that the mitigation sites and activities (e.g., restoration, enhancement, and/or preservation) adequately compensate for the loss of the on-site streambed resources. If additional mitigation activities are required by the resource agencies, the Applicant shall prepare a Riparian Habitat Mitigation Plan (RHMP) for review and approval by the LACDRP prior to the initiation of project grading activities that would affect streambed resources and will include the following items: • **Responsibilities and Qualifications of the Personnel to Implement and Supervise the Plan.** The responsibilities of the Landowner, Specialists, and Maintenance Personnel that will supervise and implement the plan shall be specified. • **Site Selection.** The site(s) for mitigation shall be determined in coordination with the Project Applicant and the LACDRP. The site shall be located in a dedicated open space area and will be contiguous with other natural open space areas. • **Site Preparation and Planting Implementation.** Site preparation shall include (1) protection of existing native species; (2) trash and weed removal; (3) native species' salvage and reuse (i.e., duff); (4) soil treatments (i.e., imprinting, decompacting); (5) erosion-control measures (i.e., rice or willow wattles); and (6) seed mix application. The mitigation plan shall include a discussion of whether active restoration or enhancement is required to achieve the objectives of the RHMP or if passive restoration is expected to result in the desired RHMP objectives within a reasonable time frame. • **Plant Material.** All plant material used for habitat restoration purposes shall consist of native species that are local to the immediate area of the mitigation site. The source of plant material used for habitat restoration shall come from areas within 10 miles of the mitigation site and within 1,000 feet of elevation. All plant material proposed for use in a habitat	

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Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
	restoration program shall be inspected by a qualified biological monitor to ensure that all container plants are in good health and do not contain pests or pathogens that may be harmful to existing native plants or wildlife species. Container plants and other landscaping materials (including organic mulches) shall be inspected to ensure they do not contain Argentine ants. Any seeds to be used for habitat restoration purposes shall be collected, cleaned, stored, and packaged by a qualified seed supplier. Native seed mixes shall be inspected by a biological monitor prior to their application to ensure that they contain the proper species and that seed packages are in good condition and do not contain any pests or pathogens. Diseased or infested plant, seed, or landscape materials shall be removed from the site and transported to an appropriate off-site green waste facility. • **Schedule.** Establishment of restoration/revegetation sites shall be conducted between October 15 and January 30. Introduction of hydroseed mix and container plants shall occur immediately after the restoration sites are prepared. • **Maintenance Plan/Guidelines.** The Maintenance Plan shall include (1) weed control; (2) herbivory control; (3) trash removal; (4) irrigation system maintenance; (5) maintenance training; and (6) replacement planting. • **Monitoring Plan.** The Monitoring Plan shall include (1) qualitative monitoring (i.e., photographs and general observations); (2) quantitative monitoring (i.e., randomly placed transects); (3) monthly reports for the first year and every other month thereafter; and (4) annual reports for five years, which will be submitted to the LACDRP. Monitoring will be conducted for five years or until performance standards have been met. • **Performance Standards.** The RHMP shall include a discussion of appropriate performance standards to determine habitat restoration success. Minimum native species coverage of approximately 90 percent relative to a nearby reference site at the end of the five-year monitoring period is a commonly utilized performance standard, though the final performance standards shall be determined based on specific site conditions. The restoration program shall be considered successful if the performance standards have been achieved at the end of the five-year monitoring period and once successful plant establishment has been documented (e.g., plant health is determined to be satisfactory by the	

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	biological monitor at least two years after supplemental watering has been discontinued). If performance standards have not been achieved at the conclusion of the five-year monitoring period, monitoring and maintenance activities shall be continued until performance standards have been met. • **Signage and Fencing.** If necessary, the RHMP shall include specifications on fencing to protect biological resources and restrict human access. Signage specifications shall also be developed to indicate the site is a preservation site and to either indicate that trespassing is not allowed or to instruct visitors to stay on trails if public access is allowed. • **Long-Term Site Management.** The RHMP shall identify an appropriate entity to manage any open space areas utilized for mitigation purposes. A long-term management plan shall also be developed which will be implemented by the long-term management entity. Potential land management entities include the Mountains Recreation and Conservation Authority; the Tesoro del Valle Homeowners Association; the Nature Conservancy, the City of Santa Clarita, or the County of Los Angeles. Any other management entities that may be identified would be subject to approval by the LACDRP. The County of Los Angeles shall be named as an enforcing party on any conservation easement or land dedication agreement to ensure compliance with any restrictions or required land management actions associated with the open space areas. • **Proof of Funding for Site Management.** The HMMP shall provide a funding mechanism to ensure that sufficient funds are available to the long-term management entity for the ongoing management and protection of the mitigation sites. Possible funding mechanisms may include an endowment, payments from the HOA, or establishing a special financing district. If preservation of streambed resources is proposed, the RHMP will describe (1) the amount and quality of streambed resources at the site; (2) management requirements to control invasive non-native plants, littering and illegal trash dumping, and trespassing; and (3) a mechanism for permanent preservation and management of the site. The 31.6 preservation area in Phase C shall be dedicated to an appropriate entity prior the initiation of grading activities for development of Phases C and D. A long-term management plan shall also be developed which will be implemented by one of the long-term management entities listed above. The County of Los Angeles shall be named as an	

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	enforcing party on any conservation easement or land dedication agreement to ensure compliance with any restrictions or required land management actions associated with the open space areas.	
Threshold 5.4-5 Would the Project convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *Refer to MM Bio-2 identified previously.*	Less Than Significant
Threshold 5.4-6 Would the Project conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *Refer to MM Bio-2 identified previously.*	Less Than Significant
Less Than Significant Impacts		
Threshold 5.4-4 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?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measure*** *Refer to MMs Bio-1, Bio-2, Bio-9, and Bio-10 identified previously.*	Less Than Significant

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5.5 CULTURAL RESOURCES		
Potentially Significant Impacts		
	Regulatory Requirements **RR Cult-1** If human remains are encountered during excavation activities, all work shall halt in the vicinity of the remains and the County Coroner shall be notified (*California Public Resources Code,* Section 5097.98). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of a qualified Archaeologist, determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC). The NAHC will be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the *California Health and Safety Code*. The MLD shall make his/her recommendation within 48 hours of being granted access to the site. If feasible, the MLD's recommendation shall be followed and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (*California Health and Safety Code,* Section 7050.5). If the landowner rejects the MLD's recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (*California Public Resources Code,* Section 5097.98).	
Threshold 5.5-1 Would the Project cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5? **Threshold 5.5-2** Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5? **Threshold 5.5-4** Would the Project disturb any human remains, including those interred outside of formal cemeteries?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** **MM Cult-1** In the event archaeological cultural resources are encountered during Project construction, all ground-disturbing activities within the vicinity of the find shall cease and a qualified archaeologist and designated Native American representative shall be notified of the find. The archaeologist shall record all recovered archaeological resources on the appropriate California Department of Parks and Recreation Site Forms to be filed with the California Historical Resources Information System–South Central Coastal Information Center, evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation in accordance with the U.S. Secretary of the Interior and California Office of Historic Preservation guidelines, including but not limited to a Phase III data recovery and associated documentation, and in consultation with the designated Native American representative. The archaeologist shall prepare a final report about the find to be filed with the Applicant, the County of Los Angeles Department of Regional Planning, and the California Historical Resources Information System–South Central Coastal Information Center, as required by the California Office of Historic	Less Than Significant

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	Preservation. The report shall include documentation of the resources recovered, a full evaluation of the eligibility with respect to the California Register of Historical Resources, and treatment of the resources recovered. In the event of a find, archaeological and Native American monitoring shall be provided thereafter for any ground-disturbing activities in the area of the find.	
Threshold 5.5-3 Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** **MM Cult-2** Prior to construction, in areas where depth of excavation will exceed five feet below ground surface, a Paleontological Resource Impact Mitigation Plan (PRIMP) shall be developed by a qualified Paleontologist. The PRIMP shall include recovery, preparation (to the point of identification), identification, and curation of fossil materials. The PRIMP shall also include provisions for significant paleontological specimens recovered during mitigation to be deposited for curation in an accredited and permanent scientific institution with a research and/or educational interest in the materials (e.g., the Natural History Museum of Los Angeles County). The Paleontologist shall have a written repository agreement prior to initiating mitigation activities. These requirements shall be included as notes on the contractor grading plans and shall be verified by the Lead Agency, or its designee, prior to commencement of grading activities. **MM Cult-3** Prior to the issuance of the grading permit for ground-disturbance activities (i.e., grading and excavation), the property owner/developer shall submit the PRIMP, prepared by the Supervising Paleontologist retained for the project, to the Department of Regional Planning for review and approval. The following mitigation measures shall be outlined in greater detail in the PRIMP: a. The Supervising Paleontologist shall be retained and be present at all pre-construction planning and pre-grading meetings. b. Prior to the approval of grading plans for any grading permit, a Paleontological Assessment Report shall be submitted to the Department of Regional Planning for review and approval. This report shall identify the geological formations that would be exposed to grading/disturbance activities and each formation's paleontological sensitivity. Paleontological resource requirements shall be incorporated as a note on the grading plan cover sheet. For most grading activities, a qualified Paleontologist shall be	Less Than Significant

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	retained by, and at the expense of, the Project Applicant to monitor and, if necessary, salvage scientifically significant fossil remains during grading operations. The duration of these inspections shall be determined by the Supervising Paleontologist and shall depend on the sensitivity of the rock units, the rate of excavation, and the abundance of fossils. c. Paleontological monitoring shall be conducted during grading and other excavation work as determined necessary by the Supervising Paleontologist. Recommended hours for monitoring activities shall be established by the Supervising Paleontologist and shall be outlined in the PRIMP. It shall be the responsibility of the Supervising Paleontologist to demonstrate, to the satisfaction of the Lead Agency, the appropriate level of monitoring necessary based on the grading plans. d. Any paleontological work at the site shall be conducted under the direction of the Supervising Paleontologist. e. Prior to the start of grading activities, Paleosols No. 5 and No. 8 shall be tested for microvertebrate fossils. f. Grading activities in the Castaic and Saugus Formations shall require full-time monitoring by a qualified Paleontologist. g. Geologic units of low or moderate paleontological sensitivity shall require part-time monitoring. If significant fossils are observed during grading as determined by the Supervising Paleontologist, full-time monitoring shall be implemented. Monitoring may be reduced if the potentially fossiliferous units described in this assessment are not present in the subsurface or, if present, are determined upon exposure and examination by a qualified Paleontologist to have low potential to contain fossil resources. h. Qualified Paleontologists shall have the authority to temporarily divert or direct grading efforts to allow for evaluation and any necessary salvage of exposed fossils. i. Because of the potential for producing small fragments of vertebrate microfossils, periodic screening of fine-grained sediment from cuts in the Castaic and Saugus Formations shall be performed by the qualified Paleontologist. Such material may be removed in bulk and screened off site to minimize interference with grading operations.	

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	j. If a fossil discovery occurs during grading operations when a qualified Paleontologist is not present, grading shall be diverted around the area until he or she can access the find. k. Recovered specimens shall be prepared to the point of identification and permanent preservation, including washing sediments to recover small vertebrate or invertebrate fossils. l. Any fossils recovered, along with their contextual stratigraphic data, shall be donated to the Natural History Museum of Los Angeles County or another appropriate institution with an educational and research interest in the materials. A final report detailing findings and disposition of specimens shall be submitted to the Lead Agency and repository institution.	
5.6 ENERGY		
Less Than Significant Impacts		
Threshold 5.6-1 Would the project conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	No Impact
Threshold 5.6-2 Would the project involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant
Threshold 5.6-3 Would the Project create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant

TABLE 1-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
5.7 GEOLOGY AND SOILS		
Less Than Significant Impacts		
Threshold 5.7-1 Would the Project expose people or structures to 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 active fault trace? Refer to Division of Mines and Geology Special Publication 42. **Threshold 5.7-2** Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking? **Threshold 5.7-3** Would the Project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction and lateral spreading? **Threshold 5.7-4** 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?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant

TABLE 1-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
Threshold 5.7-5 Would the Project be located in an area subject to landslides?		
Threshold 5.7-6 Would the Project result in substantial soil erosion or the loss of topsoil?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant
Threshold 5.7-7 Would the project 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?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant
Threshold 5.7-8 Would the project have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	No Impact
Threshold 5.7-9 Would the project conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant

TABLE 1-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
5.8 GREENHOUSE GAS EMISSIONS		
Less Than Significant Impacts		
Threshold 5.8-1 Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	***Recommended 1999 FEIR Mitigation Measures*** Refer to 1999 Air Quality MMP-4 and 1999 Air Quality MMP-6 identified previously. ***Recommended Project Specific Mitigation Measures*** **MM GHG-1** Prior to the issuance of each residential building permit for single family homes or senior homes, the Permittee or successor developer shall demonstrate that each home will exceed the current 2016 CCR Tile 24 Part 6 minimum energy efficiency requirements by at least 50 percent to the Satisfaction of Public Works. **MM GHG-2** Prior to the issuance of each residential building permit for single family homes or senior homes, the Permittee or successor developer shall demonstrate that the Project shall include solar power generation or alternate equivalent renewable power generation (e.g., solar hot water, wind, fuel cells) equivalent to 4,500 kWhr-year (50 percent of the power utilized) for each single-family residence and 2,400 kWhr-year for each senior home to the satisfaction of Public Works. **MM GHG-3** Prior to the issuance of each nonresidential building permit for the park and recreational land uses, the Permittee or successor developer shall demonstrate that the Project shall include solar power generation or alternate equivalent renewable power generation (e.g., solar hot water, wind, fuel cells) equivalent to 9.5 kWhr-year per square foot (50 percent of the power utilized) for each community building to the satisfaction of Public Works. **MM GHG-4** Prior to the issuance of each residential occupancy permit, the Permittee or successor developer shall submit for approval to the Department of Regional Planning the plan for the applicable future homeowners association(s) to provide educational information to each homeowner on (1) water conservation; (2) energy conservation, including the use of energy-efficient lighting and the limiting of outdoor lighting; (3) the use of the solar PV system included with each home (see MM GHG-2); (4) mobile source emission reduction techniques, such as use of alternative modes of transportation and zero- or low-emission vehicles; (5) the use of solar heating, automatic covers, and efficient pumps and motors for pools and spas; and (6) recycling methods utilized. The plan shall include a delivery schedule of the educational	Less Than Significant

TABLE 1-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures		Level of Significance After Mitigation
		information to each homeowner that includes the initial delivery prior to individual purchase of property as well as delivery of annual updates to all homeowners.	
	MM GHG-5	Prior to the issuance of each nonresidential building permit for the park and recreational land uses, the Permittee or successor developer shall detail bicycle parking on the architectural plans depicting a bicycle parking space quantity that exceeds both the bicycle parking requirements of Section 22.44.1410 of the Municipal Code and the CalGreen mandatory requirements by providing the higher of either a 15 percent increase over the Municipal Code or CalGreen mandatory requirements or provide a minimum of 8 bicycle parking spaces at each facility.	
	MM GHG-6	Prior to the issuance of each building permit, the Permittee or successor developer shall require that contractors install temporary power poles of sufficient quantity so that there is a temporary power pole located within 200 feet of every home under construction and require electric-powered construction equipment to be utilized whenever feasible. This requirement shall be incorporated into the contract specifications and a copy of the contract shall be submitted to Public Works for review and approval.	
	MM GHG-7	Prior to the issuance of each residential building permit for single family homes or senior homes, the Permittee or successor developer shall incorporate into the electrical plans, outside electrical receptacles in both the front yard and rear yard of each home.	
	MM GHG-8	Prior to the issuance of each residential building permit for single family homes or senior homes, the Permittee or successor developer shall require that all built-in appliances (e.g., fans, air conditioner units, dishwashers, refrigerators, etc.) are Energy Star-certified.	
	MM GHG-9	Prior to the issuance of the first residential occupancy permit, the Permittee or successor developer shall submit for approval to the Department of Regional Planning a Transportation Demand Management (TDM) Program that will at a minimum incorporate the following measures: • Provide pedestrian access ways such as sidewalks and trails, that interconnect every proposed home and park and connects to existing off-site sidewalks and trails.	

TABLE 1-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures		Level of Significance After Mitigation
		• Provide designated bicycle lanes on all major roadways within the proposed Project and provide bicycle trails that connect to existing off-site bicycle trails. • Provide traffic calming measures on a minimum of 25 percent of the proposed roads and intersections. • Provide a kiosk within the community center or public park that provides information on public transit, including bus routes and schedules as well as information about carpooling and vanpools. • Provide a new transit stop located within a quarter mile of the project site. Coordinate with the Santa Clarita Transit Agency to accomplish this. • Provide a bus shelter with bicycle parking in the vicinity of the project site at a location determined in coordination with the City of Santa Clarita Transit Agency.	
	MM GHG-10	Prior to the issuance of the 200th residential occupancy permit, the Permittee or successor developer shall require that at least one of the proposed public parks include an area that may be utilized as a community garden that is open to all residents of the Project.	
	MM GHG-11	To assist in compliance with the waste diversion goals of AB 341, at the time of initial occupancy, the Permittee or successor developer shall provide each residence with a recycling bin to assist with the separation of recyclables and trash prior to disposal in outdoor containers.	
	MM GHG-12	Prior to issuance of the first grading permit, the Permittee or successor developer shall submit for approval to the Department of Regional Planning a Landscape Plan that specifies the planting of a minimum of 6,182 trees on the project site.	
	MM AQ-1	All off-road diesel equipment that is greater than 50 horsepower utilized during construction of the proposed Project shall be registered with CARB and meet the CARB Tier 4 emission standards, In order to ensure compliance with this measure, all contractors that utilize off-road diesel equipment that is greater than 50 horsepower shall participate in CARB's Responsible Official Affirmation of Reporting (ROAR) annual reporting program and shall submit a copy of the report to Public Works.	

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SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
Threshold 5.8-2 Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	***Recommended 1999 FEIR Mitigation Measures*** Refer to 1999 Air Quality MMP-4 and 1999 Air Quality MMP-6 identified previously. ***Recommended Project Specific Mitigation Measures*** Refer to MM GHG-1 through MM GHG-12 and MM AQ-1, MM AQ-4, and MM AQ-6 identified previously.	Less Than Significant
5.9 HAZARDS AND HAZARDOUS MATERIALS		
Less Than Significant Impacts		
Threshold 5.9-1 Would the Project create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant
Threshold 5.9-2 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 or waste into the environment?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant
Threshold 5.9-3 Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant
Threshold 5.9-4 Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant

TABLE 1-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
Threshold 5.9-5: For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? **Threshold 5.9-6:** 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?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant
Threshold 5.9-7 Would the Project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant
Threshold 5.9-8: Would the Project expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located: i) within a Very High Fire Hazard Severity Zones (Zone 4)? ii) within a high fire hazard area with inadequate access? iii) within an area with inadequate water and pressure to meet fire flow standards?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant

TABLE 1-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
iv) within proximity to land uses that have the potential for dangerous fire hazard? **Threshold 5.9-9** Does the proposed use constitute a potentially dangerous fire hazard?		
5.10 HYDROLOGY AND WATER QUALITY		
	Regulatory Requirements **RR 5.10-1** Prior to the issuance of a grading permit, the Project Applicant shall be responsible for filing a Notice of Intent and the appropriate fees to the SWRCB in order to obtain coverage under the NPDES General Construction Permit for construction activities. Pursuant to the permit requirements, the Project Applicant shall develop a Stormwater Pollution Prevention Plan that incorporates Best Management Practices for minimizing construction-related pollutants in site runoff. **RR 5.10-2** The Project shall comply with the Los Angeles Regional Water Quality Control Board General NPDES Permit and General WDRs for Dischargers of Groundwater from Construction and Project Dewatering (Order No. R4-2013-0095, NPDES No. CAG994004).	
Less Than Significant Impacts		
Threshold 5.10-1 Would the Project violate any water quality standards or waste discharge requirements? **Threshold 5.10-2** Would the Project generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality? **Threshold 5.10-3** Would the Project otherwise substantially degrade water quality?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant

TABLE 1-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
Threshold 5.10-4 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)?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant
Threshold 5.10-5 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? **Threshold 5.10-6** 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? **Threshold 5.10-7** 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? **Threshold 5.10-8** Would the Project create drainage system capacity problems, or result in the construction of new storm water drainage facilities	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant

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SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
or expansion of existing facilities, the construction of which could cause significant environmental effects?		
Threshold 5.10-9 Would the Project add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant
Threshold 5.10-10 Would the Project conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant
Threshold 5.10-11 Would the Project result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	No Impact
Threshold 5.10-12 Would the Project use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	No Impact

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SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
Threshold 5.10-13 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, or within a floodway or floodplain? **Threshold 5.10-14** Would the Project place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain? **Threshold 5.10-15** 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?	***Recommended 1999 FEIR Mitigation Measures*** **1999 MMP-3** Sand bags shall be placed during construction to prohibit the transport of any onsite sediment and resulting debris to downstream areas. Erosion control devices must be installed or in place at the conclusion of every working day during the rainy period of October 15 to April 15. These will be designed by the design engineer to keep all debris in the project site as mandated by county ordinances. **1999 MMP-4** Energy dissipaters shall be installed at all offsite discharge locations to eliminate the hazard of erosion in natural offsite channel courses. These facilities will be designed to the satisfaction of the County Department of Public Works. **1999 MMP-5** Subdrains as required by the geotechnical consultant will be installed. **1999 MMP-6** All proposed cut-and-fill slopes shall be landscaped as soon as possible after grading to reduce potential erosion and increased runoff. ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant
Threshold 5.10-16 Would the Project place structures in areas subject to inundation by seiche, tsunami, or mudflow?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	No Impact

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Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
5.11 LAND USE		
Less Than Significant Impacts		
Threshold 5.11-1 Would the Project physically divide an established community?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant
Threshold 5.11-2 Would the Project be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant
Threshold 5.11-3 Would the project be inconsistent with the County zoning ordinance as applicable to the subject property?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	No Impact
Threshold 5.11-4 Would the Project conflict with Hillside Management Area Ordinance, Significant Ecological Areas Ordinance, or other applicable land use policies?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant
5.12 MINERAL RESOURCES		
No Impact		
Threshold 5.12-1: *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?*	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	No Impact

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SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
Threshold 5.12-2: *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?*		
5.13 NOISE		
Potentially Significant Impacts		
	Regulatory Requirements **RR 5.13-1** The Project will be constructed in accordance with Section 12.08.440 of the County Code, which prohibits construction activities that generate noise that could create a disturbance across a residential or commercial property line from occurring between 7:00 PM and 7:00 AM on weekdays or at any time on Sunday or a federal holiday. For this Project, this limit would apply to noise-generating construction activities within a ¼ mile of a residential, school, or commercial receptor.	
Threshold 5.13-1 Would the Project result in exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	***Recommended 1999 FEIR Mitigation Measures*** **1999 Noise MMP-1** Construction equipment and trucks shall be properly muffled. ***Recommended Project Specific Mitigation Measures*** **MM Noi-1** Prior to the issuance of each permit for clearing, grading, or building within 500 feet of existing residences, the Developer shall demonstrate that the construction plans or specifications include the following noise-abatement and control measures. This measure applies to all phases of construction. • All construction equipment, including internal combustion engines and stationary equipment (used for construction purposes) shall be equipped with noise-reducing features such as, but not limited to, improved mufflers, intake silencers, ducts, engine enclosures that are rated according to the manufacturer's specification and mounted on elastometric isolaters when possible, and acoustical shields or shrouds. • Stationary sources located within 450 feet of off-site residences shall have noise abatement, such as engine enclosures or be placed behind barriers, to limit the noise level at the sensitive receptor to 60 A-weighted decibels (dBA) equivalent noise value (L_{eq}) or less. • Stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.	Less Than Significant

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SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures		Level of Significance After Mitigation
		• On-site and off-site construction haul routes shall be designed to avoid noise-sensitive uses, as feasible. • Equipment and material staging areas and equipment maintenance areas shall be located at least 500 feet from sensitive noise receivers, if feasible. • If available, electrically powered equipment shall be used as an alternative to diesel or gasoline powered equipment.	
	MM Noi-2	If grading or similar construction activity within 150 feet of off-site residences is to occur for longer than one day, the Developer shall install a temporary noise barrier between the construction area and the residences. The barrier shall be 12 feet high and solid from the ground to the top. The barrier shall be constructed with plywood that is at least a ½ inch thick or with another material that creates a noise transmission loss of at least 20 dBA. The barrier shall be located to break the line of sight between the residences and the construction area. Where feasible, the barrier shall remain in place until the completion of construction near the residences. The Sound Transmission Class (STC) of both materials shall add up to at least an STC rating of 20. This measure applies to all phases of construction.	
	MM Noi-3	Prior to issuance of a building permit for each multi-family residential use, the Developer shall submit a noise analysis to the County demonstrating that projected air conditioning and refrigeration equipment noise levels would not exceed the standards of Section 12.08.530 of the County Code.	
	MM Noi-4	Ongoing, each prospective purchaser of residential property within a ½ mile of the proposed helispot shall be notified as follows: NOTICE OF HELISPOT IN VICINITY – This property is presently located in the vicinity of a helispot, which will be used solely for emergency firefighting operations. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to helicopter operations (e.g., noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what helispot annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.	
	MM Noi-5	Prior to issuance of building permits for single-family, duplex, and multi-family residences adjacent to Tesoro del Valle and Avenida Rancho Tesoro, the Developer shall submit a noise analysis to the County demonstrating that projected exterior noise levels at areas where residents would reasonably be	

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Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
	expected to spend more than one hour, such as backyards, would not exceed 60 dBA community noise equivalent level (CNEL) for single-family and duplex residences and 65 dBA CNEL for multi-family residences. This standard is based on the California Land Use Compatibility Guidelines. Noise abatement may be achieved by setbacks, berms, and walls. The noise analysis shall also demonstrate that interior noise levels in all habitable rooms of duplexes and multi-family residences would not exceed 45 dBA CNEL, as required by the California Building Code.	
Threshold 5.13-2 Would the Project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Measures*** **MM Noi-6** Prior to the issuance of each grading permit, the Developer shall submit plans and/or specifications to the County demonstrating that site preparation and grading within 265 feet of an occupied residence shall be performed with equipment that will not cause a vibration exceeding 0.01 peak particle velocity (ppv) inch per second (in/sec).	Less Than Significant
Less Than Significant Impacts		
Threshold 5.13-3 Would the Project result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project, including noise from parking areas?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Measures*** Refer to MM Noi-4 identified previously.	Less Than Significant
Threshold 5.13-4 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, including noise from amplified sound systems?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Measures*** Refer to MMs Noi-1, Noi-2, and Noi-3 identified previously.	Less Than Significant
Threshold 5.13-5: For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport,	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures***	No Impact

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Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
would the Project expose people residing or working in the Project area to excessive noise levels? **Threshold 5.13-6:** 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?	*None*	
5.14 POPULATION AND HOUSING		
Less Than Significant Impacts		
Threshold 5.14-1 Would the Project 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)? **Threshold 5.14-2** Would the Project cumulatively exceed official regional or local population projections?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant
Threshold 5.14-3 Would the Project displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere? **Threshold 5.14-4** Would the Project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant

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SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
5.15 PUBLIC SERVICES		
Potentially Significant Impacts		
	Regulatory Requirements	
	RR PS-1 All nonresidential facilities shall incorporate sprinkler systems. (1999 Fire Services MMP-1)	
	RR PS-2 The Project will provide water mains, fire hydrants, and fire flow as required by the County Forester and Fire Warden for all land shown on the map to be recorded. (1999 Fire Services MMP-3)	
	RR PS-3 Fire Department access shall be extended to within 150 feet of any portion of habitable structures to be built. (1999 Fire Services MMP-5)	
	RR PS-4 Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. All weather paving shall be used for roadways. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet. (1999 Fire Services MMP-6)	
	RR PS-5 Provide Fire Department and County approved street signs and building address numbers prior to occupancy. (1999 Fire Services MMP-7)	
	RR PS-6 Prior to construction of a fire hazard reduction a fuel management plan shall be developed, reviewed by the Fire Department, and implemented. The plan shall include the following components: • A revised landscape plan replacing eucalyptus, pines, junipers, and cypress with other native trees. • Use of low-fuel volume plants, including sumac, toyon, elderberry, holly leaf cherry, oak, sycamore, and California bay species. • Additional fuel modification zone with increased brush clearance for homes that face northeast open space areas. • Areas designated as open space shall not be utilized for equipment or vehicle storage or for access to the area of development. Such areas shall not be used for dumping of fill materials. (1999 Fire Services MMP-9)	
	RR PS-7 The applicant shall be required to pay a fee of $0.18 per square foot of structure or the prevailing rate as determined by the County of Los Angeles Fee Program for Fire Stations for the Benefit of the Consolidated Fire Protection. This fee program provides for the expansion of fire protection facilities. (1999 Fire Services MMP-10)	

TABLE 1-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures		Level of Significance After Mitigation
	RR PS-8	Prior to the issuance of building permits, the applicant shall pay the Los Angeles County Sheriff's Department (LACSD) the applicable current fee amount, pursuant to the Law Enforcement Facilities Fee Program.	
	RR PS-9	Prior to issuance of occupancy permits, the applicant shall ensure that street lighting meets County Department of Public Works standards and address numbers shall be provided that are readily apparent from the street for emergency response agencies	
	RR PS-10	Prior to issuance of building permits, the Project Applicant shall pay the current library fee at the time of building permit issuance ($909.00 per residential unit for Fiscal Year 2017-18) to the County of Los Angeles Public Library to offset the demand for services generated by the Project. The library mitigation payment shall be made on a building permit-by-building permit basis by the developer for residential projects.	
Threshold 5.15-1 Would the Project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for fire protection?	***Recommended 1999 FEIR Mitigation Measures***		Less Than Significant
	None		
	Recommended Project Specific Mitigation Measures		
	MM PS-1	Prior to initiation of grading activities, the Project Applicant shall submit an Emergency Access Plan and/or Congestion Management Plan to the Los Angeles County Fire Department (LACFD) and Los Angeles County Sheriff's Department (LACSD) for review and approval. The Plan shall include, but not be limited to, (1) identification of construction haul routes; (2) duration and location of any lane closures; (3) location of parking for construction workers during construction phases; (4) use of flagmen; and (5) any pedestrian-related impacts to sidewalks and intersection crossings. The Traffic Management Plan shall be implemented during all stages of Project construction. The contractor specifications shall include the requirements outlined in the Emergency Access Plan and/or Congestion Management Plan and this shall be verified by the County.	

TABLE 1-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
Threshold 5.15-2 Would the Project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for police protection?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** Refer to MM PS-1 identified previously. **MM PS-2** During site and building layout design, measures to increase site security shall be implemented, including, but not limited to providing lighting in private common areas and parks.	Less Than Significant
Less Than Significant Impacts		
Threshold 5.15-3 Would the Project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for school services?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant
Threshold 5.15-4 Would the Project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for library services?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant
5.16 RECREATION		
Less Than Significant Impacts		
Threshold 5.16-1 Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant

TABLE 1-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
the facility would occur or be accelerated? **Threshold 5.16-2** Would the Project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for parks?		
Threshold 5.16-3 Does the Project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	No Impact
Threshold 5.16-4 Would the Project interfere with regional open space connectivity?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant

TABLE 1-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)

<table>
<tr><th>Summary of Environmental Impacts</th><th>Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures</th><th>Level of Significance After Mitigation</th></tr>
<tr><td colspan="3">5.17 TRAFFIC, ACCESS AND CIRCULATION</td></tr>
<tr><td colspan="3">Potentially Significant Impacts</td></tr>
<tr><td>Threshold 5.17-1 Would the Project 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?</td><td>Recommended 1999 FEIR Mitigation Measures
None
Recommended Project Specific Mitigation Measures
MM Trans-1 Prior to the issuance of occupancy permits, the Project Applicant shall submit evidence to the County that the intersection improvements listed in Table 5.7-9 for Existing With Project Conditions have been or are being completed, unless the California Department of Transportation (Caltrans) or the City of Santa Clarita has not approved the measure.

MITIGATION MEASURES FOR PROJECT-SPECIFIC AND CUMULATIVE IMPACTS
<table><tr><th>Location</th><th>Jurisdiction</th><th>Mitigation</th></tr><tr><td colspan="3">Existing Plus Project Conditions</td></tr><tr><td>The Old Rd and I-5 SB Ramps</td><td>County/ Caltrans</td><td>Modify the existing traffic signal to provide a northbound right-turn signal phase on The Old Rd that would overlap with the westbound left turn signal phase at the I-5 SB off-ramp. It should be noted that the recommended mitigation measure is subject to approval by Caltrans due to the joint shared jurisdiction of the intersection.</td></tr><tr><td>Tesoro Del Valle – Rio Norte Drive and Copper Hill Drive</td><td>County</td><td>This intersection is completely built out. There are no reasonable and feasible measures available to mitigate the AM and PM peak hour impact of the project. Thus, for this intersection, the project impact is significant and unavoidable</td></tr><tr><td>McBean Pkwy and Copper Hill Dr</td><td>County/City of Santa Clarita</td><td>Modify the eastbound and westbound approaches on Copper Hill Dr to accommodate the installation of a third through lane in each direction. To accommodate the proposed through lanes, the Copper Hill Bridge over the San Francisquito Creek would need to be widened to its planned ultimate</td></tr></table></td><td>Significant and Unavoidable</td></tr>
</table>

TABLE 1-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures			Level of Significance After Mitigation
			configuration of three eastbound and three westbound through lanes. In addition, the westbound approach of the intersection would be restriped as needed. It is also noted that a traffic signal modification would likely be required to accommodate this recommended mitigation measure. The resulting lane configuration at the eastbound approach would provide two through lanes and one shared through/right-turn lane. The resulting lane configuration at the westbound approach would provide two left-turn lanes and three through lanes.	
	Future Cumulative Plus Project Conditions			
	The Old Rd and I-5 SB Ramps	County/ Caltrans	Widen all intersection approaches. The northbound approach would be modified to provide a third through lane, resulting in a northbound approach lane configuration of one left-turn lane, three through lanes, and one right-turn lane. The southbound approach would be modified to provide a second left-turn lane and a third through lane, resulting in a southbound approach lane configuration of two left-turn lanes and three through lanes. Lastly, the I-5 SB off-ramp would be modified to convert the shared left/right-turn lane to a left-turn only lane and add a right-turn only lane, resulting in a westbound approach lane configuration of two left-turn lanes and one right-turn lane. It is also noted that a traffic signal modification would be required to accommodate this recommended cumulative mitigation measure. It should be noted that the recommended mitigation measure is subject to approval by Caltrans due to the joint shared jurisdiction of the intersection.	
	The Old Rd and Rye Canyon Rd	County	Modify all three approaches of the intersection of The Old Rd at Rye Canyon Rd to accommodate the installation of a second southbound left-turn lane, a third southbound through lane, two additional	

		northbound through lanes, and two additional westbound left-turn lanes. To accommodate these new lanes, The Old Rd and Rye Canyon Rd would need to be widened. It is also noted that a traffic signal modification would be required to accommodate this recommended cumulative mitigation measure.
The Old Road and Magic Mountain Parkway	County	This intersection is completely built out. There are no reasonable and feasible measures available to mitigate the PM peak hour impact of the project. Thus, for this intersection, the project impact is significant and unavoidable.
I-5 SB Ramps and Magic Mountain Parkway	County/ Caltrans	This intersection is completely built out. There are no reasonable and feasible measures available to mitigate the AM and PM peak hour impact of the project. Thus, for this intersection, the project impact is significant and unavoidable.
Rye Canyon Road and Copper Hill Drive	City of Santa Clarita	This intersection is completely built out. There are no reasonable and feasible measures available to mitigate the PM peak hour impact of the project. Thus, for this intersection, the project impact is significant and unavoidable.
Copper Hill Drive and Decoro Drive	County/City of Santa Clarita	This intersection is completely built out. There are no reasonable and feasible measures available to mitigate the AM and PM peak hour impact of the project. Thus, for this intersection, the project impact is significant and unavoidable.
Tesoro Del Valle – Rio Norte Drive and Copper Hill Drive	County	This intersection is completely built out. There are no reasonable and feasible measures available to mitigate the AM and PM peak hour impact of the project. Thus, for this intersection, the project impact is significant and unavoidable.
I: Interstate; SB: southbound; Caltrans: California Department of Transportation. Source: LLG 2016.		

MM Trans-2 Prior to the issuance of occupancy permits, the Project Applicant shall submit evidence to the County that the intersection improvements listed in Table 5.7-9 for Future Cumulative With Project Conditions have been or are being completed, unless the California Department of Transportation (Caltrans) or the City of Santa Clarita has not approved the measure. All Future Cumulative With Project impacts shall be mitigated through payment by pro rata share and/or payment into the Valencia Bridge and Thoroughfare District.

TABLE 1-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures		Level of Significance After Mitigation
	MM Trans-3	Prior to issuance of an occupancy permit and in compliance with the County's Valencia Bridge and Major Thoroughfare Construction Fee District, the Project Applicant shall pay the fee based on the per unit fee applicable at that time. These fees will be used to fund transportation projects throughout the County's Valencia Bridge and Major Thoroughfare District, including improvements required to mitigate impacts related to the Tesoro del Valle Phases B and C Project; however, the priority assigned to individual projects is at the County's discretion. Therefore, the Project Applicant shall be responsible for monitoring of traffic conditions at the two impacted intersections, beginning at the time of first occupancy, to determine the point at which the identified improvements for each intersection would be required. Monitoring shall be required at the following milestones: 400 dwelling units and 800 dwelling units. The monitoring requirement for each intersection shall cease upon construction of the required improvement or at full buildout of the Project, whichever comes first. If these intersection improvements will not be constructed by the County prior to the identified time, the Project Applicant shall implement these improvements subject to a fee credit from the County's Valencia Bridge and Thoroughfare District.	
	MM Trans-4	Prior to construction activities, the Project Applicant shall prepare and submit a detailed Construction Traffic Control Plan to the County of Los Angeles Department of Public Works for review and approval. The Construction Traffic Control Plan shall describe in detail safe detours and provide temporary traffic control during construction activities for the project. To reduce traffic congestion, the Plan shall include, as necessary, appropriate, and practicable, the following: temporary traffic controls (e.g., a flag person) during all phases of construction to maintain smooth traffic flow; dedicated turn lanes for movement of construction trucks and equipment on and off site; scheduling of construction activities that affect traffic flow on the arterial system to off-peak hours; consolidation of truck deliveries; rerouting of construction trucks away from congested streets or sensitive receptors; and/or signal synchronization to improve traffic flow.	

TABLE 1-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
Less Than Significant Impacts		
Threshold 5.17-2 Would the Project conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	No Impact
Threshold 5.17-3 Would the Project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant
Threshold 5.17-4 Would the Project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant
Threshold 5.17-5 Would the Project result in inadequate emergency access?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant
Threshold 5.17-6 Would the Project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	No Impact

TABLE 1-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
5.18 TRIBAL CULTURAL RESOURCES		
Potentially Significant Impacts		
	Regulatory Requirements **RR Cult-1** If human remains are encountered during excavation activities, all work shall halt in the vicinity of the remains and the County Coroner shall be notified (*California Public Resources Code,* Section 5097.98). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of a qualified Archaeologist, determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC). The NAHC will be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the *California Health and Safety Code*. The MLD shall make his/her recommendation within 48 hours of being granted access to the site. If feasible, the MLD's recommendation shall be followed and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (*California Health and Safety Code,* Section 7050.5). If the landowner rejects the MLD's recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (*California Public Resources Code,* Section 5097.98).	
Threshold 5.18-1 *Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:* *i. Listed or eligible in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k) or* ii. *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant*	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** **MM TCR-1** Prior to initiation of grading, the Project Applicant shall meet with the Fernandeño Tataviam Band of Mission Indians' Tribal Historic and Cultural Preservation Officer (THCPO) to determine the extent of "Special Areas". During grading activities, a professional Native American monitor, procured by the Fernandeño Tataviam Band of Mission Indians, shall be present to monitor all earth disturbance activities in the top five feet of disturbance area within the designated "Special Areas". **MM TCR-2** During site preparation and grading activities, in the case of oak tree removals, a professional Native American monitor, procured by the Fernandeño Tataviam Band of Mission Indians, shall be present to monitor all earth disturbance activities within a thirty-foot radius and five feet in depth of oak trees proposed for removal that have been identified by the THCPO as within the "Special Areas". **MM TCR-3** All Tribal Cultural Resources uncovered by the Project that are not eligible for protection on the California Register of Historic Resources shall be donated to	Less Than Significant

TABLE 1-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code §5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	the care of the Fernandeño Tataviam Band of Mission Indians on a first refusal basis.	
5.19 UTILITIES AND SERVICE SYSTEM		
Potentially Significant Impacts		
Threshold 5.19-2 Would the Project create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** **MM Util-1** Prior to issuance of occupancy permits, the Project Applicant shall provide evidence to the County of payment of connection fees in compliance with the requirements of the Newhall County Water District. **MM Util-2** Prior to connection to the Los Angeles County Sanitation District's wastewater system, the Project Applicant shall provide evidence of payment of the Santa Clarita Valley Sanitation District's Connection Fee Program.	Less Than Significant
Threshold 5.19-4 Would the Project be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?	***Recommended 1999 FEIR Mitigation Measures*** **1999 Solid Waste MMP-1** Upon incorporation of the Homeowners Association (HOA) or annexation into an existing HOA, the HOA shall designate one board member as the waste management coordinator. This board member will coordinate all waste management activities for the HOA, including recycling, composting, and household hazardous waste collection. **1999 Solid Waste MMP-2** Upon occupancy of the Project, the HOA shall incorporate the recycling services provided by the local waste hauler into any occupied residence. Commercial and school uses shall also provide recycling collection facilities and obtain recycling	Less Than Significant

TABLE 1-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND STANDARDS AND GUIDELINES AND MITIGATION MEASURES (MMS) FOR TESORO DEL VALLE (PHASES A, B, C)

Summary of Environmental Impacts	Recommended 1999 FEIR Mitigation Measures and Recommended Project Specific Mitigation Measures	Level of Significance After Mitigation
	services in order to promote reduction of waste traveling to local landfills. ***Recommended Project Specific Mitigation Measures*** **MM Util-4** Construction activities on the Project site shall be conducted in compliance with the Los Angeles County Code Chapter 20.87 (Construction and Demolition Debris Recycling and Reuse), which requires the recycling or reuse of at least 50 percent of all construction and demolition debris.	
Less Than Significant Impacts		
Threshold 5.19-1 Would the Project exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant
Threshold 5.19-3 Would the Project have sufficient reliable water supplies available to serve the Project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** **MM Util-3** Throughout the duration of all construction activities requiring pumping from local groundwater wells, the Project applicant or property owner shall ensure that an adequate volume and quality of water remains available to all individuals who normally access the wells.	Less Than Significant
Threshold 5.19-5 Would the Project comply with federal, state, and local statutes and regulations related to solid waste?	***Recommended 1999 FEIR Mitigation Measures*** *None* ***Recommended Project Specific Mitigation Measures*** *None*	Less Than Significant

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SECTION 2.0 INTRODUCTION

2.1 THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND THE ENVIRONMENTAL IMPACT REPORT

The California Environmental Quality Act (CEQA) (*California Public Resources Code,* Sections 21000–21177) requires that all public agencies in the State of California that regulate project activities that have the potential to affect the quality of the environment shall regulate such activities so that impacts to the environment can be prevented to the extent that is feasible. Such activity is reviewed and monitored through the CEQA process, as defined in the State CEQA Guidelines (*California Code of Regulations,* Title 14, Division 6, Chapter 3, Sections 15000–15387). The CEQA process distinguishes varied levels of documentation and public review based on a project's anticipated level of effect to the environment.

When it is determined through preliminary review that a project may likely have one or more significant effects on the environment, then an Environmental Impact Report (EIR) must be prepared. The "scope" of the EIR may be determined through preparation of an Initial Study and a public scoping process. The EIR should consider both the potential project-specific (direct and indirect) and cumulative environmental impacts that could result from the implementation of the proposed project.

When an EIR has been certified previously for a project, CEQA includes a strong presumption against requiring any further environmental review. Pursuant to Public Resources Section 21166 and CEQA Guidelines Section 15162, only the following triggering events require additional environmental review:

1. Substantial changes are proposed that result in new significant environmental impacts or substantial increases in the severity of previously identified significant impacts;

2. Substantial changes have occurred that cause the project to result in new significant environmental impacts or substantial increases in the severity of previously identified significant impacts; or

3. New information shows:

    (a) that the project will have one or more significant impacts not discussed in the EIR;

    (b) that significant impacts previously examined in the EIR will be substantially more severe than shown;

    (c) that project mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant impacts of the project, but the project proponent declines to adopt the mitigation measure or alternative; or

    (d) that project mitigation measures or alternatives that are considerably different from those analyzed in the EIR would substantially reduce one or more significant impacts on the environment, but the project proponent declines to adopt the mitigation measure or alternative.

Pursuant to CEQA Guidelines Section 15163, the Lead Agency may choose to prepare a supplement to an EIR rather than a subsequent EIR if:

(1) Any of the conditions described in Section 15162 would require the preparation of a subsequent EIR, and

(2) Only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.

The supplement to the EIR need contain only the information necessary to make the previous EIR adequate for the project as revised.

Pursuant to Section 15121 of the State CEQA Guidelines, the EIR is primarily an informational document intended to inform public agency decision makers and the general public of the potentially significant environmental effects of a proposed project. The EIR should disclose all known potentially significant impacts (as identified through the Initial Study, public scoping process, and environmental analysis); should identify possible means to minimize or mitigate those effects; and should consider reasonable alternatives to the project that might further reduce significant impacts while still attaining the project objectives. The decision makers must consider the information in an EIR before taking action on a proposed project. The EIR may constitute substantial evidence in the record to support the agency's action on a project.

An EIR is prepared by or under the direction of the Lead Agency. The Lead Agency is the public agency with the primary responsibility for approving or carrying out a project. Responsible Agencies, which are public agencies that have a level of discretionary approval over some component of the proposed project, may rely upon the EIR prepared by the Lead Agency (State CEQA Guidelines, Section 15096).

2.2 THE TESORO DEL VALLE PHASES A, B, AND C ENVIRONMENTAL IMPACT REPORT PROCESS

2.2.1 LEAD AGENCY

For the Tesoro del Valle Phases A, B, and C project (project), the County of Los Angeles (County) is the Lead Agency under CEQA and is responsible for ensuring compliance with CEQA and determining the type of environmental document that is required. As described in Section 2.4, the County has determined that a Supplemental EIR is required and, as Lead Agency, is also responsible for the Tesoro del Valle Phases A, B, and C Project Draft Supplemental EIR (Draft Supplemental EIR) being prepared as discussed in Section 2.2.2. For each significant impact identified in the EIR, the County must make findings and, if appropriate, prepare a Statement of Overriding Considerations if mitigation presented does not reduce impacts to below a level of significance. Other responsible agencies, discussed in the following section, may use this EIR in their discretionary approval processes involving issuance of the required permits.

2.2.2 PREVIOUS ENVIRONMENTAL IMPACT REPORT DOCUMENTATION AND CURRENT CALIFORNIA ENVIRONMENTAL QUALITY ACT DOCUMENTATION

In 1995, the Tesoro del Valle project Draft EIR was made available for public review. The project included a 1,795-acre, mixed-use community composed of approximately 3,000 residential dwelling units on 653.6 acres; 473.9 acres of commercial, supporting infrastructure, public services (including schools, parks, and a fire station site), manufactured slope areas, landscaping, and water quality features; and 667.5 acres of undeveloped area (i.e., open space, trails, and natural fuel modification areas). Prior to approval of the Tesoro del Valle development by the

County of Los Angeles Board of Supervisors on May 18, 1999, the project underwent several design modifications.

Ultimately, the approved Tesoro del Valle project included 1,791 dwelling units (including 898 single-family lots and 893 residential condominium units), approximately 6.2 acres of commercial use (40,000 square feet), 80.8 acres of parks, an elementary school site, Tesoro Historical Site (Harry Carey Ranch), and bicycle/hiking/equestrian trails throughout the 1,795-acre site. Additional design features included a fire station site, water quality/retention basins, water tank sites, equestrian rest areas, and open space lots. Approximately 621.5 acres (35 percent) of the site was designated as undeveloped natural open space.

The project required General Plan Amendment 92-074-(5), Zone Change Case No. 92-074-(5), Conditional Use Permit No. 92-074-(5), Oak Tree Permit No. 92-074-(5), and Vesting Tentative Tract Map No. 51644. The project was designed to be constructed in four phases, which coincide with four planning areas: A, B, C, and D. The Tesoro del Valle project proposed a total of 1,791 residential units to be divided between the planning areas as follows:

- Planning Area A (443.4 acres) – 1,552 units (659 single-family and 893 multi-family)
- Planning Area B (595.5 acres) – 122 single-family units
- Planning Area C (668.7 acres) – 115 single-family units
- Planning Area D (87.4 acres) – 2 single-family units (estate lots)

The Final EIR for the project consists of the Draft EIR (DEIR) dated October 1995, the Technical Appendices to the DEIR dated October 1995, the Final EIR dated December 1996, and the Additional Environmental Information for Inclusion in the Final EIR for Revised Tesoro del Valle Project dated October 1998 (1999 EIR). The 1999 EIR determined that the adverse effects upon direct and cumulative impacts to air quality, biota, traffic/access, the aesthetic/visual character of the project site, and the potential impact on police services would remain significant after mitigation. The Board of Supervisors approved the Findings of Fact and Statement of Overriding Considerations prepared for the project.

The approved project has the following jurisdictional permits in place: U.S. Army Corps of Engineers (USACE), U.S. Fish and Wildlife Service (USFWS), and California Department of Fish and Wildlife (CDFW). After approval of the County Board of Supervisors in 1999, Planning Area A had a unit buildout of 1,077 units, which is less than the 1,552-unit approval.

The current project (described in detail in Section 4.0, Project Description) would implement the proposed revision to Vesting Tentative Tract Map (VTTM) 51644, which includes the designated areas for Phases B and C, and the unrecorded portion of Phase A which amounts to 12.5 acres. Phase D is not a part of this revised tract map. The 1999 EIR considered development impacts of the entire approximate 1,795-acre Tesoro del Valle project area, including Phases A, B, C, and D. As the Lead Agency responsible for CEQA compliance, the County has reviewed the need for additional environmental documentation and determined that a Supplemental EIR to the 1999 EIR should be prepared. Consistent with the State CEQA Guidelines (Section 15163), which define the role and use of a Supplemental EIR, this Supplemental EIR, addresses minor additions and changes and updates information in the 1999 EIR to reflect current environmental conditions and thereby make the previous EIR adequate for continued use of the project. Accordingly, the 1999 EIR is hereby incorporated by reference.

The 1999 EIR is available for review at the Los Angeles County Department of Regional Planning at the address noted in Section 2.5; the 1999 EIR has also been summarized and/or excerpted throughout this Supplemental EIR as appropriate.

2.2.3 PURPOSE OF THIS ENVIRONMENTAL IMPACT REPORT

The 1999 EIR was completed and certified in 1999 to address the development of the Tesoro del Valle project site. Under the current project proposal, there are minor additions and changes made to the project analyzed in the 1999 EIR: (1) minor modifications to Phases A, B, and C land use plan, as defined in Section 4.0, Project Description of this Supplemental EIR and (2) changes to environmental conditions and the addition of project-specific analysis since its adoption. A Lead Agency can approve subsequent actions without additional environmental documentation, unless otherwise required by Sections 15162 and 15163 of the State CEQA Guidelines (*California Public Resources Code,* Section 21166). It was determined that the project would require additional CEQA analysis to be in accordance with the State CEQA Guidelines (Section 15163). A Supplemental EIR, instead of a Subsequent EIR, was determined to be appropriate for the project because only minor changes and additions are necessary to supplement the previously certified CEQA documentation (the 1999 EIR). Any new information provided is required so the previous EIR meets CEQA requirements for revisions to the project. This Supplemental EIR meets these requirements by updating information included in the previously approved 1999 EIR and provides project-specific analyses of environmental effects associated with the current project (for example, existing biological resources for Phases B and C are updated through this Supplemental EIR to reflect any changes in the background biological resources information since 1999). The County (which has the principal responsibility for processing and approving the project) and other public agencies (i.e., Responsible and Trustee Agencies) that may use this Supplemental EIR in their decision-making or permitting processes will consider the information in this Supplemental EIR along with other information that may be presented during the CEQA process. In addition, this Supplemental EIR is the primary reference document in the formulation and implementation of the Mitigation Monitoring and Reporting Program for the proposed project.

This document, referred to as the Draft Supplemental EIR, represents one part and the primary informational component of the complete Supplemental EIR. Following public review of this Draft Supplemental EIR, responses to public comments received and any additional project information will be compiled in the Final Supplemental EIR. References to this specific document will refer to the “Draft Supplemental EIR” while references to the complete environmental record will refer to the Supplemental EIR more generally.

2.3 USE OF THIS SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT AND PROJECT APPROVAL ACTIONS

The County and the responsible agencies identified in this section are expected to use the information contained in this Supplemental EIR during their respective deliberations. This Supplemental EIR, when used in conjunction with the previously certified 1999 EIR, has been prepared to support the discretionary actions and approvals necessary to implement the proposed project.

The proposed project will require the approvals and permits listed in Table 2-1, Required Approvals and Permits.

TABLE 2-1
REQUIRED DISCRETIONARY APPROVALS AND PERMITS

Discretionary Approval or Permit	Agency	Status
Revisions to VTTM 51644	County of Los Angeles	Lead Agency
Revisions to Conditional Use Permit No. 92-074(5) (On-Site Grading, Significant Ecological Area, Hillside Management, Density Controlled Development)	County of Los Angeles	Lead Agency
Discretionary Housing Permit No. RPPL2017006739	County of Los Angeles	Lead Agency
Revisions to Oak Tree Permit No. 92-074(5) and 2010-00029	County of Los Angeles	Lead Agency
Section 404 Permit Corps File No. 1999-15629-AOA	U.S. Army Corps of Engineers	Responsible Agency
Streambed Alteration Agreement (1603)	California Department of Fish and Wildlife	Responsible Agency
Section 401 Water Quality Certification (RWQCB File No. 99-053)	State Water Resources Control Board	Responsible Agency
Annexation of 364 Acres into Local Water Districts	Los Angeles County Local Agency Formation Commission, Castaic Lake Water Agency and Newhall County Water District	Responsible Agency
Connection to Sewer System	City of Santa Clarita	Responsible Agency
VTTM: Vesting Tentative Tract Map; RWQCB: Regional Water Quality Control Board; CLWA: Castaic Lake Water Agency; NCWD: Newhall County Water District.		

2.4 ENVIRONMENTAL IMPACT REPORT FOCUS

2.4.1 INITIAL STUDY AND NOTICE OF PREPARATION

In compliance with the State CEQA Guidelines, the County conducted an Initial Study of the proposed project and determined that an EIR would be required and, more specifically, that a Supplemental EIR (see Section 2.2 above) would be the appropriate environmental document to analyze the project's potential impacts to the environment, as there have been additions and changes to the Tesoro del Valle project, but they would not require major revisions to the 1999 EIR. The Initial Study identified a preliminary range of potential impact issues to be analyzed. A Notice of Preparation (NOP) and the Initial Study were distributed to responsible and interested agencies and key interest groups to solicit comments and to inform the public of the proposed project. The NOP/Initial Study was distributed on October 12, 2016, for a 30-day review period, as required by CEQA. The NOP/Initial Study and NOP response letters are included in Appendix A of this Draft Supplemental EIR. NOP responses were received from the agencies, organizations, special interest groups, and individuals listed below.

State Agencies

- California Department of Fish and Wildlife
- California Native Plant Society
- California Department of Transportation

Regional, County, and Local Agencies

- City of Santa Clarita
- Southern California Air Quality Management District

Organizations, Special Interest Groups, and Individuals

- Howard Justus on behalf of DACA/Castaic, LLC
- Paul Harris
- Jacque Mendenhall
- Drs. Ryan and Amy Monti
- Sean O'Keeffe
- Omar Pena
- Sunanda Vadapalli, Satish Vadapalli, Delicia Soliman, Alex Soliman, Maisah Howard, and Tyrone Howard

A total of 13 comment letters on the NOP were received and are provided in Appendix A-2. The scoping period comment letters are listed in Table 2-2 below, along with a summary of the issues raised and the Supplemental EIR section where the issues raised are addressed.

TABLE 2-2
COMMENTS ON THE NOTICE OF PREPARATION

Commenting Agency/Group (Date of Comment Letter)	Issues Raised	EIR Section That Discusses the Issues
California Department of Fish and Wildlife (November 16, 2016)	• California Endangered Species Act (CESA). • Fully-Protected Species. • Lake and Streambed Alteration Agreement (LSAA). • Other special status species. • Project Description and alternatives. • Biological baseline assessment. • Biological direct, indirect, and cumulative impacts. • Avoidance, minimization, and mitigation for sensitive plants. • Compensatory mitigation. • Long-term management of mitigation lands. • Nesting birds. • Translocation/salvage of plants and animal species. • Moving biological resources out of harm's way. • Wildlife movement and connectivity. • Revegetation/restoration plan.	Section 4.0, Project Description Section 5.4, Biological Resources Section 6.0, Alternatives

TABLE 2-2
COMMENTS ON THE NOTICE OF PREPARATION

Commenting Agency/Group (Date of Comment Letter)	Issues Raised	EIR Section That Discusses the Issues
California Native Plant Society (November 14, 2016)	• Air quality impacts. • Biological Resource section updates to reflect changes in existing condition. • Cultural resources literature review and site reconnaissance. • Analyze how a smaller development footprint minimizes impacts related to GHG, geology and soils, hazards and hazardous materials, hydrology and water quality, and land use and planning.	Section 5.3, Air Quality Section 5.4, Biological Resources Section 5.5, Cultural Resources Section 5.7, Geology and Soils Section 5.8, Greenhouse Gases Section 5.9, Hazards and Hazardous Materials Section 5.10, Hydrology and Water Quality Section 5.11, Land Use and Planning
City of Santa Clarita (November 14, 2016)	• Land use designation, maximum allowable units, and General Plan Amendment. • Capacity of Santa Clarita Valley Joint Sewerage System. • New traffic study. • Water supply. • Active and passive parkland.	Section 5.11, Land Use and Planning Section 16, Recreation Section 17, Traffic and Transportation Section 18, Utilities and Service Systems
Howard Justus on behalf of DACA/Castaic, LLC (November 14, 2016)	• In support of proposed project.	N/A
Paul Harris (November 14, 2016)	• Impacts to San Francisquito Mountainway. • Impacts of development and access to open space. • Cumulative impacts in relation to open space. • Trail usage.	Section 5.11, Land Use and Planning Section 5.16, Recreation
Jacque Mendenhall (November 3, 2016)	• Water supply and quality. • Runoff and landslides.	Section 5.10, Hydrology and Water Quality Section 5.9, Hazards and Hazardous Materials Section 5.18, Utilities and Service Systems
Drs. Ryan and Amy Monti (November 14, 2016)	• Number and density of residential units. • Traffic and roadway conditions along the Copperhill Drive corridor and through the main roads within Tesoro del Valle.	Section 5.11, Land Use and Planning Section 5.17, Traffic and Transportation

TABLE 2-2
COMMENTS ON THE NOTICE OF PREPARATION

Commenting Agency/Group (Date of Comment Letter)	Issues Raised	EIR Section That Discusses the Issues
Sean O'Keeffe (November 13, 2016)	• Traffic hazards related to Reyes Adobe Way. • Number and density of residential units. • Property values. • Traffic assessment and counts.	Section 5.11, Land Use and Planning Section 5.17, Traffic and Transportation
Omar Pena (November 13, 2016)	• Impacts to Oak Trees.	Section 5.4, Biological Resources
Sunanda Vadapalli, Satish Vadapalli, Delicia Soliman, Alex Soliman, Maisah Howard, and Tyrone Howard (November 3, 2016)	• Increased traffic and traffic hazards. • Adequate emergency egress & ingress. • Pollution related to construction equipment and related construction activities. • Access to emergency health facilities.	Section 5.3, Air Quality Section 5.17, Traffic and Transportation
Caltrans (November 8, 2016)	• Applicable traffic study guidelines.	Section 5.17, Traffic and Transportation
Caltrans (November 9, 2016)	• Potential impacts to Caltrans facilities. • Applicable traffic study guidelines.	Section 5.17, Traffic and Transportation
SCAQMD (November 1, 2016)	• Construction and operation impacts, both direct and indirect. • Address need for mobile-source health risk assessment.	Section 5.3, Air Quality

Additionally, the County held a Scoping Meeting for the Supplemental EIR on November 3, 2016, at Tesoro del Valle Elementary School at 29181 North Bernardo Way in Valencia, California. The Scoping Meeting sign-in sheets, meeting presentation, and meeting summary are provided in Appendix A-3. The purpose of the Scoping Meeting was to receive input on the environmental issues that should be addressed in the Supplemental EIR. The following environmental issues were raised and/or discussed at the Scoping Meeting:

- Impacts of development and access to open space
- Water supply and quality
- Traffic hazards
- Increased traffic impacts
- Increased density of development
- Through traffic along Reyes Adobe Way

The specific issues that were contained in comments submitted on the NOP and the issues raised at the Scoping Meeting are discussed in various sections of the Supplemental EIR, with those related to project features addressed in Section 4.0 and those related to environmental impacts discussed in Section 5.0 of this EIR.

2.4.2 ISSUES ADDRESSED IN THIS SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

The project's Initial Study determined that the primary focus of the Supplemental EIR will be the traffic impact analysis. The Supplemental EIR will also include any updates to the regulatory or physical environment.

In compliance with Section 15064 of the State CEQA Guidelines, the determination of significance for each impact analysis question is based on the application of significance standards. Specifically, the significance standards are used to determine whether the impacts of the project would be significant and unavoidable; would be less than significant with mitigation; would be less than significant; or would have no impact. Significance standards are either (1) qualitative and are presented through substantiation of the impact determination provided in the "Impact Analysis" for each environmental issue area or (2) quantitative and are derived from regulatory standards or directives from the Lead Agency. Where regulatory standards apply, they are specified within that issue area EIR section.

2.5 PROJECT PROPONENTS AND CONTACT PERSONS

The County of Los Angeles is the Lead Agency for the preparation of this Draft Supplemental EIR; all inquiries regarding the Draft Supplemental EIR should be directed to the County. Key contacts are as follows:

Lead Agency: County of Los Angeles
Department of Regional Planning
320 West Temple Street, Room 1362
Los Angeles, California 90012

Attention: Marie Pavlovic

Owner/Developer: BLC Tesoro LLC
100 Bayview Circle, Suite 2200
Newport Beach, California 92660

Attention: Michael Schlesinger

2.6 REVIEW OF THE DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

This Draft Supplemental EIR was distributed to responsible and other affected agencies, surrounding jurisdictions, interested parties, and others who requested a copy of the document in accordance with Section 21092 of the *California Public Resources Code.* The Notice of Completion (NOC) of the Draft Supplemental EIR was also distributed as required by CEQA. The Draft Supplemental EIR will be available for public review for no less than 45 days, pursuant to Section 15105 of the State CEQA Guidelines. During this public review period, the Draft Supplemental EIR, including its technical appendices, is available for review at the following locations:

County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012
Email: specialprojects@planning.lacounty.gov

Castaic Library
27971 Sloan Canyon Road
Castaic, California 91384

Old Town Newhall Library
24500 Main Street
Santa Clarita, California 91321

Stevenson Ranch Library
25950 The Old Road
Stevenson Ranch, California 91381

Valencia Public Library
23743 West Valencia Boulevard
Santa Clarita, California 91355

Canyon Country Jo Anne Darcy Library
18601 Soledad Canyon Road
Santa Clarita, California 91351

Written comments on the Draft Supplemental EIR should be addressed to Marie Pavlovic at the Department of Regional Planning (Lead Agency) at the address provided above. Upon completion of the 45-day public review period and conclusion of public hearings on the project, written responses will be prepared to address comments received on the Draft Supplemental EIR and will be made available for review at least ten days prior to when certification of the Supplemental EIR is considered by the Los Angeles County Regional Planning Commission and ultimately the Board of Supervisors. These environmental comments and their responses will be included as part of the environmental record for consideration by the decision makers for the project and will constitute the Final Supplemental EIR.

2.7 ORGANIZATION OF THE SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

This Draft Supplemental EIR conforms to the content requirements stated in Sections 15120 through 15130 of the State CEQA Guidelines. The analysis in this Draft Supplemental EIR is organized according to the structure of the County's Initial Study Checklist (included in Appendix A). The list of the overall document sections and a brief description of their content is provided here to assist the reader in locating information.

Section 1.0 Executive Summary. Located at the front of this document, the Executive Summary provides a brief description of the project and a tabular overview of the impact analysis along with the recommended mitigation measures. Summary information of alternatives and key conclusions are also provided.

Section 2.0 Introduction. The Introduction provides a general orientation to the purpose of CEQA and the Draft Supplemental EIR, including scoping, availability, and the review process.

Section 3.0 Environmental Setting. This section discusses the location and general characteristics of the proposed project within the regional setting. It also provides an overview of the site-specific environmental setting and immediate surrounding area.

Section 4.0 Project Description. Section 4.0 presents a statement of the project's objectives, a detailed description of the project's physical development characteristics, and related information on phasing and implementation.

Section 5.0 Impact Analysis. This section analyzes the potential impacts from implementation of the proposed project. The impact discussion is organized by topical issues. A summary of applicable previous EIR conclusions is provided for each of the topical issues discussed in this Supplemental EIR. Background information has been updated as appropriate, and a project-specific level analysis is provided to address implementation-level effects for the proposed project.

Section 6.0 Alternatives. The Alternatives section includes a discussion and analysis of alternatives to the proposed project pursuant to Section 15126.6 of the State CEQA Guidelines. Alternatives are analyzed that would feasibly attain most of the basic objectives of the project but would avoid or lessen any of its significant effects. The comparative merits of each alternative are evaluated.

Section 7.0 Other CEQA Topics. Section 7.0 evaluates the contextual impacts related to growth-inducing effects and cumulative growth. Impacts found not to be significant, unavoidable adverse impacts, and irreversible impacts are also summarized.

Section 8.0 Preparers. Section 8.0 lists persons who directly contributed to the preparation of this Draft Supplemental EIR.

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SECTION 3.0 ENVIRONMENTAL SETTING

3.1 PROJECT LOCATION

The Tesoro del Valle Phases A, B, and C project site is located in the eastern portion of the Santa Clarita Valley, adjacent to the City of Santa Clarita within the unincorporated County of Los Angeles (County). Exhibit 3-1, Regional Location, illustrates the location of the project site within a regional context. Exhibit 3-2, Local Vicinity, depicts the project site in relation to Phase A, as well as the eastern portion of the Santa Clarita Valley. The Angeles National Forest is approximately 3,000 feet north of the northernmost project boundary, and Castaic Lake is approximately two miles to the northwest.

The project site is adjacent to, and northwesterly of, the mostly constructed Phase A of the Tesoro del Valle development, just north of Avenida Rancho Tesoro and west of Casa Luna Place. The site is shown on the Newhall U.S. Geological Survey's (USGS') 7.5-minute topographic quadrangle (Township 5 North; Range 16 West; Sections 27, 28, 29, 32, 33, and 34; and within the San Francisco Land Grant Boundary).

Regional access is provided via Interstate (I) 5 for north/south travelers, State Route (SR) 14 for travelers from the east, and SR-126 for travelers from the west. As shown on Exhibit 3-2, Local Vicinity, the existing local thoroughfare that provides access to Phases B and C is Copper Hill Drive, which can be accessed directly either through Tesoro del Valle Drive or Avenida Rancho Tesoro within Phase A. The project would have two primary access points, both via Phase A (i.e., Tesoro del Valle Drive and Avenida Rancho Tesoro). In addition, the revised Vesting Tentative Tract Map (VTTM) 51644 includes an emergency vehicle access driveway connecting to the adjacent proposed Tapia Ranch project (VTTM 53822) located west of Phase B.

3.2 PHYSICAL SITE CHARACTERISTICS AND SETTING

3.2.1 HYDROLOGY, WATER QUALITY, AND GEOLOGY

The project site consists of moderately steep to steep terrain in the central, western, and northern portions of the property, leveling off toward the east along the broad alluvial bottom of San Francisquito Creek. Elevations across the project site range from 1,932 feet above mean sea level (msl) along the central ridgeline to 1,200 feet above msl near the southern portion of San Francisquito Creek, for a total relief of 732 feet. The most prominent topographic feature is the northeast-trending western ridgeline of San Francisquito Canyon that roughly transects the central portion of the project site. Portions of Wayside and Tapia Canyons, as well as several unnamed canyons and ridgelines, comprise the western portion of the site.

The project site is located within the Santa Clara River watershed; the Santa Clara River is located approximately 3.3 miles to the south. When present, runoff from the project site drains into San Francisquito, Wayside, and Tapia Canyons, all of which are tributaries to the Santa Clara River, which flows into the Pacific Ocean.

The State Water Resources Control Board (SWRCB) delegates responsibility for the protection of water quality in watershed basins throughout the State to the various Regional Water Quality Control Boards (RWQCBs). The project site is within the jurisdiction of the Los Angeles Regional Water Quality Control Board (LARWQCB). Under Section 303(d) of the Clean Water Act (CWA), all states are required to develop a list of water quality impaired water bodies, generally referred to as a 303(d) list. Reach 5 of the Santa Clara River is listed as an impaired water body on California's CWA Section 303(d) list for ammonia, chloride, coliform bacteria, and nitrate/nitrite.

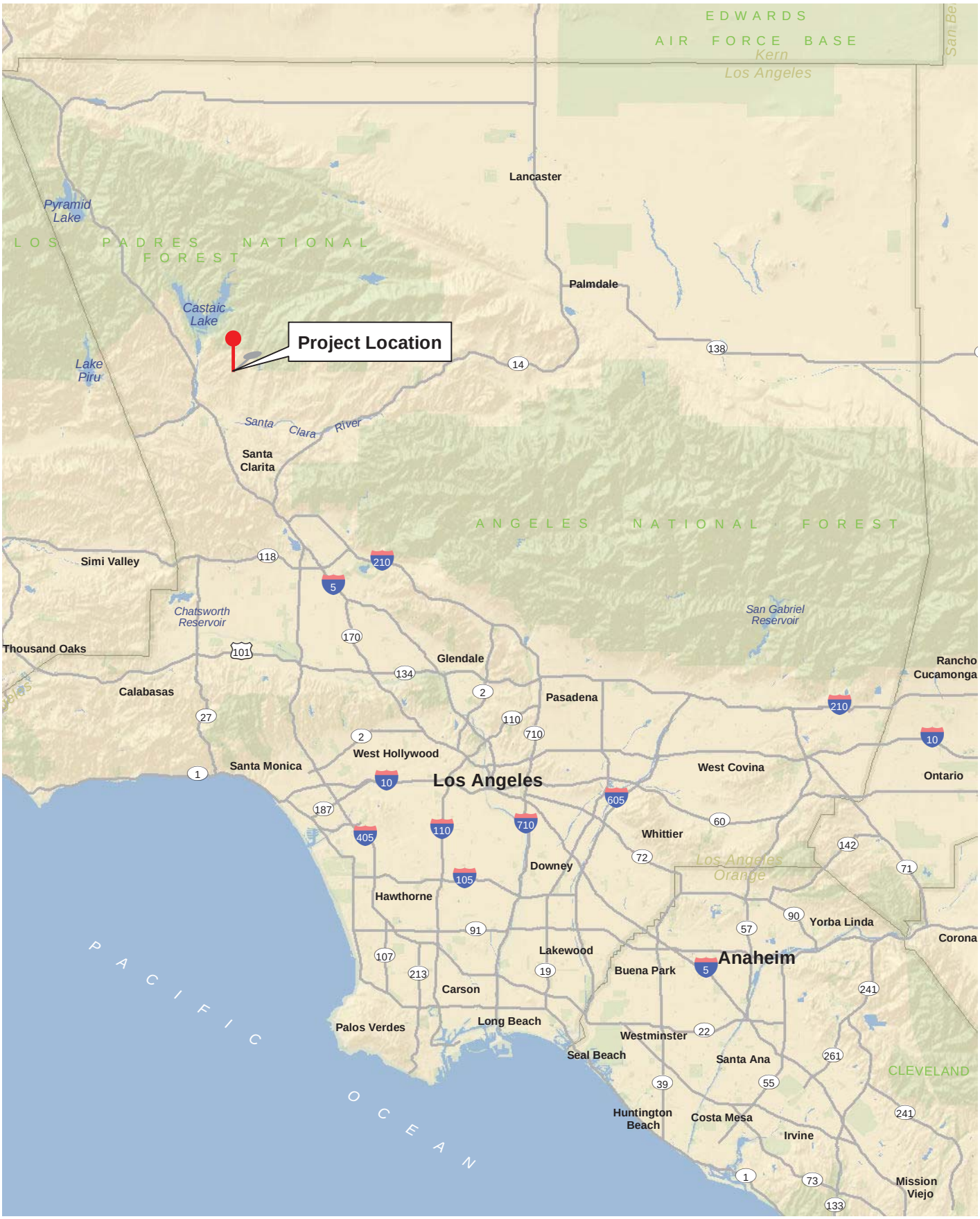
Reach 6 is listed as a 303(d) impaired water body in California's CWA Section 303(d) list for chloride and fecal coliform bacteria and Reach 7 is listed as a 303(d) impaired water body for fecal coliform bacteria. The Water Quality Control Plan: Los Angeles Region Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties (Basin Plan) is designed to preserve and enhance water quality and protect the beneficial uses of all regional waters, including addressing 303(d) impaired water bodies.

There are no known faults traversing the project site; however, the site is located in a portion of the region that contains several active and potentially active faults that could produce significant earthquakes (i.e., magnitude of greater than or equal to 6.0). The nearest active fault is the San Gabriel Fault, located approximately two miles to the south.

Soils on the project site include younger alluvium in the canyon bottoms and within stream channels; slopewash along the majority of on-site slopes; old alluvium beneath the younger alluvium in canyon bottoms and on elevated terraces adjacent to stream channels; sedimentary bedrock of the Saugus Formation; and sedimentary bedrock of the Castaic Formation. Geotechnical investigations of the site have documented that where the Castaic Formation is exposed, this unit is soft and erodable. Along the northeast side of the project site, failures within the Castaic Formation have generated localized landslides extending down to San Francisquito Canyon. Geology is discussed in Section 5.7, Geology and Soils, and hydrology and water quality is discussed in Section 5.10, Hydrology and Water Quality, of this Supplemental Environmental Impact Report.

3.2.2 VEGETATION AND NATURAL RESOURCES

The Phase C portion of the project site includes approximately 29 acres of Significant Ecological Area (SEA). San Francisquito Canyon was previously identified as SEA No. 19, but has since been incorporated as part of the Santa Clara River SEA (i.e., No. 20), pursuant to the Santa Clarita Valley Area Plan Update of 2012SEA No. 20 was established primarily to preserve a movement corridor for upstream and downstream populations of the unarmored threespine stickleback (*Gasterosteus aculeatus williamsoni*), which is a federally and State-listed Endangered species and a California Fully Protected species. No development is proposed within or immediately adjacent to SEA No. 20. Other sensitive wildlife species that were observed or may occur on the project site include Santa Ana sucker, arroyo chub, arroyo toad, California red-legged frog, western spadefoot (toad), silvery legless lizard, coastal whiptail, western pond turtle, coast horned lizard, coast patch-nosed snake, two-striped garter snake, tricolored blackbird, grasshopper sparrow, golden eagle, long-eared owl, burrowing owl, Swainson's hawk, northern harrier, western yellow-billed cuckoo, white-tailed kite, southwestern willow flycatcher, yellow-breasted chat, loggerhead shrike, coastal California gnatcatcher, yellow warbler, least Bell's vireo, pallid bat, Townsend's big-eared bat, spotted bat, San Diego black-tailed jackrabbit, California leaf-nosed bat, and southern grasshopper mouse.



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Regional Location

Exhibit 3-1

Tesoro del Valley Phases A, B, and C SEIR

N W E S

10 5 0 10 Miles

PSOMAS

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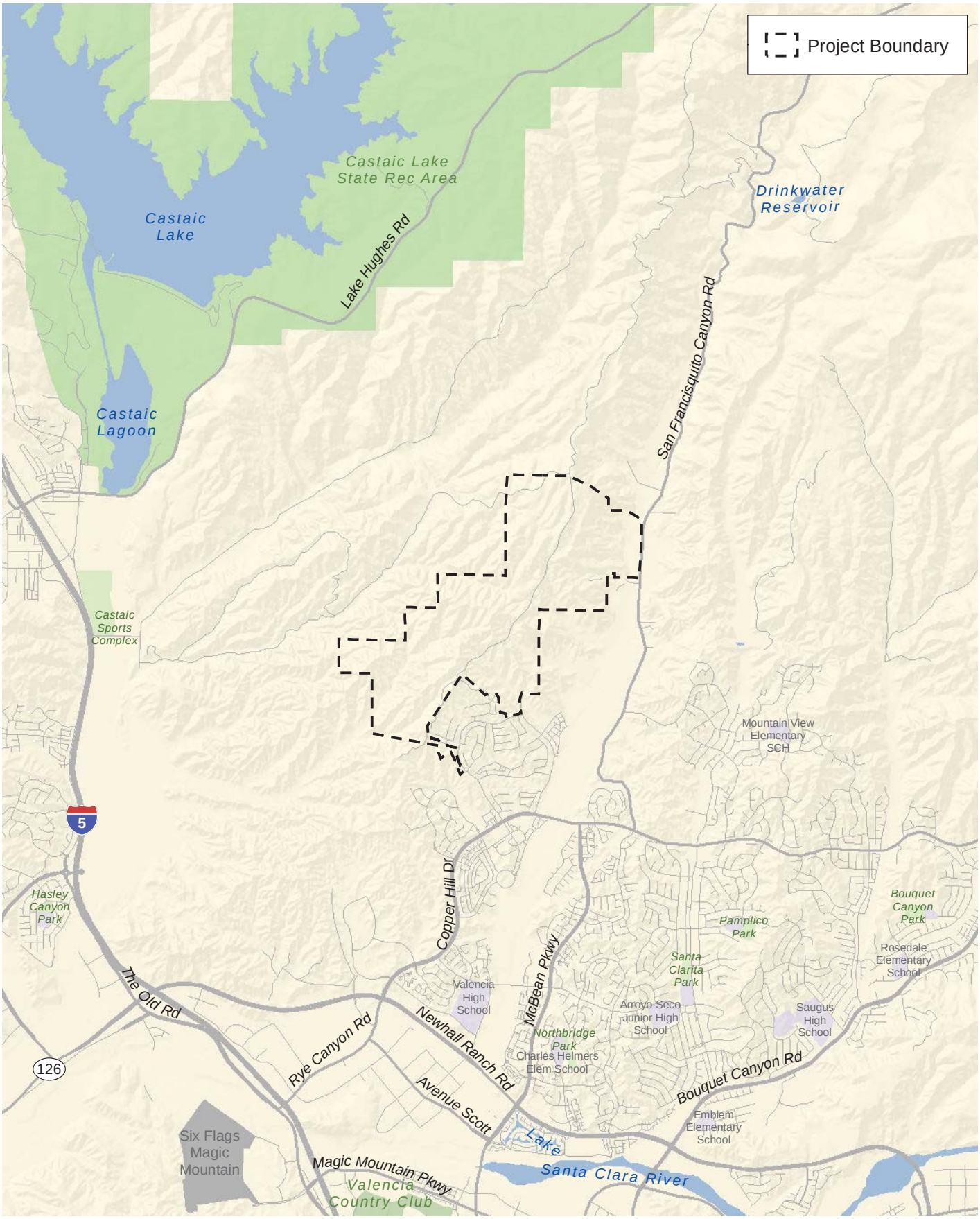

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Local Vicinity

Exhibit 3-2

Tesoro del Valle Phases A, B, and C SEIR

N W E S

1 0.5 0 1

Miles

PSOMAS

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Eleven vegetation types occur on the project site. Vegetation types present on the project site include, but are not limited to, alluvial scrub, chamise chaparral–sage scrub, coast live oak woodland, coast live oak woodland/blue elderberry scrub, coast live oak woodland–holly-leaf cherry woodland, Fremont cottonwood woodland, holly-leaf cherry woodland, mixed chaparral–alluvial scrub/annual grassland, sage scrub, sage scrub/annual grassland, and southern riparian scrub. Disturbed/developed areas (primarily fire roads) and unvegetated wash areas are also present on the project site. Biological resources are discussed in Section 5.4, Biological Resources, of this Supplemental EIR.

3.2.3 NOISE

Vehicular traffic from I-5 (Golden State Freeway), SR-126 (Henry Mayo Drive), and adjacent local roads are the dominant noise source in the project's vicinity. The project site is located approximately three miles northeast of the intersection of I-5 and SR-126 at the nearest point. Avenida Rancho Tesoro, designated as a Local Road in the *City of Santa Clarita General Plan,* and Tesoro del Valle Drive, Local Road in the *City of Santa Clarita General Plan*, within Phase A, are the nearest local roadways to the project site.

There are scattered single-family residences located between the project site and San Francisquito Creek Road, which would be within 1,000 feet of the project site. Additionally, some of the residences in the northern portion of Phase A of the existing Tesoro development would be within 1,000 feet of Phase B. These residences are occupied, and, therefore, are considered potential sensitive receptors. Noise is discussed in Section 5.13, Noise, of this Supplemental EIR.

3.2.4 AIR QUALITY

The project site is located within the South Coast Air Basin (SoCAB) and within the jurisdiction of South Coast Air Quality Management District (SCAQMD). The SCAQMD is 1 of 35 air quality management districts and is responsible for managing air quality in the SoCAB. The SoCAB is a 6,600-square-mile area bound by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The SoCAB includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties, in addition to the San Gorgonio Pass area of Riverside County. The SoCAB is characterized as having a "Mediterranean" climate (i.e., a semi-arid environment with mild winters, warm summers, and moderate rainfall).

Emission standards are established by State and federal agencies, rather than by local agencies or regional agencies such as the SCAQMD. The U.S. Environmental Protection Agency (USEPA) is responsible for implementing the federal Clean Air Act, which established federal air quality standards known as National Ambient Air Quality Standards (NAAQS). These standards identify levels of air quality for "criteria" pollutants that are considered the maximum safe levels of ambient (background) air pollutants, with an adequate margin of safety to protect the public health and welfare. The California Air Resources Board (CARB) administers California's air quality policy and has established the California Ambient Air Quality Standards (CAAQS). These standards are generally more stringent and apply to more pollutants than the NAAQS. In addition to the criteria pollutants, CAAQS have been established for visibility-reducing particulates, hydrogen sulfide, and sulfates. Under the California Clean Air Act, the SoCAB is designated as a nonattainment area for ozone (O_3), coarse and fine particulate matter (PM_{10} and $PM_{2.5}$), and nitrogen dioxide (NO_2). The SoCAB is designated as an attainment area for carbon monoxide (CO) and sulfur dioxide (SO_2).

The California Clean Air Act requires that each local air district prepare and maintain an Air Quality Management Plan (AQMP) to achieve compliance with the CAAQS, including plans to meet the standards for non-attainment pollutants. The SCAQMD's current AQMP, the 2016 Air Quality Management Plan (2016 AQMP), for the SoCAB proposes policies and measures to achieve federal and State standards for improved air quality in the SoCAB and those portions of the Salton Sea Air Basin (formerly named the Southeast Desert Air Basin) that are also under the SCAQMD's jurisdiction. The SCAQMD has also prepared the Santa Clarita Subregional Analysis in November 2004 at the request of the City of Santa Clarita (City) to address air quality issues in the City and the Santa Clarita Valley. Air quality is discussed in Section 5.3, Air Quality, of this Supplemental EIR.

3.2.5 TRAFFIC/ACCESS

Regional access to the Project site is provided via I-5 (Golden State Freeway) and SR-126 (Henry Mayo Drive), located approximately 4.5. miles southwest of the Project site at the nearest boundary. I-5 can be accessed via the northbound and southbound on- and off-ramps at Newhall Ranch Road and Magic Mountain Parkway, approximately 4.5 miles southwest and 6 miles south of the Project site, respectively. Additionally, southbound ramps are provided at The Old Road north of Rye Canyon Road, approximately 4 miles southwest of the Project site. Copper Hill Drive provides primary access to the Phases B and C site, via travel through Phase A either on Tesoro del Valle Drive or Avenida Rancho Tesoro.

All of the traffic study area intersections are operating at acceptable levels of service (LOSs) during the AM and PM peak hours under existing conditions, with the exception of the intersection of The Old Road and I-5 southbound ramps, which is operating at LOS E during the PM peak hour.

The Project vicinity is served by two major transit carriers: the Santa Clarita Transit (SCT) system, which is operated by the City of Santa Clarita, and Metrolink, which is operated by the Southern California Regional Rail Authority (SCRRA). The SCT largely serves the Santa Clarita Valley, while Metrolink currently serves Ventura, Los Angeles, San Bernardino, Riverside, Orange, and San Diego counties. However, the Project area is not served directly by any existing transit routes. The nearest fixed bus route is Santa Clarita Transit Route 7, which provides bus service between Seco Canyon and the McBean Transfer Station. The closest Route 7 approaches the Project site is the intersection of McBean Parkway and Copper Hill Drive, which is located approximately 1.3 miles from the portion of Phase B that is near the Tesoro Adobe Park and 3.0 miles from the farthest point. As for Metrolink access, the Project site is located approximately 7 miles from the Santa Clarita Metrolink station. Transportation and traffic is discussed in Section 5.17, Transportation/Traffic, of this Supplemental EIR.

3.2.6 PUBLIC SERVICES AND UTILITIES

Public services and utilities are currently provided to the Project area by various providers, as listed below. The agency responsible for these services is given in parenthesis.

- Fire protection (County of Los Angeles Fire Department)
- Police protection (County of Los Angeles Sheriff's Department, California Highway Patrol, and California Office of Emergency Services)
- Wastewater facilities (Los Angeles County Sanitation Districts and County of Los Angeles Department of Public Works)
- Solid waste disposal (Los Angeles County Sanitation Districts and County of Los Angeles Department of Public Works)

- Schools (Saugus Union School District, Castaic Union School District, and William S. Hart High School District)
- Libraries (County of Los Angeles Public Library)

Public services are discussed in Section 5.15, Public Services; utilities are discussed in Section 5.19, Utilities; and fire hazards are discussed in Section 5.9, Hazards and Hazardous Materials, of this Supplemental EIR.

3.2.7 GREENHOUSE GAS EMISSIONS (GHG)

The U.S. contributes approximately 15 percent of worldwide GHG emissions per year; California contributes approximately 1.0 percent; and the unincorporated portion of the County contributes approximately 0.01 percent. The most common GHG is CO_2, which constitutes approximately 84 to 85 percent of all GHG emissions in the U.S. and California. The primary contributors to California GHG emissions are (1) transportation; (2) electric power production from both in-state and out-of-state sources; and (3) industrial uses. GHG Emissions are discussed in Section 5.8 of this Supplemental EIR.

3.2.8 WATER SUPPLY

The Castaic Lake Water Agency (CLWA) is a wholesale public water agency that serves the Project area. The CLWA service area comprises approximately 195 square miles (124,800 acres) of incorporated and unincorporated areas in, or adjacent to, the Santa Clarita Valley, including Los Angeles County (County) and a small portion of eastern Ventura County. CLWA's four retail purveyors that service the Santa Clarita Valley include the Newhall County Water District (NCWD), Valencia Water Company (VWC), Santa Clarita Water Division (SCWD), and Los Angeles County Waterworks District No. 36. The Project site is within the NCWD service area.

NCWD has been identified as the water purveyor for the Project. NCWD distributes a combination of imported water from the CLWA and groundwater from local wells. NCWD currently supplies a population of approximately 44,000 with over 9,600 service connections. Water Supply is discussed in Section 5.18, Utilities, of this Supplemental EIR.

3.3 LAND USE AND PLANNING CONTEXT

3.3.1 ON-SITE AND SURROUNDING LAND USES

The Project site consists of undeveloped land with several dirt roads and fire breaks and four existing water tanks (on two graded pads) located within the Phase B area. The Metropolitan Water District of Southern California (MWD) aqueduct tunnel easement is located several hundred feet below the ground surface and transects the westernmost extension of the Tesoro development in Phase B.

The Project site is currently surrounded to the north, east, and west by undeveloped hillside open space and the developed Upper Seco Canyon community. There are also scattered, low-density, single-family residential homes and ranches present along San Francisquito Canyon Road to the east. The majority of Phase A of the Tesoro development is located south-southeast of Phases B and C and has been constructed. The Valencia master planned communities of West Creek and North Park are located to the southwest and southeast of the Tesoro development, respectively. There are also two proposed residential development projects located on either side of the project site on portions of currently undeveloped land: the Burnam project (VTTM 53189) located to the east and the Tapia Ranch project (VTTM 53822) to the west.

3.3.2 REQUESTED PROJECT APPROVALS

As shown in Table 3-1, Required Discretionary Approvals and Permits, the proposed project would require the following approvals and permits.

TABLE 3-1
REQUIRED DISCRETIONARY APPROVALS AND PERMITS

Discretionary Approval or Permit	Agency	Status
Revised VTTM 51644	County of Los Angeles	Lead Agency
New Conditional Use Permit (On-Site Grading Project, Significant Ecological Area, Hillside Management, Density Controlled Development)	County of Los Angeles	Lead Agency
New Discretionary Housing Permit	County of Los Angeles	Lead Agency
New Oak Tree Permit	County of Los Angeles	Lead Agency
Section 404 Permit Corps File No. 1999-15629-AOA	U.S. Army Corps of Engineers	Responsible Agency
Streambed Alteration Agreement (1603)	California Department of Fish and Wildlife	Responsible Agency
Section 401 Water Quality Certification (RWQCB File No. 99-053)	State Water Resources Control Board	Responsible Agency
Annexation of 364 Acres into Local Water Districts	Los Angeles County Local Agency Formation Commission; CLWA and NCWD	Responsible Agency
Connection to Sewer System	City of Santa Clarita	Responsible Agency
VTTM: Vesting Tentative Tract Map; RWQCB: Regional Water Quality Control Board; CLWA: Castaic Lake Water Agency; NCWD: Newhall County Water District.		

3.3.3 COUNTY OF LOS ANGELES GENERAL PLAN AND SANTA CLARITA VALLEY AREA PLAN

The project site is located in unincorporated Los Angeles County and, therefore, falls under the purview of the *County of Los Angeles General Plan* (1980 General Plan) and the *Santa Clarita Valley Area Plan* (1990 SCVAP), (adopted in 1984 comprehensively updated in 1990, amended in 2007), a component of the General Plan. A new General Plan was adopted in 2015 and the aforementioned Santa Clarita Valley Area Plan (SCVAP) was repealed by the BOS and replaced with the current SCVAP in 2012. The 2012 SCVAP is a component of the "One Valley One Vision," a joint planning effort with the City of Santa Clarita. Because the tentative tract map application was complete prior to the adoption of the current General Plan and 2012 SCVAP, the project may be reviewed for consistency with the goals and policies of the 1980 General Plan and 1990 SCVAP that were in effect at the time a completed application was filed.

The project is subject to the 1980 General Plan (amended in 2012 and 2014) which contains the following elements: Land Use; Transportation; Housing; Conservation, Open Space; Recreation; Noise; Safety; Waste and Waste Management; Scenic Highway; Economic Development, as well as a set of policy and reference maps. The Land Use Policy Map designates the project site as Non-Urban. The General Development Policy Map of the General Plan identifies the project site as Non-Urban Hillside. In addition, the General Plan's Special Management Areas Policy Map establishes other special management areas. According to the Special Management Areas Policy Map, the project site is designated as a Hillside Management Area and is identified as containing a Significant Ecological Area.

The 1990 SCVAP was designed to provide decision makers with a policy framework to guide them in efforts to improve the quality of life in the Santa Clarita Valley. The SCVAP contains written policies outlined by area-wide policies, including land use; circulation; community design; etc. The applicable SCVAP land use designations for the project site are U1 (Urban 1 - 1.1 to 3.3 dwelling units per acre), N1 (Non-Urban 1 - up to .5 dwelling unit /acre), W (Water), and HM (Hillside Management). All land use areas, except Water, are subject to hillside management performance review procedure.

3.3.4 COUNTY OF LOS ANGELES ZONING CODE

Land use, population density, lot coverage, and building sizes and locations on the project site are regulated through the County's Zoning Code (County of Los Angeles Municipal Code, Title 22, Zoning Ordinance). The applicable zoning of the project site is A-2-2 (Heavy Agricultural – Two Acres Minimum Required Area), which permits one residential unit per two acres. Land Use is discussed in Section 5.11, Land Use, of this Supplemental EIR.

3.4 RELATED PROJECTS AND APPROACH TO CUMULATIVE IMPACT ANAYSIS

Pursuant to Section 15130 of the California Environmental Quality Act (CEQA) Guidelines, the following elements are necessary for an adequate discussion of significant cumulative impacts, either "(A) A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency or (B) A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified which described or evaluated regional or area-wide conditions contributing to the cumulative impact . . .". This Supplemental EIR uses the "list method" for the cumulative impacts analysis.

The related projects within the unincorporated Santa Clarita Valley Area of the County and the City of Santa Clarita that are considered for cumulative impacts are presented in Table 3-2 below. These projects were identified based on coordination with the County of Los Angeles Department of Public Works. These projects form the basis for the evaluation of cumulative impacts for each section of this SEIR and were derived from the list of related projects in the Traffic Impact Study included as Appendix I of this SEIR.

TABLE 3-2
RELATED PROJECTS LIST

Map No.	Project Name/ Project Address	Project Status	Land Use Data	
			Land-Use	Size
County of Los Angeles				
LA1	TR53822 25716 Tapia Canyon Road	Proposed	Single-Family Homes	405 DU
LA2	TR071216 Disney/ABC Studios at the Ranch North of Placerita Canyon Road and East of SR-14	Approved	Soundstage, Production Office, Mills & Ready Storage , Warehouse, Writer/Producer Bungalows, Administration	158,400 GSF 112,500 GSF 46,000 GSF 23,000 GSF 10,350 GSF 142,500 GSF
LA3	TR53189 West of San Francisquito Creek	Proposed	Single-Family Homes	41 DU
LA4	Entrada South South of Six Flags Magic Mountain & West of The Old Road	Proposed	Single-Family Homes Condominiums Commercial Retail Commercial Retail Elementary School Commercial Office County Park/Private Rec Center	339 DU 1,235 DU 280,200 GSF 15,000 GSF 750 Students 435,000 GSF 8.5 acres
LA5	Entrada North East of Six Flags Magic Mountain & West of The Old Road	Proposed	Apartments Condominiums Commercial Office	360 DU 780 DU 827,400 GSF 500,000 GSF
LA6	30055 The Old Road	Proposed	Condominiums	35 DU
LA7	Pitchess Detention Center 29320 The Old Road	Proposed	Detention Facility	1,156 Beds
LA8	Valencia Commerce Center Phase III North of Hancock Parkway & West of Commerce Center Drive	Under Construction	Commercial Industrial/Retail	66,400 GSF
LA9	Valencia Commerce Center Phase IV North of Hancock Parkway & East of Commerce Center Drive	Proposed	Business Park	3,227,068 GSF
LA10	TR52302 North of Copper Hill Drive &	Proposed	Single-Family Homes	11 DU

TABLE 3-2
RELATED PROJECTS LIST

Map No.	Project Name/ Project Address	Project Status	Land Use Data	
			Land-Use	Size
LA11	East of San Francisquito Canyon Road PM26755 Shawnee Court & San Francisquito Canyon Road	Built	Single-Family Homes	2 DU
LA12	PM060475 North of Copper Hill Drive & East of San Francisquito Canyon Road	Proposed	Single-Family Homes	2 DU
LA13	PM19899 North of Copper Hill Drive & West of San Francisquito Canyon Road	Proposed	Single-Family Homes	2 DU
LA14	PM061062 East of Avenue Penn	Under Construction	Industrial Park	58,800 GSF
LA15	PM062615 East of Avenue Penn	Built	Industrial Park	49,000 GSF
LA16	PM19784 Witherspoon Parkway & Commerce Center Drive	Built	Industrial Park	1,100,000 GSF
LA17	PM062336 East of Gibraltar Lane on Industry Drive	Approved	Industrial Park	160,000 GSF
LA18	PM20685 West of Gibraltar Lane on Industry Drive	Built	Industrial Park	499,000 GSF
LA19	PM26363 South of Franklin Parkway	Proposed	Industrial Park	400,000 GSF
LA20	PM18108 South of Franklin Parkway	Proposed	Industrial Park	3,700,000 GSF
LA21	TR60665 East of Del Valle Road	Proposed	Single-Family Homes	7 DU
LA22	TR52475 North of Hasley Canyon Road & West of Del Valle Road	Proposed	Single-Family Homes	46 DU
LA23	TR53725 South of Hasley Canyon Road & West of Sloan Canyon Road	Proposed	Single-Family Homes	42 DU
LA24	Landmark Village South of SR-126 at Chiquito Canyon Road	Approved	Single-Family Homes Multi-Family Homes Commercial	308 DU 1,136 DU 1,033,000 GLSF

TABLE 3-2
RELATED PROJECTS LIST

Map No.	Project Name/ Project Address	Project Status	Land Use Data	
			Land-Use	Size
LA25	PM22992 Commerce Center Drive & Hasley Canyon Road	Built	Commercial Office	32,000 GSF 14,000 GSF
LA26	PM060030 Hasley Canyon Road & Camino Del Valle Road	Under Construction	Industrial Park	1,221,360 GSF
LA27	Legacy Village Extension of Valencia Boulevard	Proposed	Single-Family Homes Condominiums Senior Apartments Commercial	537 DU 1,545 DU 1,685 DU 503,000 GLSF
LA28	Mission Village South of SR-126 & West of Six Flags Magic Mountain	Proposed	Single-Family Homes Condominiums Commercial	291 DU 5,040 DU 1,300,000 GLSF
LA29	TR066190 North of Del Valle Road	Proposed	Single-Family Homes	67 DU
LA30	Homestead/TR060678 North & South of SR-126	Approved	Single-Family Homes Multi-Family Homes Commercial	965 DU 4,812 DU 1,310,000 GLSF
LA31	Los Valles/TR52584 Hasley Canyon Road & Del Valle Road	Under Construction	Single-Family Homes	214 DU
LA32	PM21689 North of Hasley Canyon Road & West of Romero Canyon Rd	Proposed	Single-Family Homes	2 DU
LA33	PM060646 North of Hasley Canyon Road & West of Romero Canyon Rd	Proposed	Single-Family Homes	4 DU
LA34	PM26549 North of Hasley Canyon Road & West of Sloan Canyon Road	Proposed	Single-Family Homes	2 DU
LA35	PM19149 North of Hasley Canyon Road & East of Sloan Canyon Road	Proposed	Single-Family Homes	4 DU
LA36	PM18654 West of The Old Road & North of Magic Mountain Parkway	Partially Built	Office Building	200,000 GSF
LA37	North Lake Phase I North of Lake Hughes Road & East of Ridge Route Road	Proposed	Middle School Residential	1 School 1,696 DU

TABLE 3-2
RELATED PROJECTS LIST

Map No.	Project Name/ Project Address	Project Status	Land Use Data	
			Land-Use	Size
LA38	Castaic High School North of Lake Hughes Road & East of Ridge Route Road	Under Construction	High School	3,000 Students
LA39	TR33608 North of Pico Canyon Road & West of I-5	Built	Single-Family Homes Multi-Family Homes	140 DU 4 DU
LA40	TR44806 North of Pico Canyon Road & West of I-5	Built	Condominiums	8 DU
LA41	Stevenson Ranch Phase III North of Pico Canyon Road & West of The Old Road	Built	Single-Family Homes Condominiums Apartments Park	94 DU 100 DU 567 DU 5 Acres
LA42	TR48208 South of Pico Canyon Road & West of I-5	Built	Multi-Family Homes	6 DU
LA43	Lyons Ranch West of I-5 & South of Calgrove Boulevard	Proposed	Single-Family Homes Senior Housing	95 DU 95 DU
City of Santa Clarita				
SC1	Oakmont of Santa Clarita Newhall Ranch Road	Under Construction	Senior Apartments	81 DU
SC2	25101-25161 Rye Canyon Loop	Proposed	Condominiums	664 DU
SC3	TR066561 North of Copper Hill Drive & East of Haskell Canyon Road	Proposed	Single-Family Homes	33 DU
SC4	TR47760 Macmillan/Meadow Peak North of Copper Hill Drive & East of Haskell Canyon Road	Proposed	Single-Family Homes	500 DU
SC5	TR43589 North of Copper Hill Drive & East of Haskell Canyon Road	Proposed	Single-Family Homes	90 DU
SC6	The Masters College Expansion	Proposed	College Campus Condominiums	600 Students 54 DU
SC7	TR52829 South of Copper Hill Drive & East of Haskell Canyon Road	Approved	Single-Family Homes	170 DU
SC8	Riverpark South of Bouquet Canyon Road	Under Construction Partially Built	Single-Family Homes Multi-Family Homes Commercial	439 DU 744 DU 40,000 GSF

TABLE 3-2
RELATED PROJECTS LIST

Map No.	Project Name/ Project Address	Project Status	Land Use Data	
			Land-Use	Size
SC9	Heritage Hills Dockweiler & Sierra Highway	Proposed	Single-Family Homes	190 DU
SC10	UCLA Film Archives North of McBean Parkway & West of Rockwell Canyon Road	Proposed	Office	250,000 GSF
SC11	College of The Canyons Expansion South of Valencia Boulevard & West of Rockwell Canyon Road	Proposed	Office College Campus	28,000 GSF 6,500 Students
SC12	Gate-King Industrial Park South of San Fernando Road & West of Sierra Highway	Built	Industrial Park	4,200,000 GSF
SC13	Milestone Golden Valley Road & Robert C. Lee Parkway	Built	Single-Family Homes	167 DU
SC14	Porta Bella/Whittaker-Bermite	Pending	Single-Family Homes Multi-Family Homes Commercial Open Space	1,244 DU 1,667 DU 2,911,000 GLSF 449 Acres
SC15	TR62595 South of Friendly Valley & North of Golden Valley Road	Proposed	Multi-Family Homes	33 DU
SC16	Northwest Corner of Golden Valley Road & McKeon Drive	Built	Commercial	105,000 GLSF
SC17	TR53419 North of Golden Valley Road & Northwest of Sierra Highway	Built	Multi-Family Homes	111 DU
SC18	Downtown Newhall Specific Plan Area	Proposed	Residential Commercial	712 DU 297,100 GLSF
SC19	North Newhall Specific Plan Area	Proposed	Residential Commercial Hotel Elementary School	673 DU 632,500 GSF 1 Hotel 1 School
SC20	The Keystone Newhall Ranch Rd & Golden Valley Rd	Under Construction	Single-Family Homes Multi-Family Homes	319 DU 180 DU

TABLE 3-2
RELATED PROJECTS LIST

Map No.	Project Name/ Project Address	Project Status	Land Use Data	
			Land-Use	**Size**
SC21	Golden Valley Ranch South of SR-14 & North of Placerita Canyon Road & West of Sand Canyon Road	Proposed	Single-Family Homes Commercial Elementary	498 DU 61,800 GLSF 1 School
SC22	Bridgepoint Market Place Northeast corner of McBean Parkway & Newhall Ranch Road	Built	Commercial Church Park	130,000 GSF 30,000 GSF 5 Acres
SC23	Soledad Circle Estates Soledad Canyon Road & Penlon Court	Under Construction	Single-Family Homes	147 DU
SC24	Soledad Village Soledad Canyon Road & Gladding Way	Built	Condominiums Commercial	407 DU 8,000 GLSF
SC25	Henry Mayo Newhall Memorial Hospital Plan	Proposed	Hospital Medical Office	334,800 GSF 260,800 GSF
SC26	Town Center Mall Expansion	Built	Commercial	490,000 GLSF
SC27	West Creek Copper Hill Drive/Decoro Drive	Under Construction	Single-Family Homes Assisted Living Commercial	727 DU 120 DU 180,000 GLSF

[1] nom.=nominal

Source: Linscott, Law and Greenspan 2016.

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SECTION 4.0 PROJECT DESCRIPTION

4.1 INTRODUCTION

The purpose of this section is to describe the proposed Tesoro del Valle Phases A, B, and C Project (Project) to the public, reviewing agencies, and decision makers. Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, a complete Project Description must contain the following: (a) the precise location and boundaries of the Project, shown on a detailed map, along with a regional map of the Project's location; (b) a statement of objectives for the Project, which should include the underlying purpose of the Project; (c) a general description of the Project's technical, economic, and environmental characteristics; and (d) a statement briefly describing the intended uses of the Environmental Impact Report (EIR), including a list of the agencies that are expected to use the EIR in their decision making, a list of permits and other approvals required to implement the Project, and a list of related environmental review and consultation requirements imposed by federal, State, or local laws, regulations or policies[1] (State CEQA Guidelines, Section 15124).

An adequate Project Description need not be exhaustive but should supply the information necessary for the evaluation and review of the Project's significant effects on the environment. Accordingly, this section describes the Project, the Project's objectives, and the intended uses of this Supplemental EIR.

4.1.1 LEAD AGENCY

Under CEQA, the public agency that has the principal responsibility for carrying out or approving a Project is referred to as the "Lead Agency" (State CEQA Guidelines, Section 15367). The County of Los Angeles (County) acted as the Lead Agency for certification of the original Final EIR (State Clearinghouse [SCH] No. 1993021007) and approval of the entire Tesoro del Valle development (Tesoro development) on May 18, 1999, which included four phases of development (Phases A, B, C, and D). Because the Project is the continued implementation of the previously approved Tesoro development, subject to the proposed revision of Vesting Tentative Tract Map No. 51644 (VTTM 51644) and Conditional Use Permit No. 92-074(5) (CUP), the County continues to act as the Lead Agency. Contact information for the County is as follows:

County of Los Angeles
Department of Regional Planning
Attn: Marie Pavlovic
320 West Temple Street, Room 1382
Los Angeles, California 90012

4.1.2 RESPONSIBLE AND TRUSTEE AGENCIES

Under CEQA, a public agency, other than a Lead Agency, that has discretionary approval power over the Project is considered a "Responsible Agency" (State CEQA Guidelines, Section 15381). The County is the sole public agency with discretionary approval over the Project; however, if the County approves this Project, subsequent implementation of various Project components could require discretionary approval from responsible agencies.

[1] The environmental review and consultation requirements are discussed in Section 2.0, Introduction, of this Supplemental Environmental Impact Report (SEIR).

In addition, a Project may have Trustee Agencies, which are defined by CEQA as those State agencies having jurisdiction by law over natural resources, held in trust for the people of the State of California, and affected by the Project (State CEQA Guidelines, Section 15386). Examples of Trustee Agencies include the California Department of Fish and Wildlife (CDFW) and California Department of Parks and Recreation (CDPR). The Responsible and Trustee Agencies identified below are expected to use the information contained in this Supplemental EIR in considering their respective discretionary actions:

- United States Army Corps of Engineers (USACE),
- California Department of Transportation (Caltrans) District 7,
- CDFW (Trustee Agency),
- Los Angeles Regional Water Quality Control Board (RWQCB),
- Los Angeles County Local Agency Formation Commission (LAFCO)
- Castaic Lake Water Agency (CLWA),
- Newhall County Water District (NCWD), and
- Los Angeles County Sanitation Districts.

This section only identifies the Responsible and Trustee Agencies that may have subsequent approval authority over Project components or jurisdiction over natural resources affected by the Project. This section is not intended to provide a complete and final listing of all Responsible and Trustee Agencies that may take needed subsequent discretionary actions to implement the Project.

4.1.3 PROJECT APPLICANT

The Project Applicant is:

BLC TESORO LLC
100 Bayview Circle, Suite 2200
Newport Beach, California 92660

4.2 BACKGROUND OF THE TESORO DEL VALLE DEVELOPMENT

4.2.1 PROJECT LOCATION

Exhibit 3-1, Regional Location, in Section 3.0, Environmental Setting, of this Supplemental EIR illustrates the location of the Project site within a regional context. Specifically, this exhibit shows that the Project site is located in unincorporated Los Angeles County, approximately 30 miles northwest of downtown Los Angeles. Exhibit 3-2, Local Vicinity, also in Section 3.0, depicts the Project site in relation to Phases A and D, as well as the eastern portion of the Santa Clarita Valley, adjacent to the City of Santa Clarita. The Angeles National Forest is located north of the Project boundary.

4.2.2 ORIGINAL PROPOSED DEVELOPMENT

The development process for the Tesoro development was initiated in 1993. From 1993 through May 18, 1999, the land use plan and associated VTTM 51644 for the Tesoro development underwent two significant Project design revisions, culminating in Project approval by the Los Angeles County Board of Supervisors (BOS) on May 18, 1999. A summary of that process is provided below.

The original proposal for the Tesoro development, the environmental impacts of which were evaluated in a Draft EIR (October 1995; SCH No. 93021007), was for a phased development consisting of a total of 3,000 residential units (2,038 single-family units and 962 multi-family units), 5 acres of commercial uses, two school sites (with the option to alternately develop an 11-acre school site as an additional 22 dwelling units), a fire station site, active and passive recreation areas, natural open space, and supporting road and utility infrastructure on approximately 1,795 acres[2] located in the Santa Clarita Valley in unincorporated Los Angeles County. The land uses were proposed to be constructed in four phases (Phases A, B, C, and D), which corresponded to the proposed construction phasing for the development site.

The Draft EIR for the original development proposal was made available for public review and comment from October 24, 1995 to January 24, 1996. The Regional Planning Commission (RPC or Commission) conducted concurrent public hearings on the original Tesoro development approvals (General Plan/Santa Clarita Valley Area Plan (SCVAP) Amendments, Zone Change, CUP, Oak Tree Permit, and VTTM 51644) on January 24, February 28, and April 16, 1996. A site visit was made by the Commission on February 26, 1996.

Regional Planning Commission Preferred Project

In May 1996, the Commission requested revisions to the original Tesoro development analyzed in the Draft EIR. Specifically, the Commission requested that the total number of residential units be reduced from 3,000 to 2,502 and that 2 points of access to the development from adjacent properties be incorporated into the proposed development's circulation plan. In response to concerns regarding the proposed development's density and impacts on Significant Ecological Area No. 19 (SEA 19), the Project Applicant revised VTTM 51644 to reduce the number of residential units to 2,502 by eliminating the 423 multi-family dwelling units previously proposed for development in Phase D, within SEA 19, and replacing it with a sports complex including soccer fields, baseball diamonds, and other recreational uses. Additionally, 347 units were shifted to Area A to offset loss of units in Area D. On July 2, 1996, the Commission approved in concept the revisions to the development as originally proposed, hereinafter referred to as the "RPC Preferred Project" consistent with the 1999 Final EIR.

In December 1996, the Final EIR was made available for public review. The Final EIR evaluated the significant environmental impacts associated with the Project Applicant's revised Tesoro development proposal, which was referred to as the "RPC Preferred Alternative". On February 12, 1997, the Commission approved VTTM 51644, CUP, and Oak Tree Permit; and recommended that the BOS adopt the plan amendment and zone change resolutions, certify the Final EIR, and adopt the Findings of Fact and Statement of Overriding Considerations and the MMRP. The Commission's decision recommending the RPC Preferred Alternative was submitted to the BOS for approval.

[2] The project site is stated on the 1999 approved tract map to include 1,795 acres. Due to improvements in technology and County parcel Geographic Information Systems (GIS) data, the site has been recalculated as 1,794.4 acres total. The correct 1,794.4 acreage is used throughout this SEIR as a basis for land use analyses.

1999 Development Approvals

After holding a public hearing on May 27, 1997, the BOS directed the previous project applicant, who has since sold the property to the current Project Applicant, to undertake further design changes in order to account for, among other items: (a) grading reductions in Phase B; (b) confinement of multi-family units to Phase A; (c) inclusion of estate lots in Phases B and C; and (d) the provision of on-site and off-site road improvements, park sites, trails, soccer fields, and a fire station site. According to the BOS motion, the final dwelling unit count was to be the product of the requested design revisions.

In response to the BOS direction and pursuant to CEQA, the County Department of Regional Planning oversaw preparation of the "Additional Environmental Information for Inclusion in Final EIR for Revised Tesoro del Valle Project" (Additional Environmental Information) in October 1998. The Additional Environmental Information included a new traffic study and provided a comparative evaluation of the potential significant environmental impacts between the RPC Preferred Alternative and the revised proposed development in response to the BOS motion. At the direction of the BOS, the Additional Environmental Information was made part of the Final EIR for the revised Tesoro development. Table 4-1, Tesoro del Valle Residential Units: 1999 Approved Development, summarizes the distribution of residential units in the approved Tesoro development.

TABLE 4-1
TESORO DEL VALLE RESIDENTIAL UNITS:
1999 APPROVED DEVELOPMENT

Phases	Original Approval	Units
A	Single-Family Residential[a] Townhomes Multi-Family Residential **Subtotal**	659 159 734 **1,552**
B	Single-Family Residential	122
C	Single-Family Residential[b]	115
D	Single-Family Residential[c]	2
	Total	**1,791**

Notes:
[a] This includes two estate lots: Lots 1714 and 863.
[b] This includes one estate lot: Lot 962.
[c] This includes two estate lots: Lots 702 and 703.

Source: VTTM 51644.

The revised development consisted of 1,791 residential units (including 898 single-family lots and 893 multi-family units), approximately 6.2 acres of commercial use (40,000 square feet), 61.8 acres of active parks, a 13.9-acre recreation center, an elementary school site, a historical site (Harry Carey Ranch Interpretive Center, currently known as the Tesoro Adobe Historic Park), and bicycle/hiking/equestrian trails throughout the 1,795-acre site. Additional design features included a fire station site, water quality/retention basins, water tank sites, equestrian rest areas, and permanent open space. Approximately 621.5 acres (about 35 percent) of the Tesoro development was designated as permanent open space. In addition, approximately 30 acres within Phase D, identified as being within SEA 19 (now known as SEA No. 20), was dedicated to the Mountains Recreation and Conservation Authority (MRCA).

The 1999 Final EIR determined that implementation of the development would result in significant, unavoidable impacts to biological resources, air quality, traffic, aesthetic/visual character, police

services, and solid waste (cumulative only). The 1999 Final EIR consists of the Draft EIR (October 1995), the Technical Appendices to the Draft EIR (October 1995), the Final EIR (December 1996), the Additional Environmental Information (October 1998), Findings of Fact and Statement of Overriding Considerations (May 1999), and the Mitigation Monitoring Plan (May 1999). This environmental documentation, which is used or referenced in this Supplemental EIR, is incorporated by reference and available for public review at the County's Department of Regional Planning, 320 West Temple Street, Los Angeles, California 90012.

On December 21, 1998, the BOS adopted the plan amendment and zone change and indicated its intent to approve the VTTM, CUP, and Oak Tree Permit and certify the Final EIR. On May 18, 1999, the BOS approved VTTM 51644 and associated CUP and Oak Tree Permit; and certified the 1999 Final EIR. A revised Mitigation Monitoring Plan and Findings of Fact and Statement of Overriding Considerations that reflect the redesign were also adopted as revised in May 1999.

Implementation Status of Vesting Tentative Tract Map 51644

As noted above, the BOS approved the Tesoro del Valle VTTM 51644 on May 18, 1999. From May 1999 through 2004, the County of Los Angeles Department of Regional Planning (DRP) approved various amendments to VTTM 51644 with respect to Phase A. The final recorded map for Phase A was approved on July 21, 2004. Build-out of Phase A was completed in 2006, in accordance with the final recorded map, phase 11. The most prominent changes to Phase A, when compared to the 1999 approved tract map, were the number of residential units that were not built, though approved.

More specifically, in 1999, Phase A was approved for 1,552 residential units (659 single-family and 893 multi-family units). However, the final design, as reflected on the recorded map, included 1,077 residential units, which represents a reduction of 475 units from the 1,552 units originally approved. The number of residential units ultimately constructed in Phase A were reduced to respond to changing housing needs and avoid topographic and geotechnical conditions within Phase A. Table 4-2, Summary of Built and Un-Built Approved Residential Units by Phase, identifies the number of built and un-built residential units in Phase A and the number of previously approved residential units that have not yet been built within each of the other phases.

TABLE 4-2
SUMMARY OF BUILT AND UN-BUILT APPROVED RESIDENTIAL UNITS BY PHASE

Phase	Amended Map	Units
Built Units		
A	Single-Family Residential Townhomes Multi-Family Residential **Subtotal**	657 125 295 **1,077**
Un-Built Units		
A	Single-Family Estate Lot Townhomes Multi-Family Residential	2 34 439
B	Single-Family Residential	122
C	Single-Family Residential Single Family Estate Lot	114 1
D	Single-Family Estate Lot	2
	Subtotal	**714**
	Total	***1,791***

In addition to the residential units, Phase A includes 6.2 acres of commercial land uses (40,000 square feet [sf] of buildable land area), and Tesoro del Valle Elementary School in the Saugus Union School District (SUSD) on a 10.64-acre site. Phase A also provides recreational amenities, including a clubhouse on an approximately 3.0-acre lot, 2 swimming pools, 2 tennis courts, and 1 sand volleyball court on about 10.9 acres; an estimated 28.8-acre project park; and 0.3-acre equestrian rest area. Finally, the former 1.1-acre Harry Carey Ranch Interpretive Center (designated as a historic building) was restored to commemorate and preserve the significant cultural and architectural features of the historic ranch.

4.3 PROJECT DESCRIPTION

4.3.1 EXISTING LAND USES

The Project site is located within the boundary of the SCVAP, which is a component of the *Los Angeles County General Plan* (General Plan). The SCVAP provides a coordinated statement of public policy relating to the future land uses in the Santa Clarita Valley area. The SCVAP was adopted on February 16, 1984, and a comprehensive update was adopted on December 6, 1990 (1990 SCVAP). It is noted that a new SCVAP was adopted on November 27, 2012 (2012 SCVAP); however, for purposes of this Supplemental EIR and because a complete application for the revised VTTM was filed prior to the adoption of the latest update, the Project is being reviewed for consistency with the 1990 SCVAP.

Table 4-3 provides a comparison between 1990 SCVAP designations and the zoning in effect at that time and 2012 SCVAP designations and current zoning.

TABLE 4-3
LAND USE AND ZONING COMPARISON

Santa Clarita Valley Area Plan		Zoning	
1990	**2012**	**1999**	**2017**
• N-1 (Non-Urban Residential) • HM (Hillside Management) • U-1 (Urban Residential)	• H2 [Residential 2, 0-2 dwelling units per acre (du/acre)] • RL5 (Rural Land 5, 1 du/5 acres)	• A-2-2	• R-1 (single-family residence) • RPD- 20000-2.8U • A-2-2 (heavy agriculture)

4.3.2 TRANSFER OF RESIDENTIAL UNITS FROM PHASE A TO PHASES B AND C

As presented in Table 4-2 above, the Tesoro development was approved in 1999 for the build-out of a total of 1,791 dwelling units, 1,552 units of which were to be constructed in Phase A. However, since the 1999 approval, the Phase A design and construction plans resulted in the construction of only 1,077 single-family and multi-family units, resulting in a balance of 475 units that were approved for development but not constructed. Therefore, there are a total of 475 approved but un-built residential units from Phase A available for development or potential transfer to other phases.

The Project analyzed in this Supplemental EIR is the Project Applicant's proposal to build-out Phases A, B, and C of the approved VTTM 51644 with a total of 820 residential units, including 455 single-family units and 365 age-qualified (senior) units. The proposed 820 residential units would include the transfer of 475 un-built units from Phase A, the 237 units that are currently entitled for development on Phases B and C, and an additional 108 units pursuant to a density bonus. Specifically, the Project Applicant is requesting approval of a Discretionary Housing Permit for a 21.2 percent density bonus to develop an additional 108 units, which is contingent on the provision of 365 age-qualified (senior) dwelling units.

The proposed 820 dwelling units for Phases A, B, and C would bring the total number of dwelling units to 1,897[3], which represents an increase when compared to the total number of residential units approved (i.e., 1,791 units) for the Tesoro development in 1999; however, this increase would be allowed through approval of the proposed Discretionary Housing Permit and related density bonus. It is noted that no residential units are proposed within the unrecorded portion of Phase A that is included as part of the Project. Refer to Section 5.11, Land Use, of this Supplemental EIR for analysis concerning the consistency of the Project with the local land use plan and zoning ordinance.

A total of 820 single-family residential units (455 single-family units and 365 age-qualified units), 1 helispot, parkland and other recreation amenities, and supporting land uses (e.g., water tanks, debris basins, streets) ultimately would be developed in Phases B and C.

The Project's land use plan is depicted in Exhibit 4-1, Proposed Land Use Plan.

As discussed above, when compared to the approved Tesoro development analyzed in the 1999 Final EIR, changes associated with the proposed buildout of 820 residential units would be within a reduced development footprint for Phases A, B, and C, which includes the development footprint as well as non-graded areas within private lots and all fuel modification areas. Although the Project would be developed largely within the reduced development footprint when compared to the originally approved 1999 Final EIR development footprint, some areas around the perimeter of the development footprint have been expanded and other areas have been reduced to accommodate the proposed design. Exhibit 4-2, Development Footprint Comparison, illustrates the differences in the development footprints between the approved 1999 Tract Map and the current Project for Phases A, B, and C.

4.3.3 REQUESTED PROJECT APPROVALS

The following section provides an overview of the Project Applicant's request for a revised Conditional Use Permit for hillside management and density controlled development through revisions to the approved VTTM 51644. (Please see Section 5.11, Land Use, for further discussion of these issues.) This subsection also identifies other permits and approvals that are required to facilitate build-out of the Project.

[3] It should be noted that for purposes of this analysis, the two units in Phase D are not included as part of the Project; therefore, the Project would bring the total unit count from 1,789 in phases A, B, C, and D to 1,897 units in phases A, B, and C.

New Conditional Use Permit

CUP No. 92-074(5), issued in 1999, authorizes build-out of 1,791 residential units in the Tesoro development as follows: Phase A – 659 single-family units and 893 multi-family units; Phase B – 122 single-family units; Phase C – 115 single-family units; and Phase D – 2 single-family units (estate lots).[4] Because the approved CUP contemplates build-out of only 237 residential units in Phases B and C and because the Project would result in the build-out of 820 residential units within the Phases A, B, and C development footprint, the Project Applicant is seeking a revised CUP. Importantly, the proposed transfer of residential units from Phase A to Phases B and C would result in 1,897 total residential units within VTTM 51644. This would represent an increase of 108 units over the total number of approved residential units (i.e., 1,791 units) in the Tesoro del Valle VTTM 51644; however, this increase would be allowable based on a proposed 21.2 percent density bonus associated with the 365 age-qualified, senior dwelling units. This density bonus would be pursuant to the requirements of Title 22.52.1870, Senior citizen housing option, and 22.56.2800, Discretionary Housing Permit, of the Los Angeles County Code.

[4] See the BOS Findings and Order, CUP No. 92-074(5), 10; see also Conditions for Approval, CUP No. 92-074(5), 14.

Source: BrightView 2017

Proposed Land Use Plan

Exhibit 4-1

Tesoro del Valle Phases A, B, and C SEIR

N W E S

600 300 0 600 Feet

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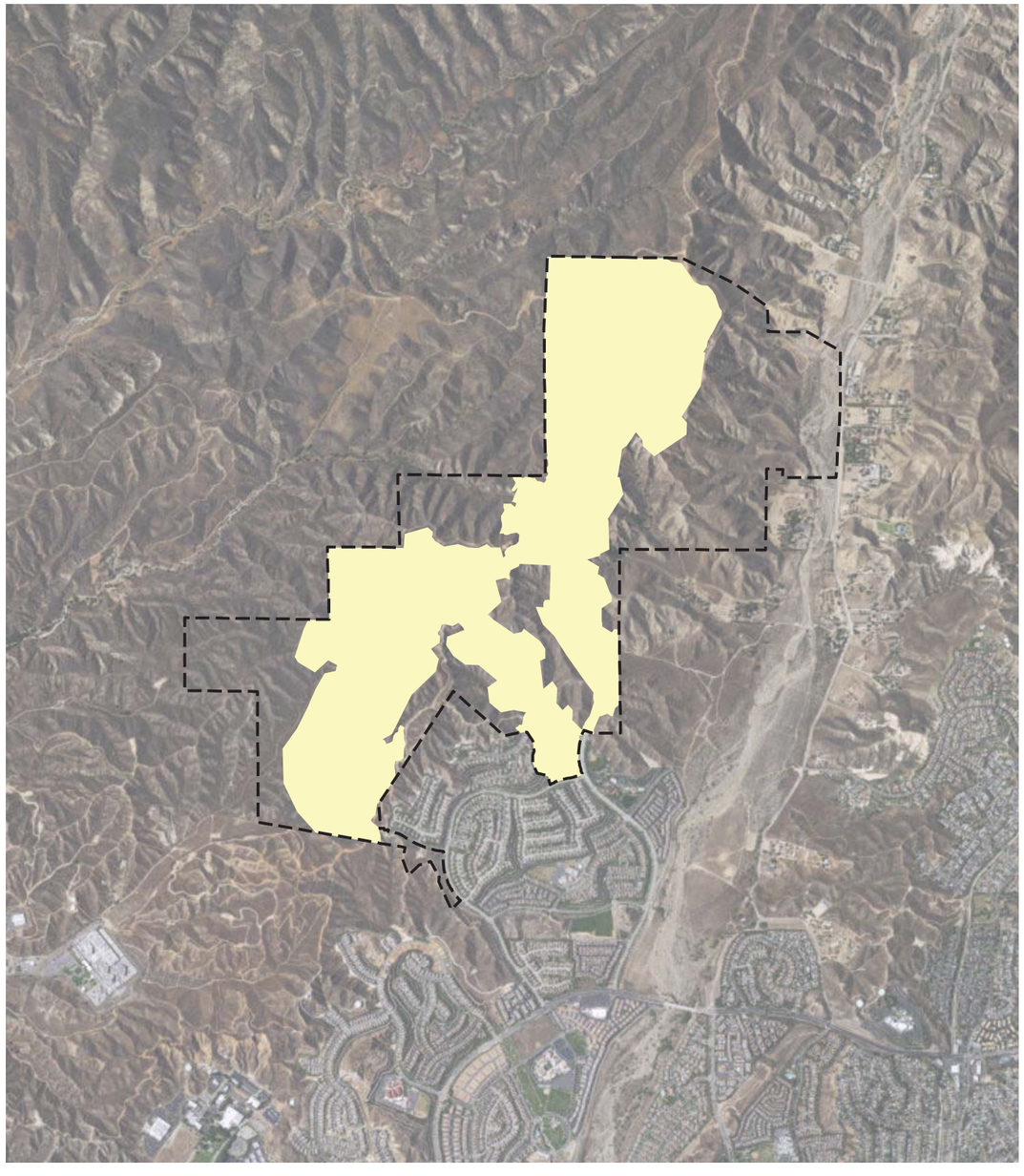
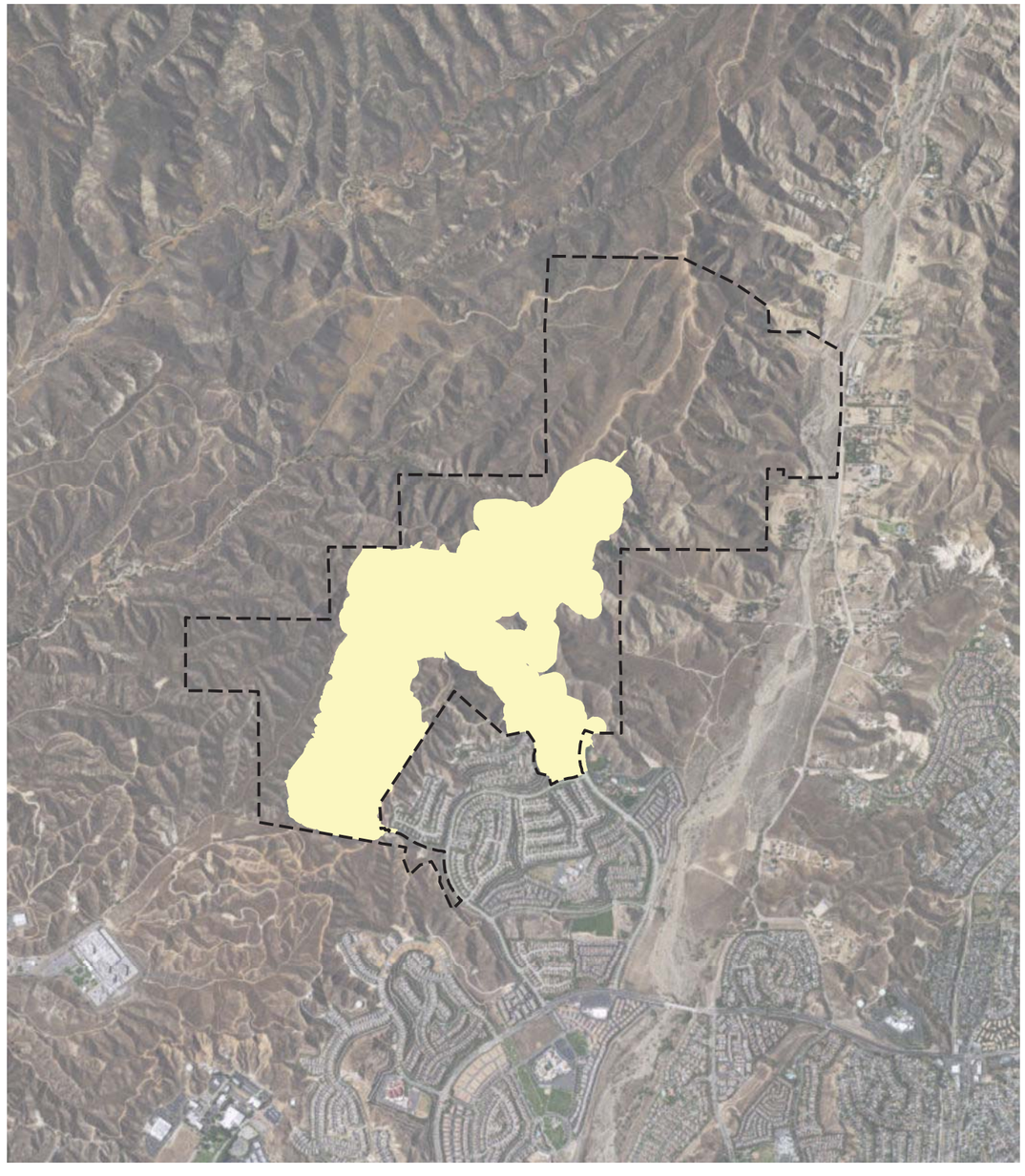


1999 Plan Footprint
Development Footprint: 759.9 acres



2017 Plan Footprint
Development Footprint: 393.6 acres

Aerial Source: ESRI, NAIP 2016

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Development Footprint Comparison

Tesoro del Valle Phases A, B, and C SEIR

Exhibit 4-2

N W E S

0.5 0.25 0 0.5 Miles

PSOMAS

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Castaic Lake Water Agency and Newhall County Water District Annexations

A portion of the Project site is currently outside the boundaries of the Castaic Lake Water Agency (CLWA) and is proposed to be annexed into their service area. The area to be annexed is the most northerly portion of the Project encompassing approximately 324 acres. Based on the current land use plan for VTTM No. 51644, this area will include approximately 346 dwelling units. CLWA and the former property owner entered into an Annexation Agreement dated September 30, 2013, setting out the terms and conditions for annexation to CLWA. This agreement was amended first on October 10, 2014 (First Amendment), and then again on February 4, 2016 (Second Amendment), with the primary purpose of the amendments being to extend the deadlines of the original Annexation Agreement and address the transfer of ownership of the property (refer to Appendix I for copies of the original Annexation Agreement and subsequent amendments).

A key component of the Annexation Agreement is that CLWA has obtained, through funding provided by the former property owner, and set aside 500 acre-feet per year (afy) of water supply capacity for the area to be annexed to ensure that the annexation would not adversely impact water supply to CLWA's existing service area. CLWA staff has confirmed that this 500 afy is still available and will be more than adequate to supply the development proposed within the area to be annexed based on the currently proposed land use plan and estimated demands.

In addition to annexation to CLWA as the wholesale water agency, the same parcel of land is proposed to be annexed to NCWD as the retail water agency. Following the County's approval of the VTTM, an application for annexation of the 324-acre parcel of land to CLWA and NCWD would be filed with the County of Los Angeles Local Agency Formation Commission (LAFCO) (or separate applications for annexation to CLWA and NCWD, at LAFCO's direction). The annexations would require approval by LAFCO and the CLWA and NCWD Boards of Directors.

Other Permits and Approvals

The County and the responsible agencies identified below are expected to use the information contained in this Supplemental EIR during their respective deliberations. This Supplemental EIR has been prepared to support the discretionary actions and approvals necessary for implementation of the Project. As shown in Table 4-4, Required Discretionary Approvals and Permits, the Project would require the following approvals and permits:

TABLE 4-4
REQUIRED DISCRETIONARY APPROVALS AND PERMITS

Discretionary Approval or Permit	Agency	Status
Revised VTTM 51644-1	County of Los Angeles	Lead Agency
Conditional Use Permit No. 200600210 (On-Site Grading, Significant Ecological Area, Hillside Management, Density Controlled Development)	County of Los Angeles	Lead Agency
Oak Tree Permit No. 201000029	County of Los Angeles	Lead Agency
Discretionary Housing Permit No. RPPL 2017006739	County of Los Angeles	Lead Agency
Section 404 Permit Corps File No. 1999-15629-AOA	U.S. Army Corps of Engineers	Responsible Agency
Streambed Alteration Agreement (1603)	California Department of Fish and Wildlife	Responsible Agency
Section 401 Water Quality Certification (RWQCB File No. 99-053)	State Water Resources Control Board	Responsible Agency
Annexation of 364 Acres into Local Water Districts	LAFCO, CLWA and NCWD	Responsible Agency
Connection to Sewer System	City of Santa Clarita	Responsible Agency
VTTM: Vesting Tentative Tract Map; RWQCB: Regional Water Quality Control Board; CLWA: Castaic Lake Water Agency; NCWD: Newhall County Water District.		

Following original project approval in 1999, the jurisdictional permits and agreements identified in Table 4-4 were issued to facilitate Tesoro development build-out. These permits were applied to the build-out of Phase A of the Tesoro development. The current status of each permit is summarized below in Table 4-5.

TABLE 4-5
JURISDICTIONAL PERMITS AND AGREEMENTS

Jurisdictional Permits and Brief Description	Number or Description	Status
Oak Tree Permit: The original permit (92-074[5]) authorized the removal of 34 oak trees and encroachment within the protected zone of 60 trees. Tree removal/encroachment is contingent on the Applicant providing replacement trees at a 2:1 ratio. The permits also imposed other various mitigation obligations.	92-074(5) and 2010-00029	Three oak trees were removed during development of Phase A of the project and 6 replacement trees were installed. Given the length of time that has passed since the original permit was issued, a new oak survey report will be prepared and a new oak tree permit will be requested.
United States Army Corps of Engineers (USACE) Clean Water Act Section 404 Permit: The permit authorizes the Applicant to impact 3.84 acres of "waters of the U.S." within the 1,795-acre Project site. An updated Jurisdictional Delineation Report, prepared in 2015, identified 4.56 acres of "waters of the U.S." within the remaining approximate 400-acre Project site. The Applicant has requested authorization from the USACE to impact this updated quantity of waters.	USACE File No. 1999-15629-AOA	Filed with the USACE on 11/4/99 and expired on 9/30/2015. Phase A development impacted 1.43 acres of jurisdictional waters in 2000. Given the length of time since the permit was issued, the USACE is in the process of reissuing the permit for the Project.
State Water Resources Control Board (SWRCB) Clean Water Section 401 Conditional Water Quality Certification: The certification authorized the Applicant to impact 3.84 acres of "waters of the U.S." within the 1,795-acre Project site. The certification requires the provision of compensatory mitigation, including the restoration and creation of riparian habitat.	RWQCB File No. 99-053	Filed with the SWRCB on 9/8/99 and expired on 8/5/04. Phase A development impacted 1.43 acres of jurisdictional waters in 2000. SWRCB will need to recertify based on the updated 2015 Jurisdictional Delineation Report.
California Department of Fish and Wildlife (CDFW) Streambed Alteration Agreement: This agreement addresses impacts to 3.84 acres of jurisdictional waters based on the original 1,795-acre Project site. An updated Jurisdictional Delineation Report, prepared in 2015, identified 9.31 acres of CDFW jurisdictional waters within the remaining approximate 400-acre Project site.	Agreement 5-126-99 (Revision 4)	Filed with CDFG on 11/17/99 and extended by various California Assembly Bills and provisions of the Agreement to September 1, 2020.
RWQCB: Regional Water Quality Control Board; CDFG: California Department of Fish and Game.		

4.3.4 PROPOSED LAND USES AND INFRASTRUCTURE

Residential Land Uses

The Project analyzed in this Supplemental EIR is the Project Applicant's proposal to build a total of 820 residential units within Phases A, B, and C. Phase B is proposed to include 365 age-qualified dwelling units and 320 conventional single-family units, and Phase C is proposed to include 135 conventional single-family units. The physical impacts associated with development of these residential land uses would be confined to the development footprint. The proposed minimum residential lot size would be approximately 5,000 sf.

Lot types would range from senior villas located in the southwest portion of the site, single-family residential lots varying from 5,000 to 7,000 square feet, and estate lots (ranging from 8,800 to 9,900 square feet) located in the northernmost portion of the proposed development area.

Exhibit 4-3, Vesting Tentative Tract Map 51644-1, depicts tract map details.

Recreation Facilities, Parks, and Open Space Areas

The Project analyzed in this Supplemental EIR includes approximately 19.1 acres of proposed parks and other recreational amenities located within Phases A, B, and C to accommodate the residents of the proposed residential units. These areas include active parkland, linear parkland, and recreational areas, including a recreation center and a senior recreation center. Parklands include features on Exhibit 4-4, Parks and Recreation Plan, that vary in size from 0.1 acres (at several respites, or rest areas along the trail system) to a 1.8-acre Contour Park, located along the southwestern edge of the development area.

In addition to the proposed parks and recreational amenities, there are also existing amenities located in Phase A that would serve the Project. These include linear parklands, a recreation center, and a private park.

Table 4-6, Park and Recreation Amenities, summarizes these features of the Project, which also are depicted in Exhibit 4-4, Parks and Recreation Plan.

TABLE 4-6
PARK AND RECREATION AMENITIES

Amenity Type	Area (acres)	
	Existing (within the recorded portion of Phase A)	Proposed (within the Phases B, C, and the unrecorded portion of Phase A)
Linear and Active Park	6.6	10.7
Recreational Amenities	10.9	—
Clubhouse/Recreation Center	3.0	2.2
Age-Qualified Parklands	—	0.9
Age-Qualified Recreation Center	—	3.8
Community Garden	—	1.5
Total	**20.5**	**19.1**
Source: Sikand 2016.		

In addition to the 19.1 acres of parklands and recreational facilities, the Project would include open space areas in the form of fuel modification areas and manufactured slope areas for a total of 152.5 acres of disturbed open space. Certain open space areas, such as the fuel modification areas and manufactured slopes, would be maintained by the Homeowners Association (HOA) and/or a Landscape and Lighting Act District (LLAD). The Project would preserve approximately 881 acres of undisturbed open space as shown on Exhibit 4-5, Open Space Plan.

As shown on Exhibit 4-4, Parks and Recreation Plan, and 4-6, Trails Plan, the Project would provide a private, multi-purpose trail connecting various land uses throughout the Project site and which would provide connection to the existing Phase A development, off-site regional trails. The Project would also improve the existing Cliffie Stone Trail along the eastern edge of the development area.

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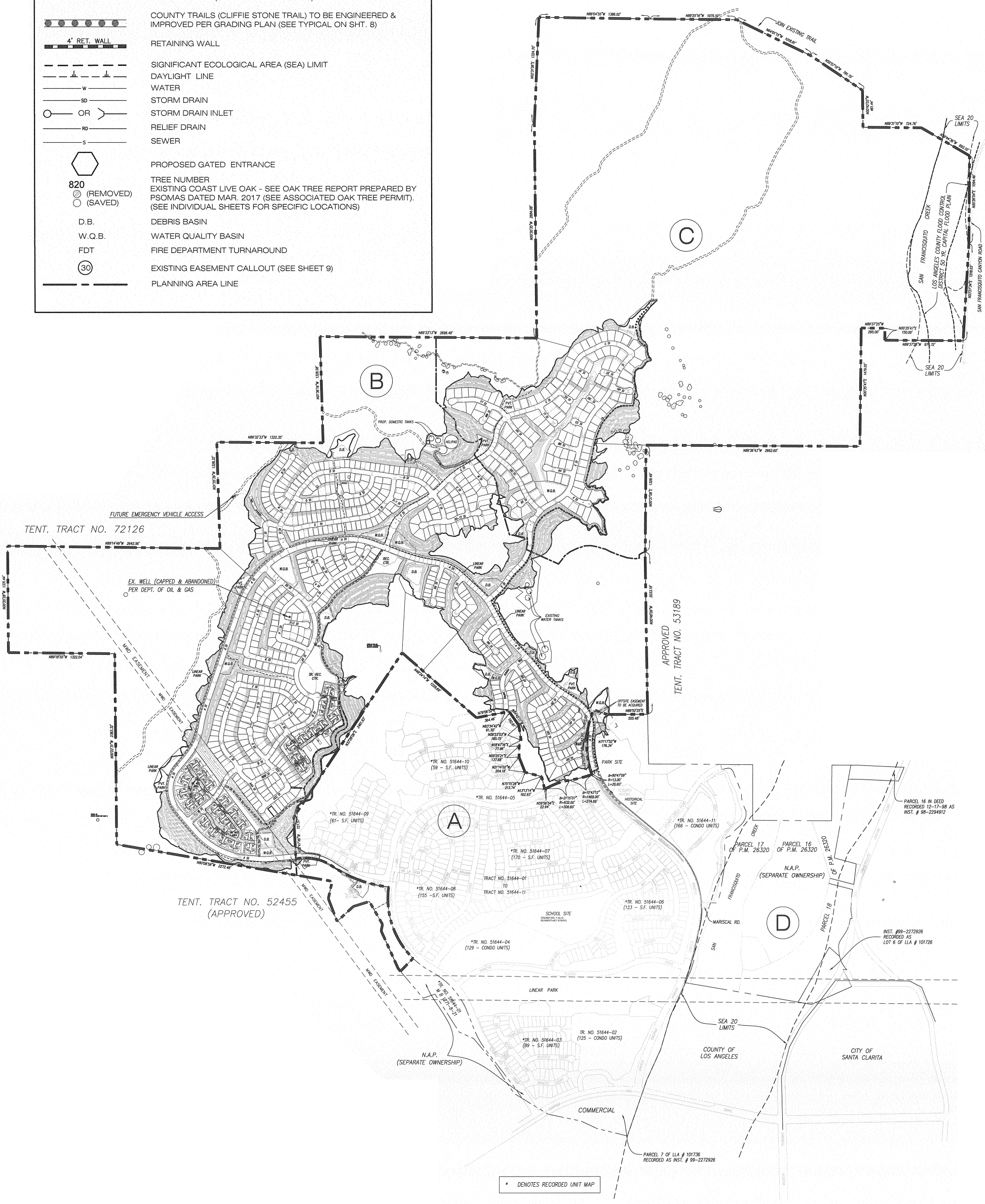
LEGEND

- PROPOSED OR EXISTING HIKING TRAILS WITH NO IMPROVEMENTS PER THIS MAP
- NEIGHBORHOOD TRAILS TO BE ENGINEERED & IMPROVED PER GRADING PLAN (SEE TYPICAL ON SHT. 8)
- COUNTY TRAILS (CLIFFIE STONE TRAIL) TO BE ENGINEERED & IMPROVED PER GRADING PLAN (SEE TYPICAL ON SHT. 8)
- 4' RET. WALL — RETAINING WALL
- SIGNIFICANT ECOLOGICAL AREA (SEA) LIMIT
- DAYLIGHT LINE
- W — WATER
- SD — STORM DRAIN
- OR — STORM DRAIN INLET
- RD — RELIEF DRAIN
- S — SEWER
- PROPOSED GATED ENTRANCE
- 820 (REMOVED) (SAVED) — TREE NUMBER
  EXISTING COAST LIVE OAK - SEE OAK TREE REPORT PREPARED BY PSOMAS DATED MAR. 2017 (SEE ASSOCIATED OAK TREE PERMIT). (SEE INDIVIDUAL SHEETS FOR SPECIFIC LOCATIONS)
- D.B. — DEBRIS BASIN
- W.Q.B. — WATER QUALITY BASIN
- FDT — FIRE DEPARTMENT TURNAROUND
- (30) — EXISTING EASEMENT CALLOUT (SEE SHEET 9)
- PLANNING AREA LINE



Source: Sikand 2017

Vesting Tentative Tract Map 51644-1

Exhibit 4-3

Tesoro del Valle Phases A, B, and C SEIR

N W E S

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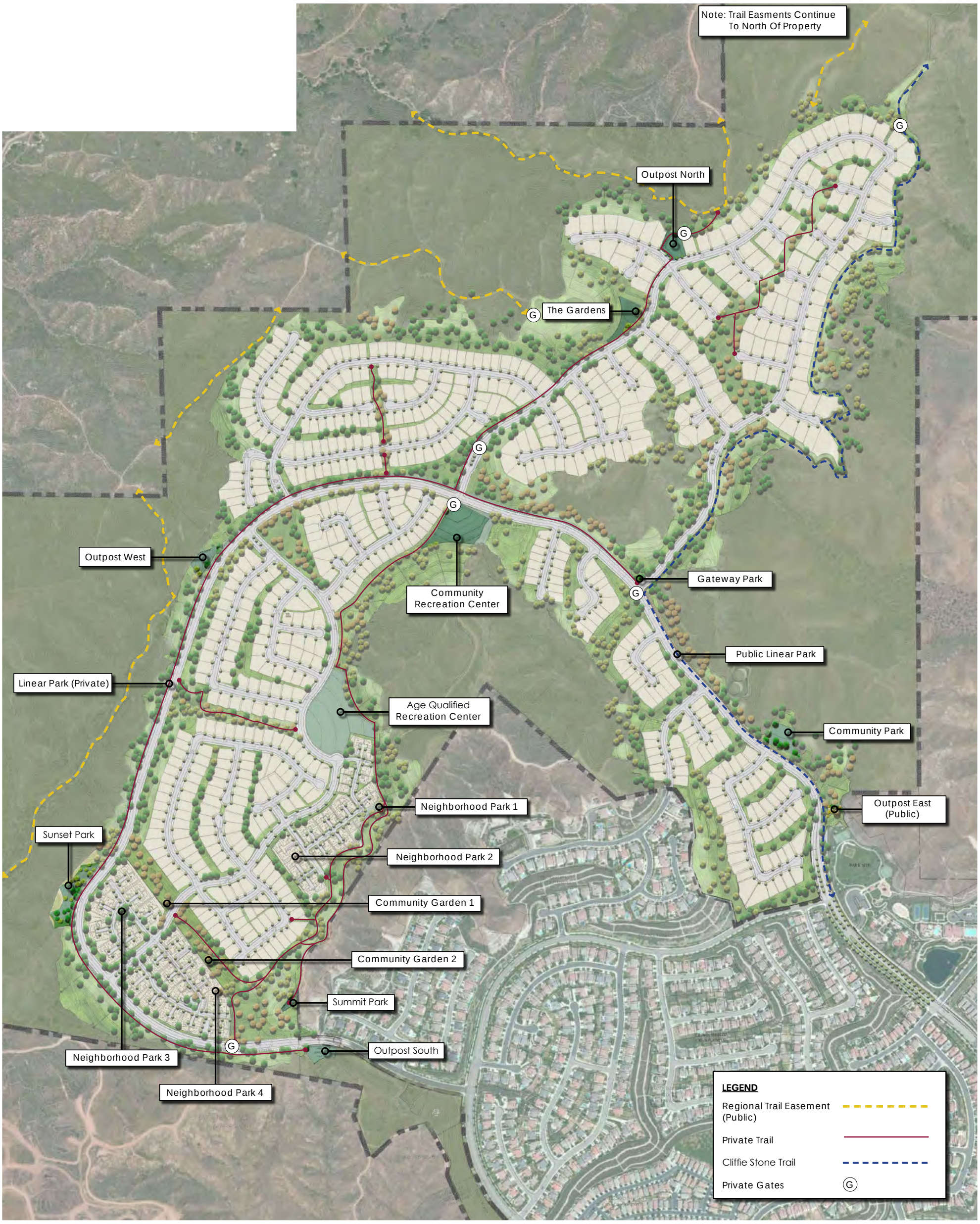

Source: Brightview 2017

Parks and Recreation Plan

Exhibit 4-4

Tesoro del Valle Phases A, B, and C SEIR

N W E S

0 200 400 800 Feet

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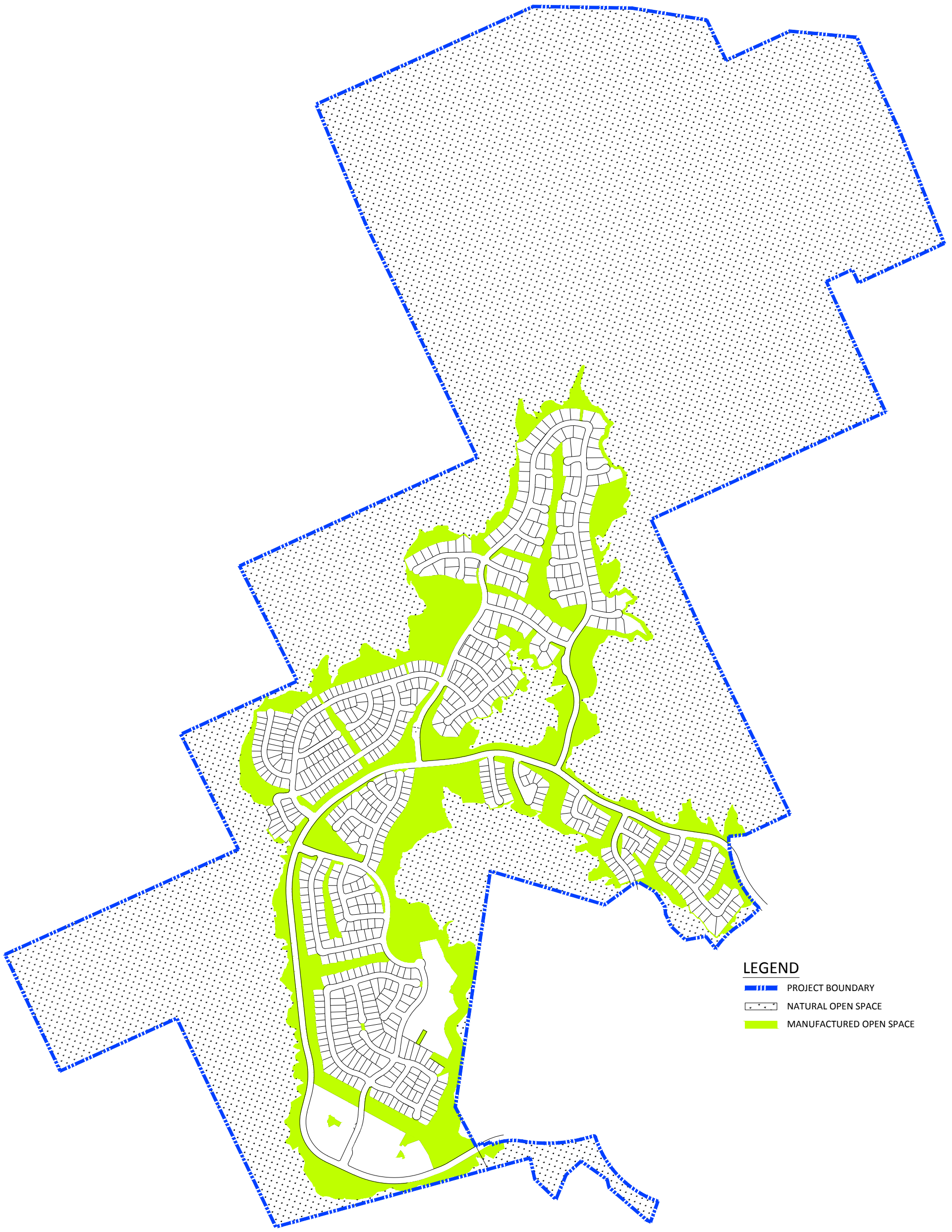

Source: Sikand 2017

Open Space Plan

Exhibit 4-5

Tesoro del Valle Phases A, B, and C SEIR

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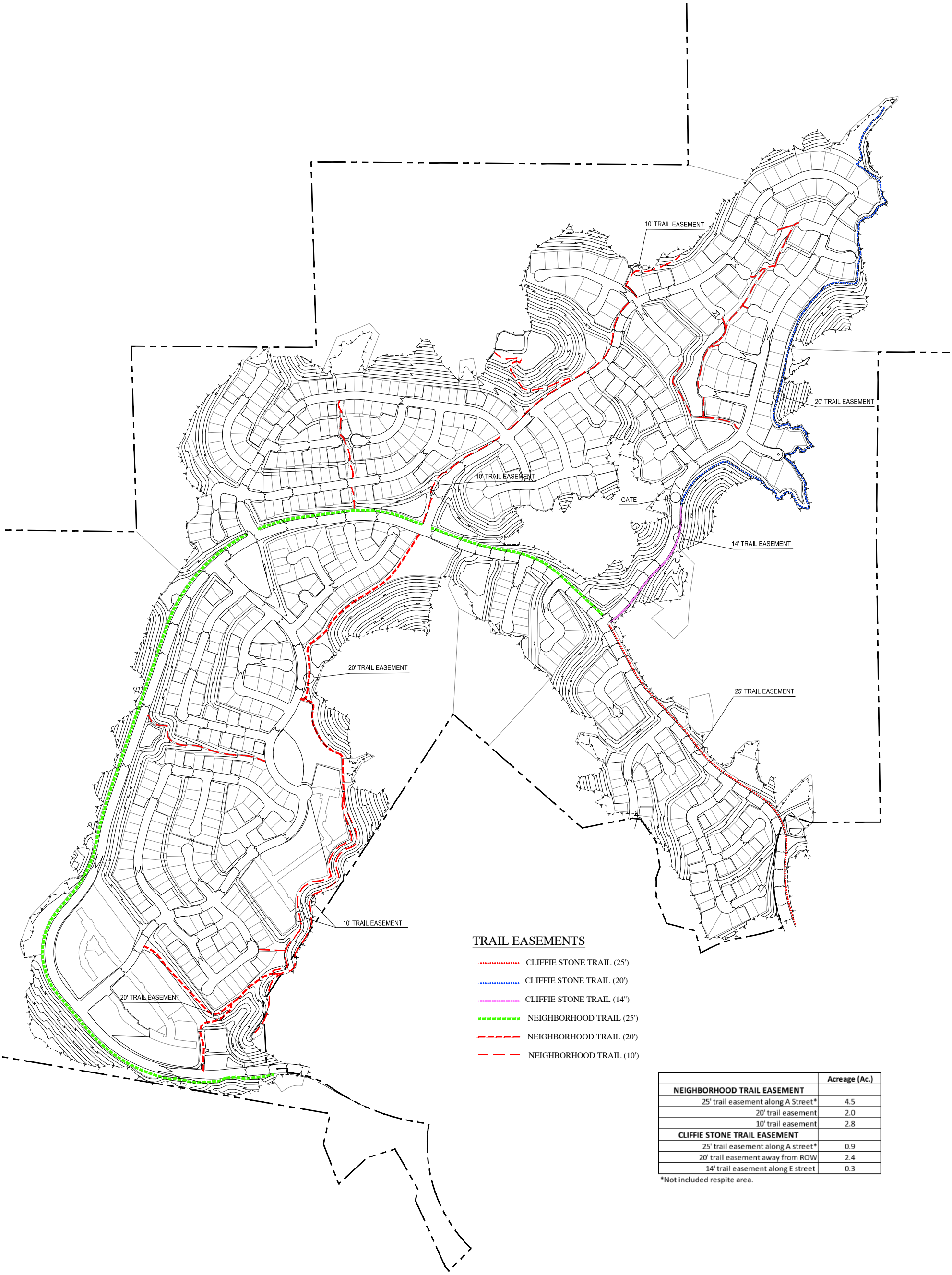

	Acreage (Ac.)
NEIGHBORHOOD TRAIL EASEMENT	
25' trail easement along A Street*	4.5
20' trail easement	2.0
10' trail easement	2.8
CLIFFIE STONE TRAIL EASEMENT	
25' trail easement along A street*	0.9
20' trail easement away from ROW	2.4
14' trail easement along E street	0.3

*Not included respite area.

Source: Sikand 2017

Trails Plan

Exhibit 4-6

Tesoro del Valle Phases A, B, and C SEIR

N W E S

PSOMAS

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Helispot

Based on the current status of fire protection facilities in the Project vicinity, the Los Angeles County Fire Department (LACFD) requested that the Project include a helispot in lieu of the previously approved fire station site in Phase B. Therefore, the Project includes a concrete helispot with a 2.1-acre pad in the northern portion of Phase B along a ridge at an elevation of 1,840 feet above mean sea level (msl) and immediately east of the two proposed domestic water reservoirs (Refer to Exhibit 4-3). The helispot would be designed in accordance with applicable Federal Aviation Administration (FAA) and Caltrans' Division of Aeronautics regulations to accommodate the largest helicopter used by the LACFD, the Sikorsky S70 (Firehawk), the civilian version of the UH60 Blackhawk. The Final Approach and Takeoff area (FATO) would be 102 feet in diameter with a 30-foot-wide safety area around the circumference of the FATO, for a total diameter of 162 feet. Vehicular access to the helispot and nearby water tanks would be provided by the maintenance road extending from "C Street".

The proposed helispot would aid in emergency wildland firefighting due to its location as an interface between urban areas and the Angeles National Forest. The helispot would provide quick turnaround for water pickup while fighting wildland and brush fires, thereby assisting in the protection of homes in the Tesoro development and the surrounding community. The proposed helispot would only be used during times of wildfires or other firefighting emergency needs (i.e., evacuation and medical rescue) and would not be used for training activities or other non-emergency events.

Site Access and Circulation

Copper Hill Drive is the existing local thoroughfare that provides primary access to the Tesoro development, which is accessed through either Tesoro del Valle Drive or Avenida Rancho Tesoro in Phase A. The Tesoro development contains a large roadway loop that links all four planning areas and provides centralized access to various amenities located throughout the Project site.

Avenida Rancho Tesoro would continue from Phase A through Phases B and C and is referred to as "A Street" once out of Phase A. This roadway would transition from an 84-foot to a 64-foot right-of-way (ROW) local street. As shown on Exhibit 4-7, Typical Street Section, "A Street" would have two 20-foot traffic lanes with a 7-foot landscaped parkway and 5-foot sidewalk on one side of the street and a 12-foot landscaped parkway and 25-foot trail alignment on the other side of the street. Residential neighborhoods would be accessed via connecting roadways along "A Street".

"A Street" would transition to the existing Casa Luna Place on the Project site's southwest side, which intersects with Tesoro del Valle Drive, and would serve as a primary access point to Phase B. This roadway would transition from a 64-foot ROW collector street with two 20-foot traffic lanes, including sidewalks on both sides and an adjacent landscaped esplanade, to a 64-foot ROW local street, two 20-foot traffic lanes with a 7-foot landscaped parkway, and a 5-foot sidewalk on each side of the street.

Access to individual residential neighborhoods would be regulated by seven security gates located at "B Street", "C Street", "D Street", "E Street", F Street", and two access points along "J Street", as shown in Exhibit 4-3, Vesting Tentative Tract Map 51644-1. The inclusion and location of access gates is subject to review and approval by the County.

With respect to emergency access, the 1999 conditions of approval required that there be three access points to the Tesoro development.[5] Two primary access points already exist (i.e., Tesoro del Valle Drive and Avenida Rancho Tesoro).

The revised VTTM 51644 includes an emergency roadway connecting to the adjacent proposed Tapia Ranch project (VTTM 53822) located west of Phase B off "D Street". The Project would include all grading necessary to access a storm drain outlet, which would also serve as the future emergency access road. Further, the Project would provide an easement from the point of final grading to the tract map boundary. If the Tapia Ranch project is approved and constructed, this connection would serve as a gated emergency access point for the Tapia Ranch project; however, there is no requirement for the construction of the emergency roadway in this location by the developer of VTTM 51644.

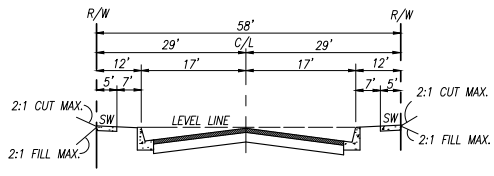
Grading

As previously shown in Exhibit 4-2, Development Footprint Comparison, the Project would cluster development in the southern portion of the site and would reduce the impacted area in comparison to the 718.4 acre development area for Phases B, C and an unrecorded portion of Phase A that was approved by the County in 1999. The proposed development footprint for Phases B, C and an unrecorded portion of Phase A, which includes the development footprint (393.6 acres) as well as non-graded areas within private lots and all fuel modification areas that are considered "impacted" for the purposes of the analysis in this Supplemental EIR, would have a net reduction of approximately 325 acres when compared to the 1999 approved VTTM.

Project site grading would require approximately 9.1 million cubic yards (mcy) of cut and 9.1 mcy of fill as shown on Exhibit 4-8, Cut and Fill Plan, which also includes minor grading associated with off-site improvements. These figures are inclusive of bulking and shrinkage and cut and fill volumes would balance on site. Remedial grading would also require an additional 2.7 mcy of cut and 2.7 mcy of fill. As a point of comparison, the 1999 Final EIR analyzed development of Phases B and C which would have required 9.6 mcy of cut and 9.6 mcy of fill, also planned to be balanced on site. Grading would be limited to the proposed areas of development and would substantially preserve the major ridgeline and steep slope areas within the interior of the Project site. Within portions of the development footprint, site contours would be reconfigured for efficient utilization and development of the property but would follow natural contours to the extent possible.

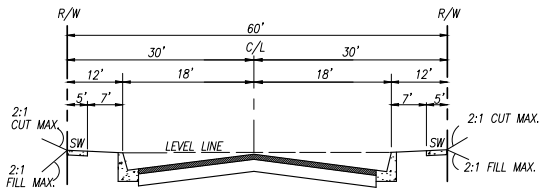
Mass grading would consist of rough grading operations that would provide for major roads, infrastructure, and developable sites for the various land uses within the Project. Slope stabilization measures, such as buttresses, may be included as part of remedial grading operations, depending upon the findings of detailed geotechnical studies that would be submitted along with grading permit applications. Finally, custom or contour grading would utilize grading techniques tailored to achieve specific home site design objectives. Graded slopes would be irrigated and landscaped pursuant to the County grading and erosion control requirements.

[5] For historical purposes, the approved VTTM 51644 depicted and conditioned a future public stub street to the fire break road of an adjacent property owner (Charles Smith). This stub street was depicted as E Lane. Since that time, on February 15, 2006, the Castaic Town Council supported the Tapia Ranch project, which is located on the Smith property, with the recommendation that the stub street between the Tapia Ranch project site and Tesoro development be gated in order to prevent daily through-traffic between the two communities. As shown on the revised VTTM 51664, the stub street, which is to be used only for emergency gated access, is identified as G Lane.



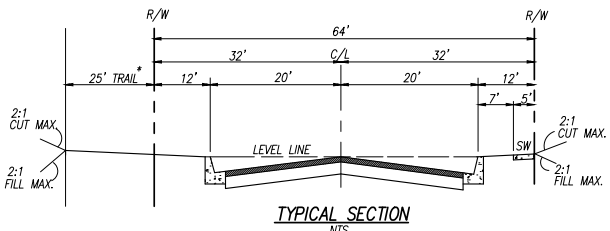
TYPICAL SECTION
NTS

PORT. OF "F", "G" ST, "H" ST, PORT. OF "J", "P1" ST, "V" ST, PORT. OF "L", "M" ST, "Q" ST, "R" ST, "S1" ST, "W" ST, "AA" ST, "BB" ST, "CC" ST, "DD" ST, "EE" ST, "FF" ST, "HH" ST, "II" ST, "KK" ST, "LL" ST, "MM" ST, "NN" ST, PORT. OF "OO" ST, "PP" ST, "QQ" ST, "SS" ST, PORT. OF "SS-TT" ST, "TT" ST, PORT. OF "UU" ST, "XX" ST, & PORT. OF "YY" ST,



TYPICAL SECTION
NTS

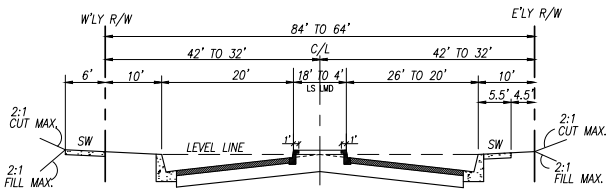
"B" ST, "C" ST, "D" ST, "E" ST, PORT. OF "F" ST, "F1" ST, PORT. OF "J" ST, "K" ST, PORT. OF "L" ST, "P" ST, "S" ST, "T" ST, "U" ST, "GG" ST, PORT. OF "OO" ST, "NN" ST, PORT. OF "SS-TT" ST, PORT. OF "UU" ST, "XX" ST, PORT. OF "YY" ST, "WW" ST, "AAA" ST, "BBB" ST, "CCC" ST & REYES ADOBE WAY.



TYPICAL SECTION
NTS

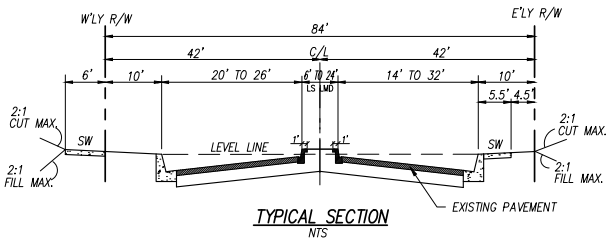
* OR OTHERWISE SHOWN ON PLAN

"A" ST.



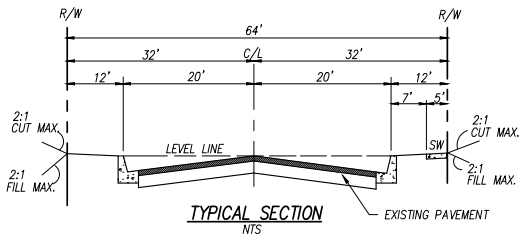
TYPICAL SECTION
NTS

AVENIDA RANCHO TESORO
FROM RIO RANCH WAY TO 550' N'LY RIO RANCH WAY



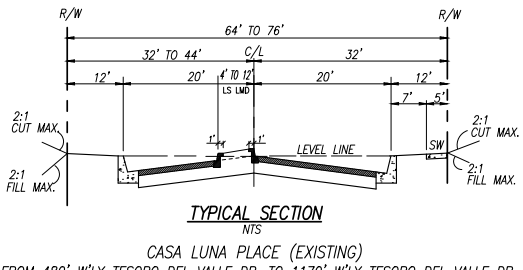
TYPICAL SECTION
NTS

AVENIDA RANCHO TESORO (EXISTING)
FROM RIO RANCH WAY TO 450' S'LY STONEY CREEK DR.



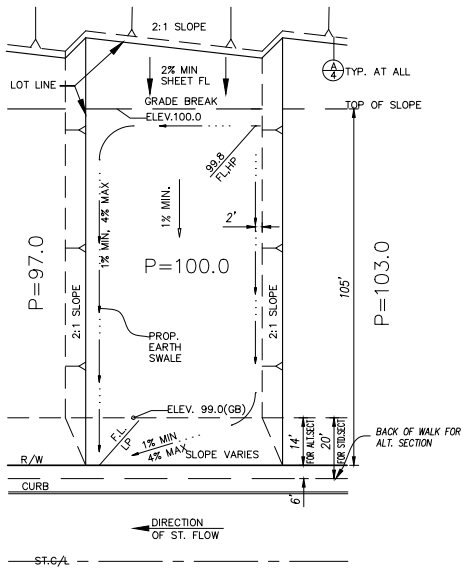
TYPICAL SECTION
NTS

CASA LUNA PLACE (EXISTING)



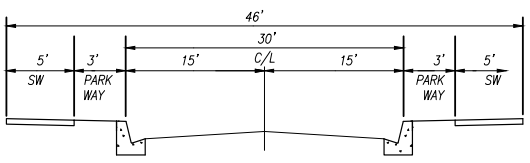
TYPICAL SECTION
NTS

CASA LUNA PLACE (EXISTING)
FROM 480' W'LY TESORO DEL VALLE DR. TO 1170' W'LY TESORO DEL VALLE DR.



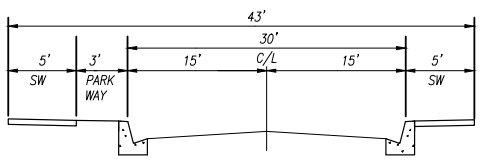
TYP. LOT GRADING DETAIL
NTS

GATE DETAIL (TYPICAL)
SCALE 1"=40'



TYPICAL SECTION
NTS

PRIVATE DRIVEWAY & FIRE LANE
DWY."AAA", DWY."BBB", DWY."CCC", DWY."DDD", DWY."EEE", DWY."FFF", DWY."GGG" & DWY."HHH"

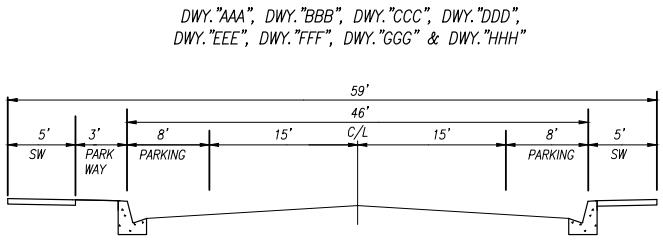


TYPICAL SECTION
NTS

PRIVATE DRIVEWAY & FIRE LANE
DWY."AAA", DWY."BBB", DWY."CCC", DWY."DDD", DWY."EEE", DWY."FFF", DWY."GGG" & DWY."HHH"

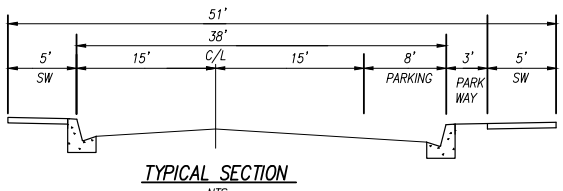
TYPICAL SECTION
NTS

CASA LUNA PLACE (EXISTING)
FROM 480' W'LY TESORO DEL VALLE DR. TO 1170' W'LY TESORO DEL VALLE DR.



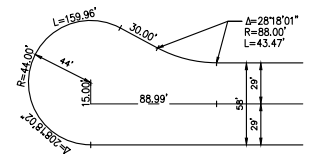
TYPICAL SECTION
NTS

PRIVATE DRIVEWAY & FIRE LANE
WITH PARALLEL PARKING ON BOTH SIDES
DWY."AAA", DWY."BBB", DWY."CCC", DWY."DDD", DWY."EEE", DWY."FFF", DWY."GGG" & DWY."HHH"

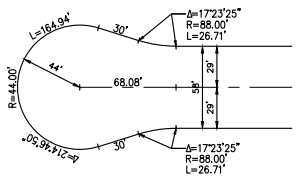


TYPICAL SECTION
NTS

PRIVATE DRIVEWAY & FIRE LANE
WITH PARALLEL PARKING ON ONE SIDE
DWY."AAA", DWY."BBB", DWY."CCC", DWY."DDD", DWY."EEE", DWY."FFF", DWY."GGG" & DWY."HHH"

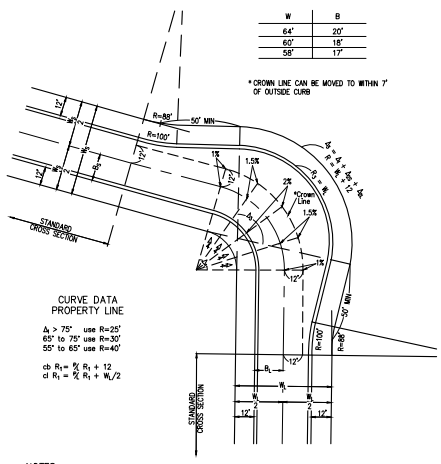


TYPICAL OFFSET CUL-DE-SAC
SCALE: 1"=60'



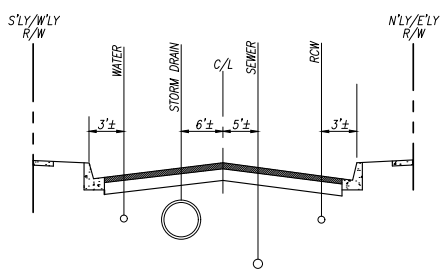
TYPICAL STANDARD CUL-DE-SAC
SCALE: 1"=60'

CUL-DE-SAC
NOT TO SCALE



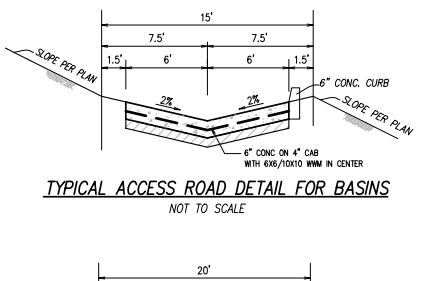
NOTES:
1. SUBSCRIPTS "S" AND "L" DENOTE SMALLER AND LARGER WIDTHS RESPECTIVELY.
2. ELEVATIONS ARE REQUIRED WHERE CIRCLED.
3. TRANSVERSE SLOPES SHOWN ABOVE ARE TYPICAL FOR FLAT APPROACH GRADES AND CAN BE INCREASED TO A MAXIMUM OF 4% AT CENTER OF CURVE FOR STEEP APPROACH GRADES.
4. LIMITS OF SLOPE, CROWN LINE TO OUTSIDE GUTTER, MAXIMUM = 2.2% FOR 8" C.F. AND 3.8% FOR 6" C.F.; MINIMUM = 1%

KNUCKLE
NOT TO SCALE

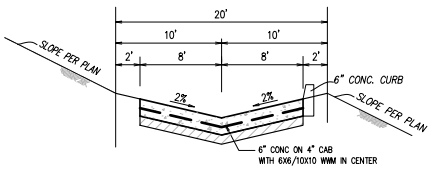


TYPICAL UTILITY LOCATION
NTS

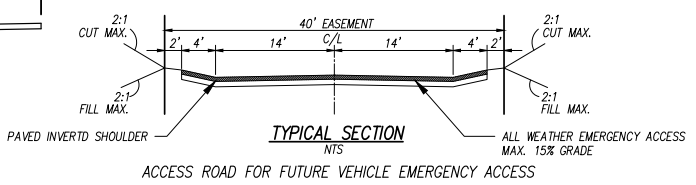
NOTE: GAS, ELECTRIC, TELEPHONE, TV & INTERNET ARE IN PARKWAYS EXCEPT FOR CROSSINGS.



TYPICAL ACCESS ROAD DETAIL FOR BASINS
NOT TO SCALE



TYPICAL ACCESS ROAD DETAIL FOR WATER TANK
NOT TO SCALE



TYPICAL SECTION
NTS

ACCESS ROAD FOR FUTURE VEHICLE EMERGENCY ACCESS

Source: Sikand 2016

Typical Street Section

Exhibit 4-7

Tesoro del Valle Phases A, B, and C SEIR

N W E S

PSOMAS

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GRADING TO BE PERFORMED AS PART OF TTM 72126- NOT A PART OF THIS PROJECT

Cut

Fill

TOTAL:
Total CUT = 9.1 million cubic yards
Total FILL = 9.1 million cubic yards
Area = 393.6 acres

Source: Sikand 2018

Cut and Fill Plan

Exhibit 4-8

Tesoro del Valle Phases A, B, and C SEIR

N W E S

0 350 700 1400 Feet

PSOMAS

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Water Infrastructure

Storm Water Management and Water Quality Control Features

The proposed storm water drainage system would consist of a combination of standard storm drainage facilities as well as storm water quality treatment features, typically bio-retention basins.

Within most of the development area, storm water runoff would be collected using standard storm water conveyance features. Street gutters will deliver runoff to underground storm drains, which will then deliver the runoff to biofiltration basins. The storm drain system would be designed according to local requirements and standard practices in the area.

The main loop road through the development ("A Street") would include along its length a parkway that includes a trail, landscaping, and a storm water treatment swale. At moderate flows such as the 85th percentile storm, the swale will function as a series of small biofiltration basins.

The Project would include a variety of source control measures, which are both structural and nonstructural methods of reducing the contact between rainwater and potential pollutants, and reducing the potential for contaminated runoff to enter storm drains. Source controls include structural features such as roofs or covers for trash and materials storage areas as well as nonstructural measures such as street cleaning. In addition to source control measures, site design measures would also be incorporated into the Project to reduce the volume of storm water runoff generated. Site design measures include disconnecting roof downspouts from the storm drain system; directing the runoff from sidewalks and other impervious surfaces to landscapes areas; and reducing the extent of impervious surfaces within the Project.

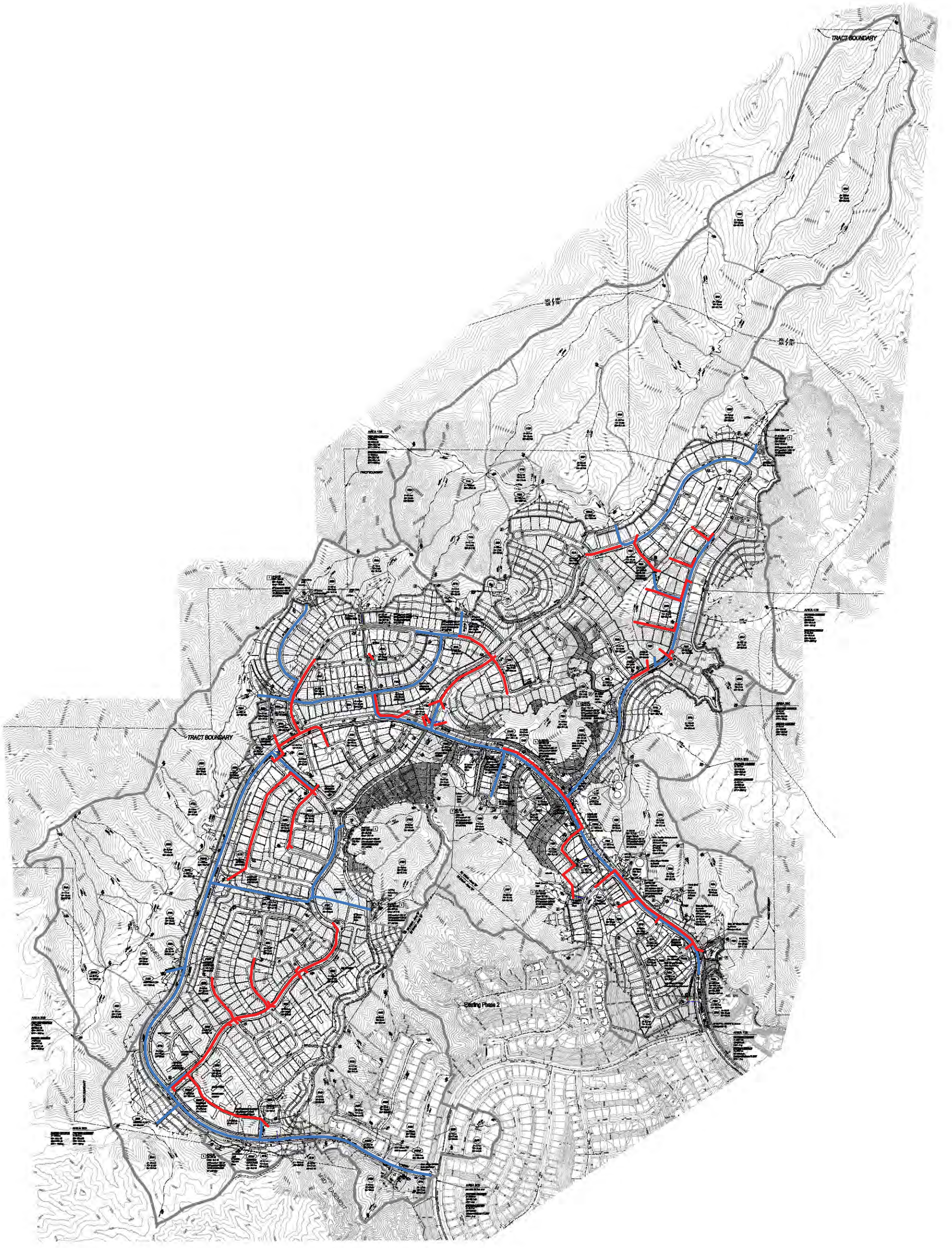
The Project would incorporate storm water quality control measures as required by the Standard Urban Stormwater Mitigation Plan (SUSMP) Manual. Based on technical feasibility for the site, the storm water quality control measures would be either bioretention facilities or biofiltration facilities. Based on known soil infiltration capacities, most of the basins are expected to be biofiltration facilities. The two alternatives are similar facilities designed to treat storm water as the storm water percolates vertically through a layer of specially designed soil. Water would pool above the soil, percolate vertically through the treatment soil, and then either infiltrate into the ground (bioretention) or into a layer of gravel below (biofiltration). In a biofiltration facility, the water would be picked up in a series of perforated pipes within the gravel and discharged from the site at a controlled rate.

It is noted that because the tentative tract map application predated the County's Green Building Standards Code, the project is not technically subject to the provisions of the drought-tolerant landscaping, green building, and low impact development (LID) ordinances. However, the project does include several design features that are consistent with the intent of the LID Ordinance and the Drought-Tolerant Landscaping Ordinance. The bioretention or biofiltration facilities would be constructed within basins that would capture the storm water quality capture volume prescribed in the LID Manual. The bioretention or biofiltration beds would be large enough that the design capture volume of storm water would pool to a depth of 18 inches within the basin above the bioretention soil.

Locations and sizes of storm water management features are shown on Exhibit 4-9, Stormwater Management Plan.

Wastewater/Sewer System

The Project site does not contain any existing sewage infrastructure. Wastewater generated by the Project would flow within 8-, 10-, 12-, and 15-inch diameter sewer lines throughout Phases B and C. As shown on Exhibit 4-10, Sewer Plan, the site is divided into an east side (shown in green) and a west side (shown in red). The sewer system proposed to serve the east side would flow into the existing ten-inch sewer line located in Avenida Rancho Tesoro while the west side sewer system would flow into the existing eight-inch sewer line in Casa Luna Place. After entering these existing sewer lines within Phase A of the Tesoro development, flows would then continue through the local sewer system in the adjacent West Creek (VTTM 52455) development project, which is not maintained by the County Sanitation Districts of Los Angeles County, before connecting with Santa Clarita Valley Sanitation District (SCVSD)-maintained facilities. The 24-inch diameter SCVSD Avenue Tibbitts Trunk Sewer, located in Dikason Drive south of Decoro Street, or the Avenue Scott Trunk Sewer, located in Avenue Scott at Avenue Tebbitts, would then convey wastewater to the Santa Clarita Valley Joint Sewerage System for treatment.



Stormwater from off-site areas

Stormwater from on-site areas

Source: PACE 2016

Stormwater Management Plan

Exhibit 4-9

Tesoro del Valle Phases A, B, and C SEIR

N W E S

700 350 0 700 Feet

PSOMAS

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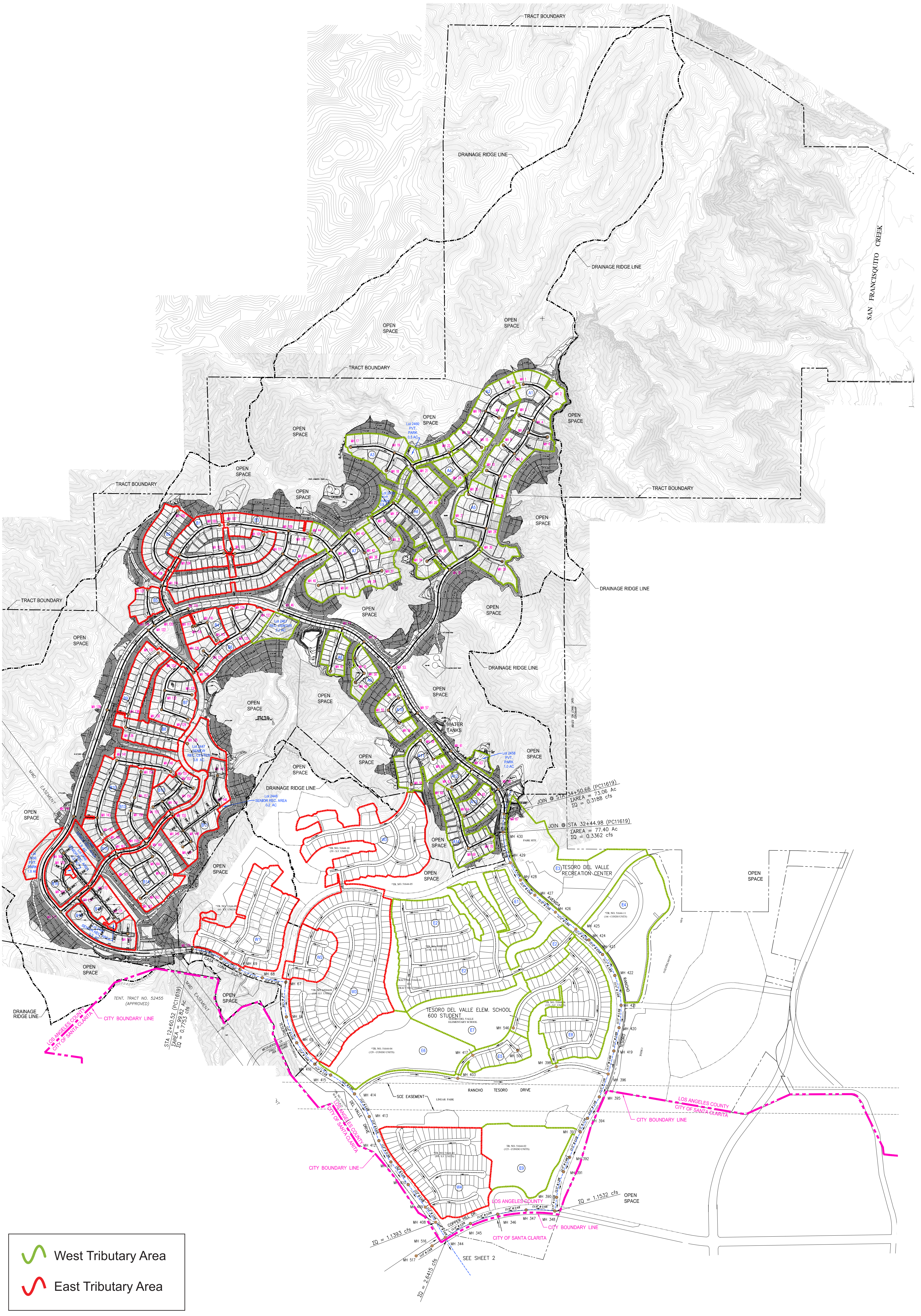

Source: Sikand 2017

Sewer Plan

Exhibit 4-10

Tesoro del Valle Phases A, B, and C SEIR

PSOMAS

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Water

Potable water would be provided to the Project by the NCWD. The source of the NCWD's water is imported State Water Project (SWP) supplies from CLWA, a wholesale water agency, including the additional 500 afy secured by the Project, as well as from local groundwater supplies. The NCWD would receive imported water supplies to serve the Tesoro Project from a turnout on the CLWA 54-inch transmission main near the intersection of Aurora Drive and Newhall Ranch Road. Annexation of a portion of the Project site into the CLWA and the NCWD service areas is required.

Exhibit 4-11, Water Plan, depicts the location of the domestic water system pressure zones, reservoir tanks, and booster pump stations. Currently, there are two main pressure zones within Phase A: Pressure Zone 1 and Pressure Zone 2. A third pressure zone in Phase A is designated Pressure Zone 1A and is served through two pressure reduction stations connected to Pressure Zone 1. In order to serve Phases B and C, two new pressure zones are required. The two new pressure zones would be designated Pressure Zone 3 and Pressure Zone 4, as shown on Exhibit 4-11.

Water reservoir tanks would be constructed in each of the new pressure zones, sized to meet the appropriate engineered design criteria. A new pump station would be required at the Pressure Zone 2 reservoir site to convey water to the new Pressure Zone 3. A new pump station would also be required at the new Pressure Zone 3 reservoir site to convey water to the new Pressure Zone 4.

Water storage facilities are designed to meet users' day-to-day operational needs, provide a reserve for emergency usage, and further provide a firefighting reserve. Additionally, NCWD has required maximization of the emergency storage reserve at all reservoir sites. Therefore, the designated reservoir sites were evaluated to determine the maximum allowable reservoir footprint and subsequent storage capacity based on the desired reservoir water depth of 30 feet. The locations of these facilities are presented on Exhibit 4-11.

Sustainability Features

As detailed above, the Project site is located in close proximity to a mixed-use area that contains residential, educational, recreational, retail and commercial uses. Because the Project would provide residential development and on-site recreational activities in close proximity to schools, retail and transit, vehicle miles traveled (VMT) would be reduced. Additionally, the Project would encourage maximizing pedestrian and bicycle modes of circulation and reduction of VMT with provision of multi-use and neighborhood and pedestrian trails linking proposed land uses and connecting to the off-site regional trail system. The Project will include a multi-use trail system that will connect all proposed parks within the Project and connects to the City of Santa Clarita Transit stop located on Copper Hill Drive at the intersection of Tesoro del Valle Drive (the proposed trail system is depicted on Exhibit 4-6, Trails Plan). Pursuant to County roadway design guidelines for residential communities, the Project would provide sidewalks on both sides of all new roadways. As discussed further in Section 5.8, Greenhouse Gas Emissions, the Project would include implementation of the following features to enhance the Project's sustainability and reduce GHG emissions:

- Exceed the current 2016 CCR Tile 24 Part 6 minimum energy efficiency requirements by at least 50 percent for residential uses.
- Include solar power generation or alternate equivalent renewable power generation (e.g., solar hot water, wind, fuel cells) equivalent to 4,500 kWhr-year (50 percent of the power utilized) for each single family residence and 2,400 kWhr-year for each senior home.

- For non-residential uses such as parks and recreational land uses, include solar power generation or alternate equivalent renewable power generation (e.g., solar hot water, wind, fuel cells) equivalent to 9.5 kWhr-year per square foot (50 percent of the power utilized) for each community building to the satisfaction of Public Works.
- Provide each homeowner educational information to each homeowner on (1) water conservation; (2) energy conservation, including the use of energy-efficient lighting and the limiting of outdoor lighting; (3) the use of the solar PV system included with each home (see MM GHG-2); (4) mobile source emission reduction techniques, such as use of alternative modes of transportation and zero- or low-emission vehicles; (5) the use of solar heating, automatic covers, and efficient pumps and motors for pools and spas; and (6) recycling methods utilized.
- For non-residential uses such as parks and recreational land uses, provide bicycle parking that exceeds the CalGreen mandatory requirements by providing the higher of either a 15 percent increase over the CalGreen mandatory requirements or provide a minimum of 8 bicycle parking spaces at each facility.
- Install temporary power poles of sufficient quantity so that there is a temporary power pole located within 200 feet of every home under construction and require electric-powered construction equipment to be utilized whenever feasible.
- Incorporate into the electrical plans, outside electrical receptacles in both the front yard and rear yard of each home.
- All built-in appliances (e.g., fans, air conditioner units, dishwashers, refrigerators, etc..) are Energy Star-certified or utilize equivalent energy levels as Energy Star appliances.
- Implement a Transportation Demand Management (TDM) Program including the following:
    - Pedestrian access ways such as sidewalks and trails, that interconnect every proposed home and park and connects to existing off-site sidewalks and trails.
    - Designated bicycle lanes on all major roadways within the proposed Project and provide bicycle trails that connect to existing off-site bicycle trails.
    - Traffic calming measures on a minimum of 25 percent of the proposed roads and intersections.
    - A kiosk within the community center or public park that provides information on public transit, including bus routes and schedules as well as information about carpooling and vanpools.
    - Provide a new transit stop through coordination with the Santa Clarita Transit Agency located within a quarter mile of the project site.
    - A bus shelter with bicycle parking in the vicinity of the project site at a location determined in coordination with the City of Santa Clarita Transit Agency.
- Provide at least one of the proposed public parks that includes an area that may be utilized as a community garden that is open to all residents of the Project.
- Provide each residence with a recycling bin to assist with the separation of recyclables and trash prior to disposal in outdoor containers.

The Project would comply with the Los Angeles County Green Building Program, which consists of the County's Green Building Standards Code (Title 31) and Drought Tolerant and Native Landscaping requirements; all Mandatory Measures of the 2016 California Green Building

Standards Code (California Building Standards Commission, 2016); and the Los Angeles County's Healthy Design Ordinance and Tree Planting Ordinance that requires tree plantings and tree canopy coverage. The Project will also meet or exceed all 2013 CALGreen Residential Mandatory measures in Chapter 4, Divisions 4.1 through 4.5 and Chapter 7 as applicable; 2016 CALGreen Tier 1 Prerequisite Measures and required minimum Tier 1 Elective Measures for Residential Uses. The Project would comply with these requirements through planning and design of Project elements, implementation of energy efficiency measures, implementation of water efficiency and conservation measures, material conservation and resource efficiency, and reduction of potential air quality impacts. The Project will implement sustainable concepts as required by Title 31. The following sustainable design features would be incorporated into the Project:

- Landscape design, including but not limited to limited turf areas; use of invasive drought-tolerant plant and tree species appropriate for the climate zone; and hydrozoning irrigation techniques.
- Water conservation, including but not limited to tankless water heaters, low flow shower heads, and piping for recycled water.
- Construction waste reduction, disposal and recycling, including recycling a minimum of 65 percent of the non-hazardous construction and demolition debris.

Project Construction Phasing

Project construction is anticipated to begin in 2018, with a build-out year of 2024. Project construction will occur in four overlapping phases over a 66-month period as shown in Table 4-7 and illustrated in Exhibit 4-12, Construction Phasing. Each phase would include site preparation, rough grading, fine grading, in-tract utilities and paving, and building construction and coating. Additionally, the first two phases of construction would include construction of backbone utilities and associated paving work to allow for development of the loop road and embedded utilities to promote circulation throughout the site for the residences constructed during construction phases 1 and 2.

TABLE 4-7
CONSTRUCTION PHASING

Construction Phase and Activity	Schedule (by Month)
Construction Phase 1	
Site Preparation	1
Rough Grade	1-2
Fine Grade	3
Backbone Utilities and Paving	4-11
In-tract Utilities and Paving	12-17
Building Construction and Coating	18-44
Construction Phase 2	
Site Preparation	2-3
Rough Grade	3-8
Fine Grade	9-11
Backbone Utilities and Paving	12-19
In-tract Utilities and Paving	20-25
Building Construction and Coating	26-49
Construction Phase 3	
Site Preparation	34
Rough Grade	35-37
Fine Grade	38
Backbone Utilities and Paving	-
In-tract Utilities and Paving	39-44
Building Construction and Coating	45-66
Construction Phase 4	
Site Preparation	9
Rough Grade	9-14
Fine Grade	15
Backbone Utilities and Paving	-
In-tract Utilities and Paving	16-21
Building Construction and Coating	22-55

LEGEND:
WATERLINE 12"
WATERLINE 8"
WATERLINE TRANSMISSION 12" – 24"
WATER TANK
EXISTING WATER TANK
PUMP

WATER TANK 72'ø
ZONE 3 RESERVOIR EL.1850

EL.1758.55

PUMP

EXISTING WATER TANK 68'ø
ZONE 2 RESERVOIR EL.1683
ZONE 3 BOOSTER PUMP STA

EXISTING WATER TANK
ZONE 1 RESERVOIR EL.1509
ZONE 2 BOOSTER PUMP STA

ZONE 3
ZONE 2

ZONE 2
ZONE 1

ZONE 3
ZONE 2

ZONE 2
ZONE 1

N
E

SCALE: 1"=600'

Source: Sikand 2017

Water Plan

Exhibit 4-11

Tesoro del Valle Phases A, B, and C SEIR

N
W E
S

PSOMAS

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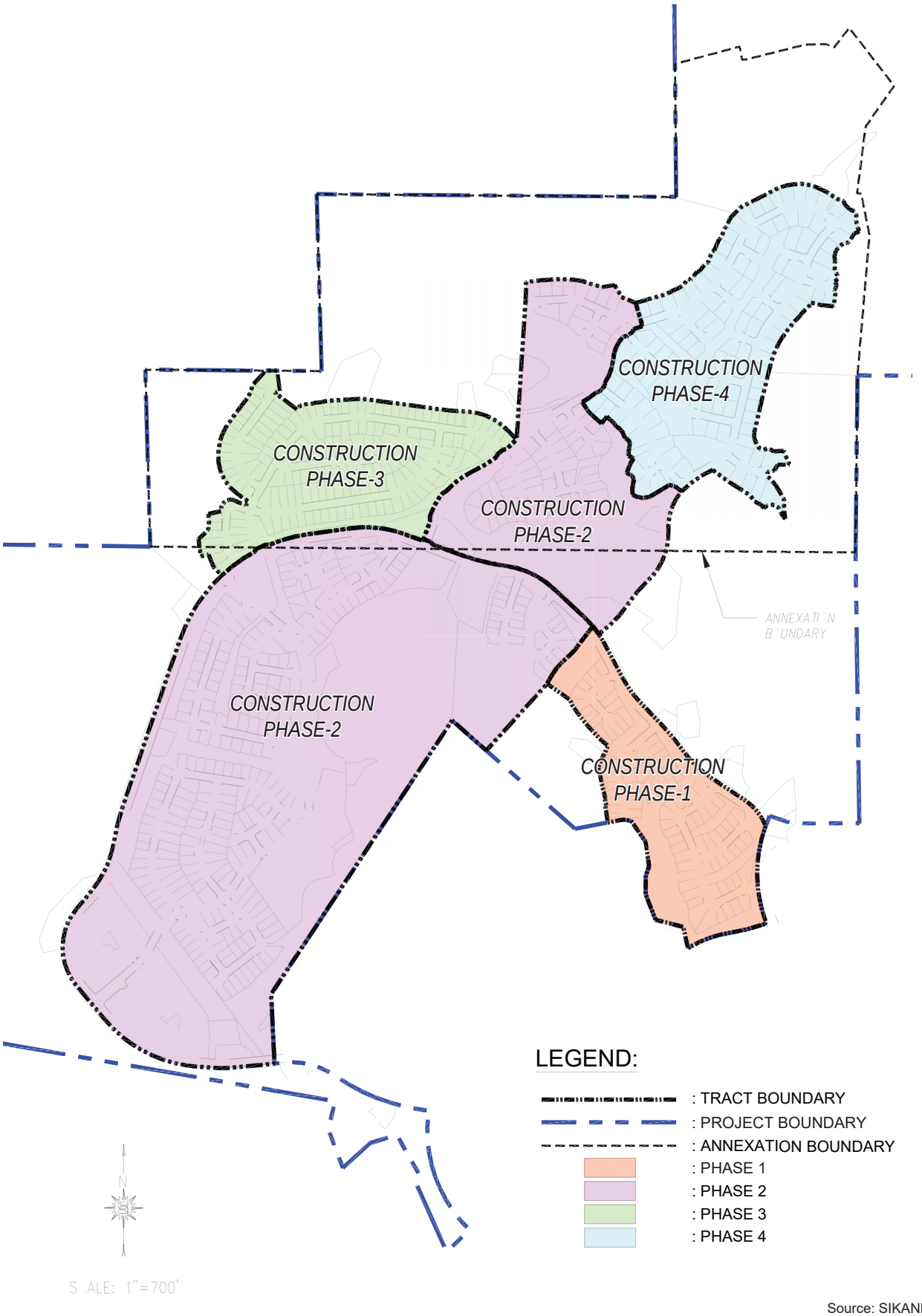

Source: SIKAND 2017

Construction Phasing

Exhibit 4-12

Tesoro del Valle Phases A, B, and C SEIR

PSOMAS

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4.4 PROJECT OBJECTIVES

Section 15124 of the State CEQA Guidelines requires an EIR to include a statement of objectives sought by the Project. This disclosure assists in developing the range of Project alternatives to be investigated in the EIR, as well as provides a rationale for the adoption of a Statement of Overriding Considerations, if one is in fact adopted. Identified below are goals and objectives related to the Project.

1. Maximize flexibility with the redesign of Phases A, B, and C in order to meet changing housing demands and maintain the character of the surrounding area to the extent feasible.
2. Utilize existing urban infrastructure that has already been designed, approved, and constructed to accommodate build-out of the Tesoro development.
3. Complete build-out of the approved Tesoro development, including the approved but not yet constructed units allowed under VTTM 51644.
4. Provide a range of housing with a minimum lot size of 5,000 sf in Phases B and C.
5. To the extent feasible, build out Phases B and C to be less than the Project development footprint approved in the previously certified 1999 Final EIR in order to minimize environmental effects.
6. Preserve important biological resources, including high quality oak and holly-leaf cherry woodlands.
7. Protect significant resources located within the portion of SEA 19 that is located within the Project boundary.
8. Provide a range of recreational opportunities, including passive and active parks and open space areas.
9. Incorporate Project design features that provide regional benefits (e.g., the Cliffie Stone Memorial Trail, fire protection, quality circulation design).
10. Incorporate site design features, landscape requirements, and building specifications that promote energy efficiency, water conservation, and greenhouse gas emission reductions.
11. Accommodate fire protection facilities consistent with requests from the Los Angeles County Fire Department.
12. Satisfy other remaining previously approved Project conditions, including construction of lanes five and six of Copper Hill Road Bridge and payment of regional bridge and thoroughfare fees.
13. Provide a range of housing that would serve an age-qualified, senior community.

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SECTION 5.0 ENVIRONMENTAL ANALYSIS

Section 5.0 analyzes the potential environmental impacts associated with implementation of the Tesoro del Valle Phases A, B, and C Project (Project). The environmental analyses in this section of the Supplemental Environmental Impact Report (SEIR) focus on the impacts from short-term construction and long-term operation of the proposed Project. This section of the SEIR also addresses the Project's potential short-term, long-term, direct, indirect, and cumulative environmental impacts.

The following environmental issues will be analyzed:

Section 5.1: Aesthetics

Section 5.2: Agriculture and Forestry Resources

Section 5.3: Air Quality

Section 5.4: Biological Resources

Section 5.5: Cultural Resources

Section 5.6: Energy

Section 5.7: Geology and Soils

Section 5.8: Greenhouse Gas Emissions

Section 5.9: Hazards and Hazardous Materials

Section 5.10: Hydrology and Water Quality

Section 5.11: Land Use

Section 5.12: Mineral Resources

Section 5.13: Noise

Section 5.14: Population and Housing

Section 5.15: Public Services

Section 5.16: Recreation

Section 5.17: Transportation/Traffic

Section 5.18: Tribal Cultural Resources

Section 5.19: Utilities and Service Systems

Each topical analysis section addresses the environmental issues in the following format:

Background Information. This section includes a brief summary of impacts and conditions from the 1999 Final Environmental Impact Report (EIR) prepared for the Tesoro del Valle project to provide a context for the proposed Project analysis. This summary reflects the existing conditions and information available at the time the 1999 Final EIR was prepared.

Existing Conditions. Section 15125 of the California Environmental Quality Act (CEQA) Guidelines states that "an EIR must include a description of the physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of Preparation is published . . . from both a local and regional perspective". The existing conditions are used as the baseline physical conditions to which potential adverse impacts associated with the implementation of a project are compared. The Existing Conditions described in this Draft

SEIR describe a baseline condition that is consistent with the status as of the Notice of Preparation (NOP) release date in October 2016.

Relevant Plans, Policies, and Regulations. Information is provided about policies, procedures, regulations, and requirements that were in place at the time the NOP was published and would be applicable to the proposed Project.

Threshold Criteria. This section identifies and explains the thresholds and criteria used in the Draft SEIR analyses to determine the significance of impacts related to the proposed project.

Relevant Project Characteristics. This section provides a description of Project details not previously summarized or not described in detail in Section 4.0, Project Description, and which are germane to the impact discussion under each topical issue.

Environmental Impacts. This section provides an assessment of impacts associated with project implementation and appropriate mitigation measures. If an environmental impact associated with implementation of the project exceeds the threshold of significance, then mitigation measures are recommended to reduce the impact. The impact analysis takes into account the methods for quantifying and/or reducing the impact, including the applicability of Regulatory Requirements (RR) and Mitigation Measures (MM). These terms are explained below.

> *Regulatory Requirements.* RRs are based on federal, State, and/or local regulations or laws that are frequently required independent of CEQA review, yet also serve to offset or prevent specific impacts. Typical regulatory requirements include compliance with provisions of the Uniform Building Code, South Coast Air Quality Management District Rules, and payment of local agency fees, among others. Additional conditions may be imposed on the Project by the County during the approval process. RRs will be included in a Mitigation Monitoring and Reporting Program for monitoring purposes.
>
> *Mitigation Measures.* MMs are incorporated when a potentially significant environmental effect has been identified and is not reduced to a level considered less than significant through the application of RRs. Project-specific MMs are recommended to minimize the potentially significant impacts of a project.
>
> CEQA requires only that MMs reduce impacts to the extent that is reasonable and feasible, and recognizes that not all project impacts can be mitigated to a level which is considered less than significant.

Cumulative Impacts. Pursuant to Section 15130 of the State CEQA Guidelines, “an EIR shall discuss cumulative impacts of a project when the project’s incremental effect is cumulatively considerable”. As defined in Section 15065(c) of the State CEQA Guidelines, an effect may be cumulatively considerable if “the incremental effects of an individual 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”.

Analyses in this section comply with Section 15130(b)(1) of the State CEQA Guidelines, which states that the analysis may consider either a list of past, present, and probable future projects; may use a summary of projections contained in an adopted general plan or related planning document; or may incorporate the analysis in a previously adopted EIR. This Draft SEIR uses all three methods for the cumulative analyses, depending on the environmental issue being analyzed.

Impact Conclusion. This section summarizes the collective significance level of impacts related to the section topics that are associated with development of the proposed Project and the net level of significance after implementation of mitigation measures. Section 15126.4(a) of the State CEQA Guidelines requires lead agencies to consider feasible mitigation measures to avoid or substantially reduce a project's significant environmental impacts. MMs are required when a potentially significant environmental effect has been identified that cannot be reduced to a level considered less than significant through the implementation of the RRs.

A summary of the significance of environmental impacts after compliance with the RRs and implementation of the MMs are then stated for each environmental issue. References used in the section are listed at the end.

Mitigation Monitoring and Reporting Program (MMRP)

All numbered MMs will be included in the MMRP for monitoring accountability to ensure their implementation.

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5.1 AESTHETICS

As demonstrated in the remainder of this section, all anticipated Project impacts would be consistent with the findings identified in the 1999 Final Environmental Impact Report (EIR) prepared for the Tesoro del Valle project. The 1999 FEIR did not address impacts related to shadows, light, or glare.

This section of the Draft Supplemental Environmental Impact Report (Supplemental EIR) addresses potential impacts to aesthetics that would result from implementation of the Phases B and C Project.

5.1.1 BACKGROUND INFORMATION

The 1999 Final EIR determined that the Tesoro development would result in significant and unavoidable impacts to project site views because of topographic changes from grading and the introduction of urban land uses into an undeveloped area.

The original visual analysis was conducted in 1994 and 1995. The visual analysis was subsequently updated in 1998 to reflect the presence of development projects to the east, northeast, southeast and south of the site that had been constructed in the interval since preparation of the Draft EIR. The construction of these adjacent developments, and related roadway arterials and utility infrastructure, altered the previously rural character of the area. There were also additional approved, but unbuilt, projects on lands adjacent to, or in the viewshed of, the Project site to be considered since initial preparation of the 1995 Draft EIR.

A total of five viewpoints were selected for the visual analysis in the 1999 Final EIR. The criteria for determining the location of the viewpoints were based on the visibility of the project site from surrounding areas and the sensitivity of those areas to visual impacts. Sensitive receptor locations included Lake Hughes Road, San Francisquito Road and trail, residential development within the City of Santa Clarita, and portions of Angeles National Forest. Five of the viewpoints were located along San Francisquito Canyon Road within the canyon's viewshed and the sixth viewpoint was located on Lake Hughes Road within the Angeles National Forest. The view locations are listed below and illustrated on Exhibits 5.7-4 through 5.7-10 of the 1995 Draft EIR:

- View from City of Santa Clarita from San Francisquito Road (Location 1),
- View from San Francisquito Canyon Road (Location 2),
- View from San Francisquito Canyon Road (Locations 3a and 3b),
- View from San Francisquito Canyon Road within Angeles National Forest (Location 4), and
- View from Lake Hughes Road within Angeles National Forest (Location 5).

The 1999 Final EIR determined that the Tesoro development would result in significant impacts to Project site views from Locations 1, 2, and 3a, and less than significant impacts from Locations 3b, 4, and 5. In summary, the Project site would be more visible from the southern and eastern views into the site than from the northern viewpoints within Angeles National Forest, including the locally-designated scenic highway (Lake Hughes Road). The significant impacts identified could be partially reduced with landscaping and setback of development from ridgelines; however, these impacts were determined to be unavoidable after mitigation. It is noted that, due to changes in the Project including the existing condition of Phase A and the elimination of development in Phase D, not all of the viewpoints previously analyzed in the 1999 Final EIR are carried forward for analysis for the proposed Project

The Project would also contribute to a substantial amount of visual character change in San Francisquito Canyon. In combination with other projects in the area, it was determined that the Project's visual impacts would be considered cumulatively significant.

5.1.2 EXISTING CONDITIONS

Existing Visual Characteristics

Topography and Aesthetic Characteristics

The Project site is largely undeveloped, naturally vegetated land characterized by hillsides and canyons. Several fire roads and fire breaks traverse the site for the purpose of providing access for firefighters. Although the Project site is privately-owned, the fire roads provide access to adjacent parcels and are also utilized as recreation paths largely by equestrian riders, mountain bikers, and hikers.

The terrain at the Project site is steep to moderately steep, with elevations ranging from 1,200 feet above mean sea level (msl) at the eastern boundary along San Francisquito Creek to 1,932 feet above msl near the northern property line. The undeveloped local hillsides and ridgelines, both on the Project site and in the surrounding area, define the visual character of the area. Other scenic resources in the area include surrounding undeveloped open space areas, San Francisquito Canyon, Castaic Lagoon and Castaic Lake Recreation Area to the north-northwest, and the Angeles National Forest to the north.

The Project site is transected by a nearly continuous northeast-trending ridgeline that creates a natural drainage divide between the San Francisquito Canyon watershed on the east and a series of smaller canyons on the west. The dominant vegetation communities on the Project site are chamise chaparral and sage scrub, with thirteen additional vegetation types mapped across the Project site. Disturbed/developed and unvegetated wash areas are also present on the Project site.

San Francisquito Canyon runs north and south from Saugus to Green Valley, and is a rural environment supporting numerous horse ranches. The canyon also contains sites of historic significance, such as the Harry Carey Historic Ranch.

Project Site Views

The Project site is not visible to travelers on Interstate 5 (I-5) due to distance and intervening topography. However, portions of the Project site are visible to local travelers within the greater Santa Clarita Valley area and the adjacent resident population.

To determine the effect of the revised Phases A, B, and C tract map design on the visual qualities of the Project site, the County of Los Angeles (County) selected 11 public viewpoints of the Project site for the preparation of visual simulations. The locations of the viewpoints are shown on Exhibit 5.1-1 and depicted individually on Exhibits 5.1-2 through 5.1-12. These viewpoints were selected to be representative of views from the nearest publicly-accessible locations. Exhibits 5.1-2 through 5.1-12 depict photographs of the existing conditions at each of the 11 representative public viewpoints, described below, included alongside the visual simulations, which are discussed in the impact analysis later in this section. For ease of reference, these exhibits are first referenced in the discussion below and referenced again in the impact analysis. The "before" photograph associated with each simulation provides documentation of the baseline conditions and extent of Project site's visibility from key public vantage points. The 11 public viewpoints locations are described below.

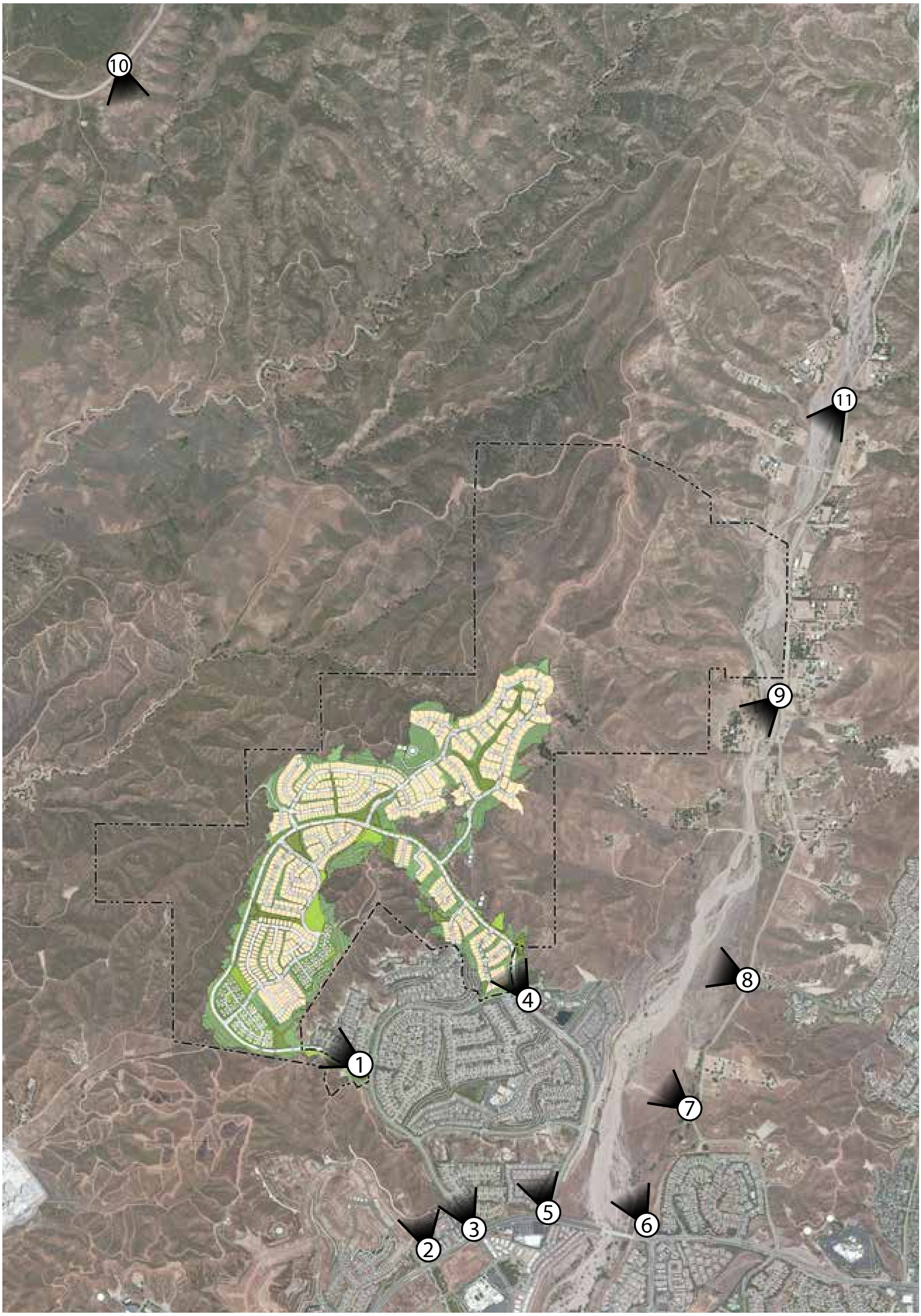
- **Viewpoint 1 (Exhibit 5.1-2) –** View from Casa Luna Place at Calle Lumina, looking west at the southern Project boundary. This viewpoint is representative of views from the western side of Phase A development.
- **Viewpoint 2 (Exhibit 5.1-3) –** View from West Hills Drive, looking northwest at the Project site. This viewpoint is representative of views from the residences in the West Hills development.
- **Viewpoint 3 (Exhibit 5.1-4) –** View from Tesoro Del Valle Drive, between Rancho Court and Calle Brisa, looking northwest at the Project site.
- **Viewpoint 4 (Exhibit 5.1-5) –** View from Avenida Rancho Tesoro, south of Tesoro Del Valle Drive, looking northwest at the Project site. This view is representative of views from Tesoro Adobe Park.
- **Viewpoint 5 (Exhibit 5.1-6) –** View from the intersection of Copper Hill Drive and Avenida Rancho Tesoro, looking northwest at the Project site.
- **Viewpoint 6 (Exhibit 5.1-7) –** View from the intersection of Copper Hill Drive and McBean Parkway looking northwest at the Project site.
- **Viewpoint 7 (Exhibit 5.1-8) –** View from San Francisquito Canyon Road, near 28636 San Francisquito Canyon Road, looking west at the Project site.
- **Viewpoint 8 (Exhibit 5.1-9) –** View from near intersection of San Francisquito Canyon Road and Lowridge Place, looking west at the Project site.
- **Viewpoint 9 (Exhibit 5.1-10) –** View from south of the intersection of San Francisquito Canyon Road and Riverview Road.
- **Viewpoint 10 (Exhibit 5.1-11)** – View from Lake Hughes Road located in Angeles National Forest looking southeast at the Project site.
- **Viewpoint 11 (Exhibit 5.1-12)** – View from San Francisquito Canyon Road, near 30400 San Francisquito Canyon Road, looking southwest at the Project site.

As previously discussed above in Section 5.1.1, Background Information, it was determined in the 1999 Final EIR that significant aesthetic impacts from the approved project would result at Viewpoints 1, 2, and 3a, while less than significant aesthetic impacts would result at Viewpoints 3b, 4 and 5. Proposed Viewpoints 6, 7, 8, 10 and 11 (refer to Exhibits 5.1-7, 5.1-8, 5.1-9, 5.1-11 and 5.1-12, respectively) are similar or the same to the viewpoint locations that were evaluated in the 1999 Final EIR (Viewpoints 1, 2, 3a, 3b, 4 and 5). The remaining proposed viewpoints (Viewpoints 1, 2, 3, 4, 5, and 9 as depicted on Exhibits 5.1-2 through 5.1-6, and 5.1-10, respectively) are included in the analysis to provide additional representative views from the surrounding area including residential areas to the east of San Francisquito Canyon. Exhibits 5.1-13 through 5.1-16 depict cross-sections of the Project site.

Views from the Project site toward the south are largely dominated by the residential and commercial development in Phase A. Views from the Project site toward the east and southeast are dominated by the San Francisquito Canyon and adjacent residential and ranchland properties. In the northern upper elevations of the site, views to the north and west are dominated by vegetated open space, including Charlie Canyon and Wayside Canyon to the west and the Angeles National Forest to the north.

5.1.3 RELEVANT PLANS, POLICIES, AND REGULATIONS

This section provides an overview of any new or substantially revised policies and regulations that have been passed, adopted or approved since certification of the 1999 Final EIR, or those that were not previously discussed in the 1999 Final EIR.



Source: Placeworks 2017

Visual Simulation Locations

Exhibit 5.1-1

Tesoro del Valle Phases A, B, and C SEIR

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Before

After

Source: Placeworks 2017

Visual Simulation Location #1

Exhibit 5.1-2

Tesoro del Valle Phases A, B, and C SEIR

PSOMAS

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D:\Projects\3BLC\J0001\Graphics\EIR\ex_VisualSimulationLocation1_20161219.ai

Before

After

Source: Placeworks 2017

Visual Simulation Location #2

Exhibit 5.1-3

Tesoro del Valle Phases A, B, and C SEIR

PSOMAS

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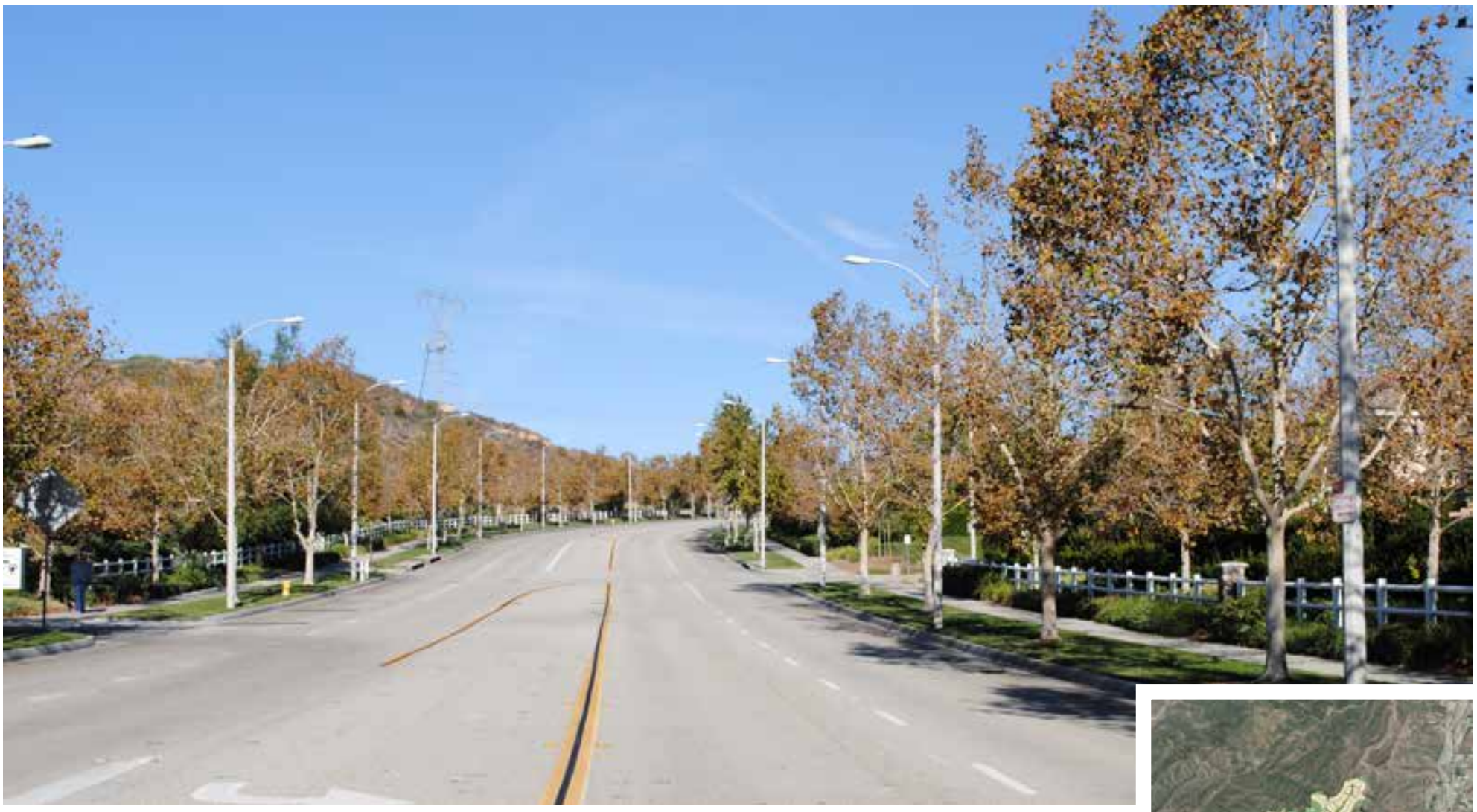

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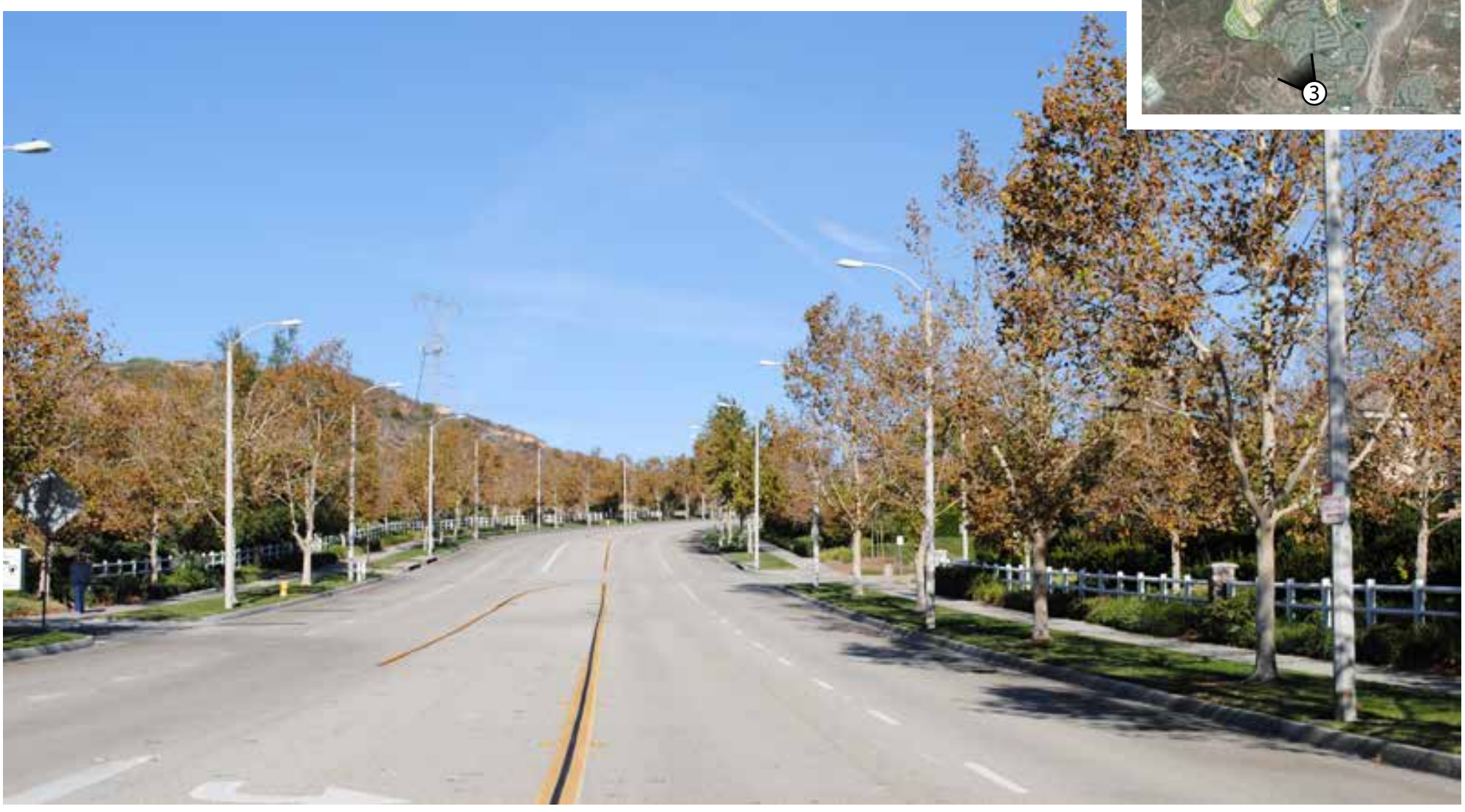

After

Source: Placeworks 2017

Visual Simulation Location #3

Exhibit 5.1-4

Tesoro del Valle Phases A, B, and C SEIR

PSOMAS

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Before

After

Source: Placeworks 2017

Visual Simulation Location #4

Exhibit 5.1-5

Tesoro del Valle Phases A, B, and C SEIR

PSOMAS

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Before

After

Source: Placeworks 2017

Visual Simulation Location #5

Exhibit 5.1-6

Tesoro del Valle Phases A, B, and C SEIR

PSOMAS

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Before

After

Source: Placeworks 2017

Visual Simulation Location #6

Exhibit 5.1-7

Tesoro del Valle Phases A, B, and C SEIR

PSOMAS

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Before

After

Source: Placeworks 2017

Visual Simulation Location #7

Exhibit 5.1-8

Tesoro del Valle Phases A, B, and C SEIR

PSOMAS

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Before

After

Source: Placeworks 2017

Visual Simulation Location #8

Exhibit 5.1-9

Tesoro del Valle Phases A, B, and C SEIR

PSOMAS

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Before

After

Source: Placeworks 2017

Visual Simulation Location #9

Exhibit 5.1-10

Tesoro del Valle Phases A, B, and C SEIR

PSOMAS

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Before

After

Source: Placeworks 2017

Visual Simulation Location #10

Exhibit 5.1-11

Tesoro del Valle Phases A, B, and C SEIR

PSOMAS

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Before

After

Source: Placeworks 2017

Visual Simulation Location #11

Exhibit 5.1-12

Tesoro del Valle Phases A, B, and C SEIR

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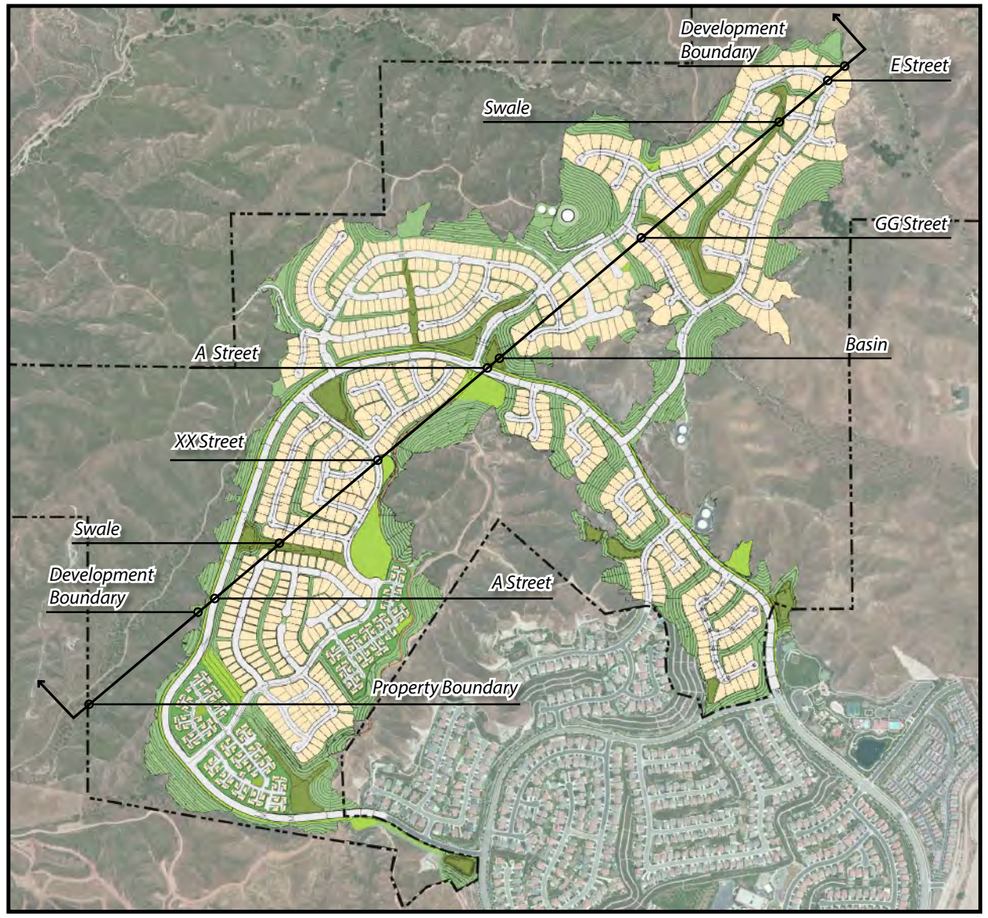
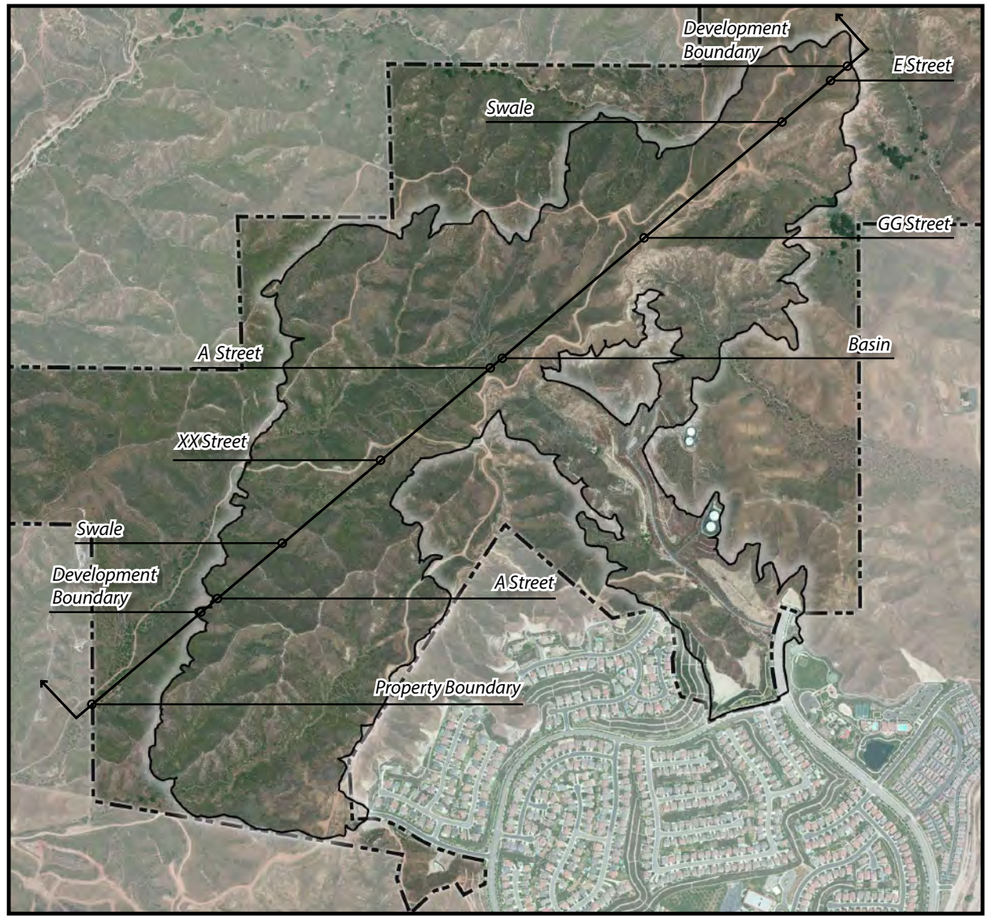
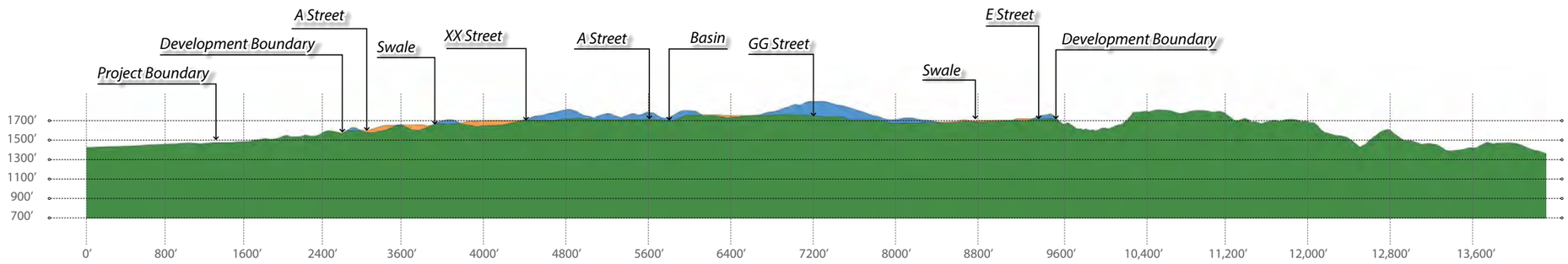


Proposed Site



Existing Site

LEGEND	
Color	Items
	Proposed
	Removed
	Unchanged



Source: Placeworks 2017

Cross Section A

Exhibit 5.1-13

Tesoro del Valle Phases A, B, and C SEIR

N W E S

800 400 0 800 Feet

PSOMAS

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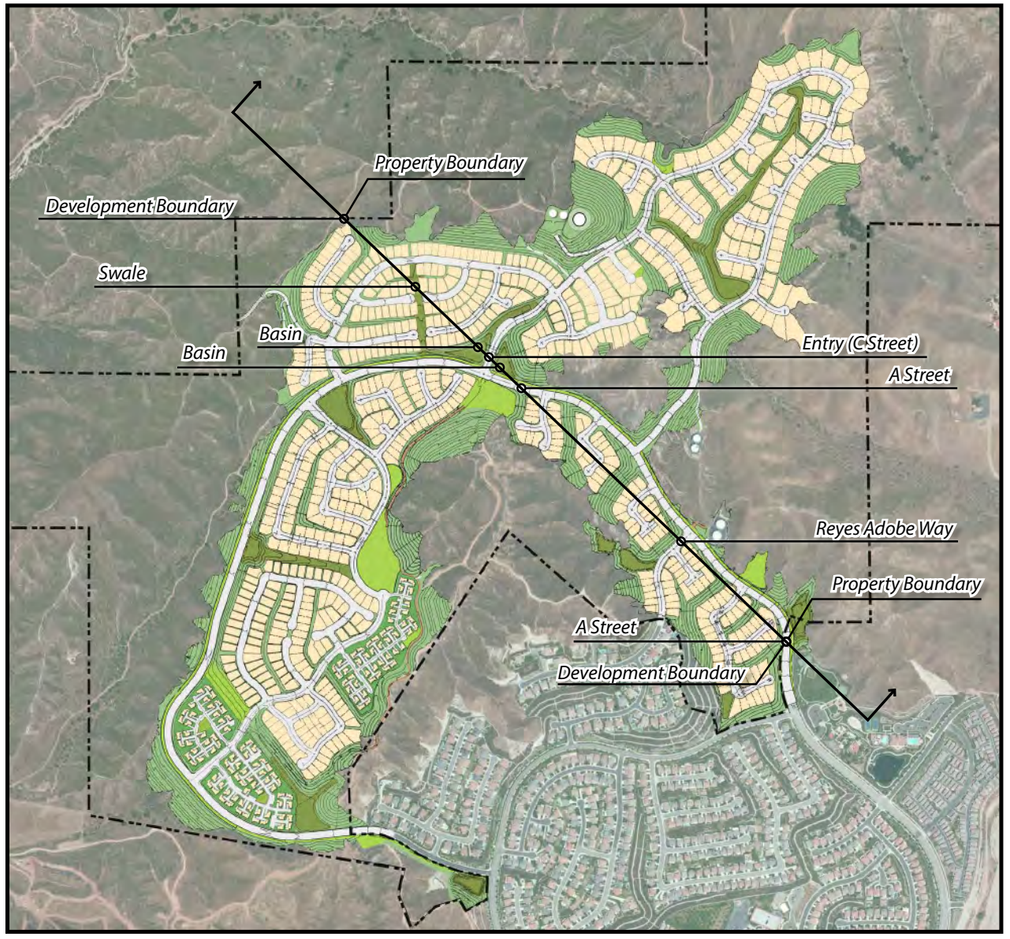
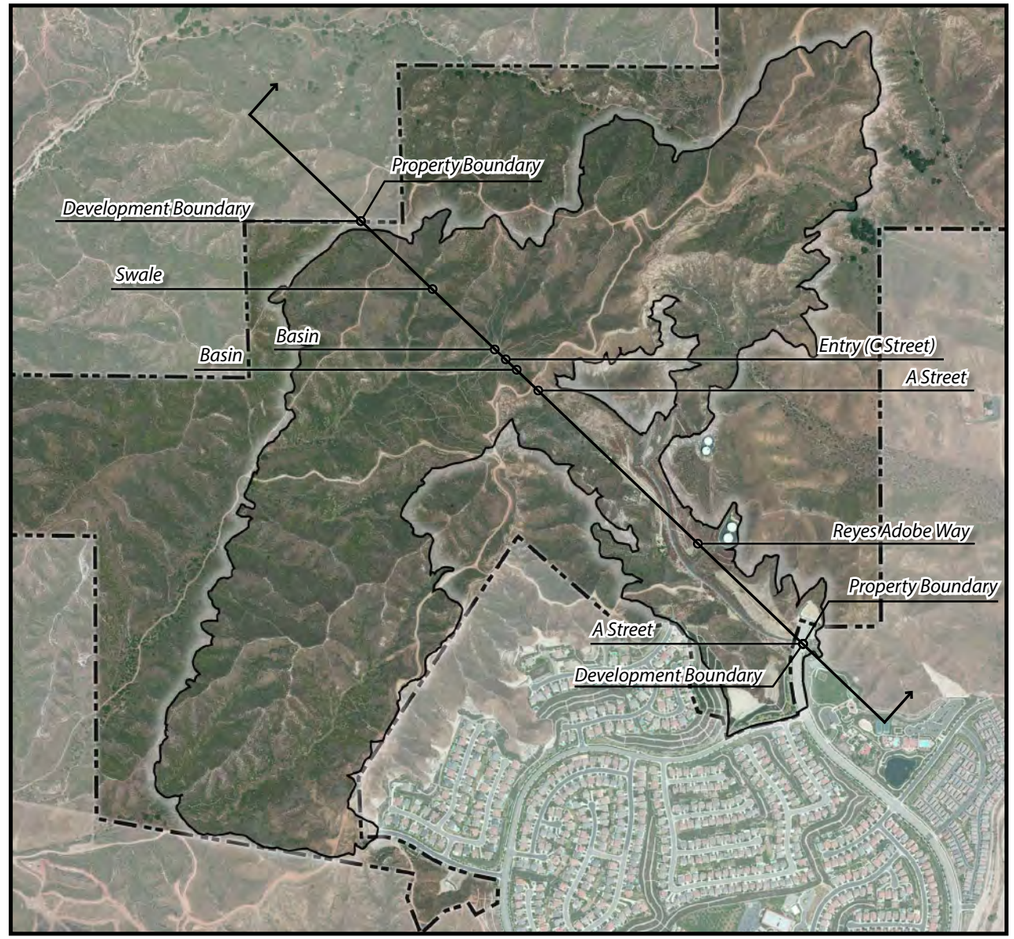


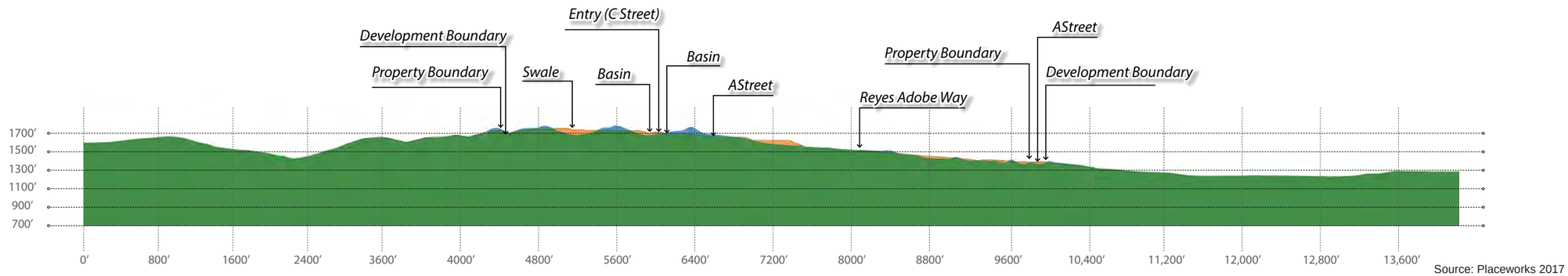
Proposed Site



Existing Site

LEGEND

Color	Items
	Proposed
	Removed
	Unchanged



Source: Placeworks 2017

Cross Section B

Exhibit 5.1-14

Tesoro del Valle Phases A, B, and C SEIR

N W E S

800 400 0 800 Feet

PSOMAS

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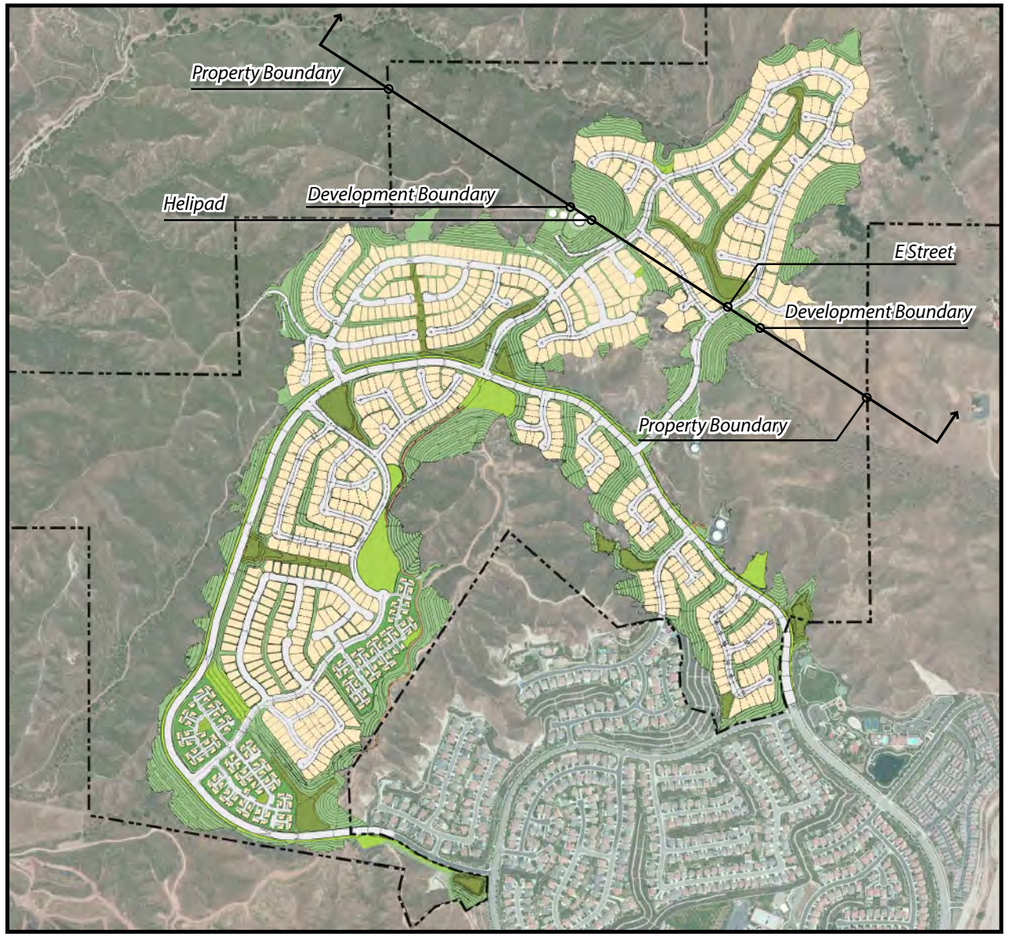
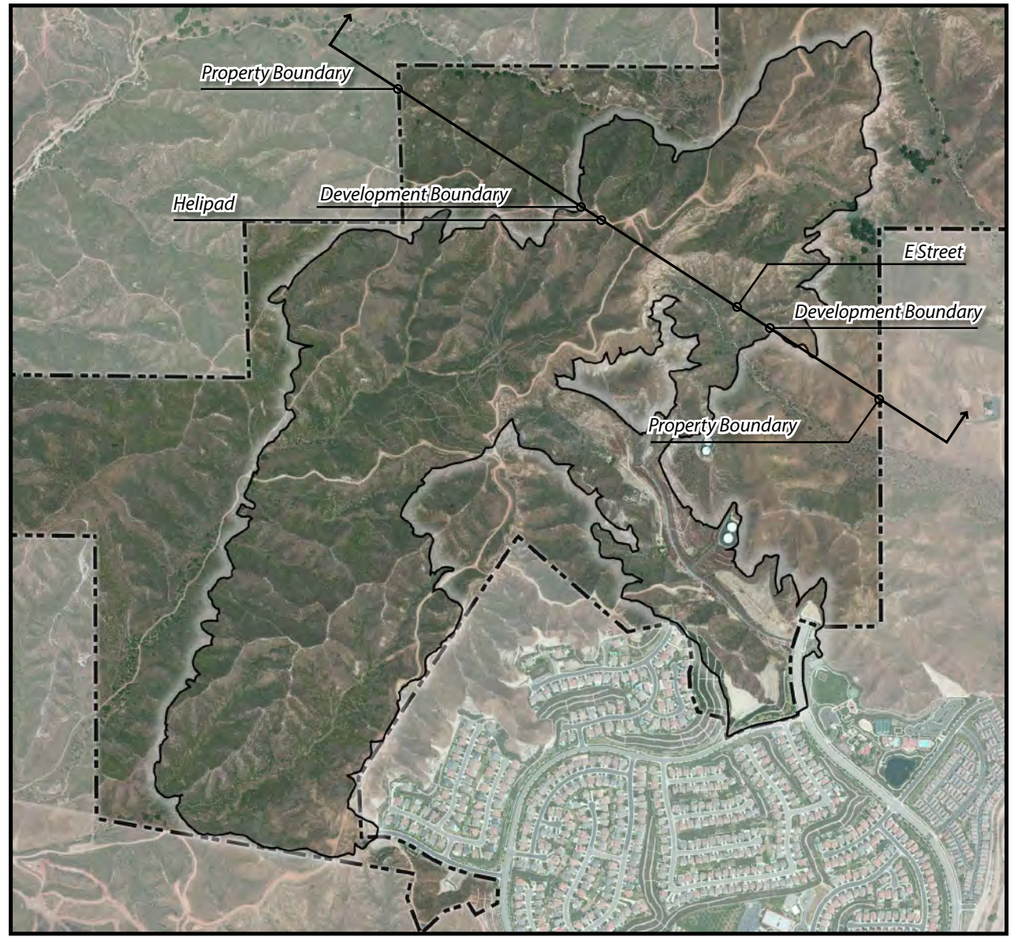
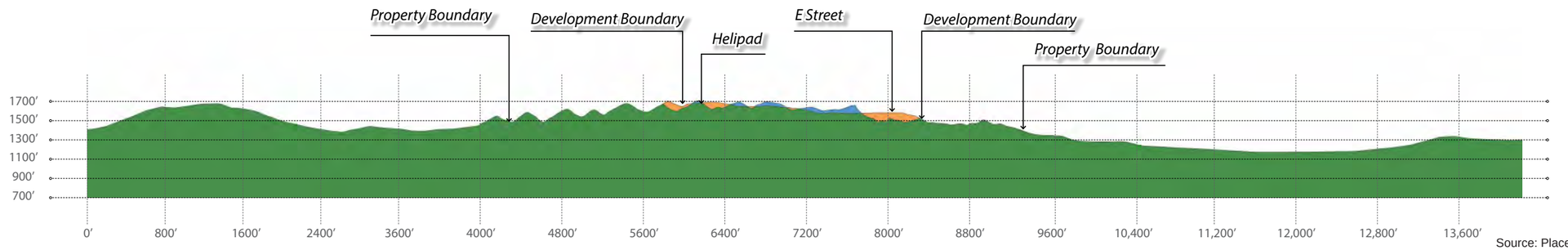


Proposed Site



Existing Site

LEGEND	
Color	Items
	Proposed
	Removed
	Unchanged



Source: Placeworks 2017

Cross Section C

Exhibit 5.1-15

Tesoro del Valle Phases A, B, and C SEIR

N W E S

800 400 0 800 Feet

PSOMAS

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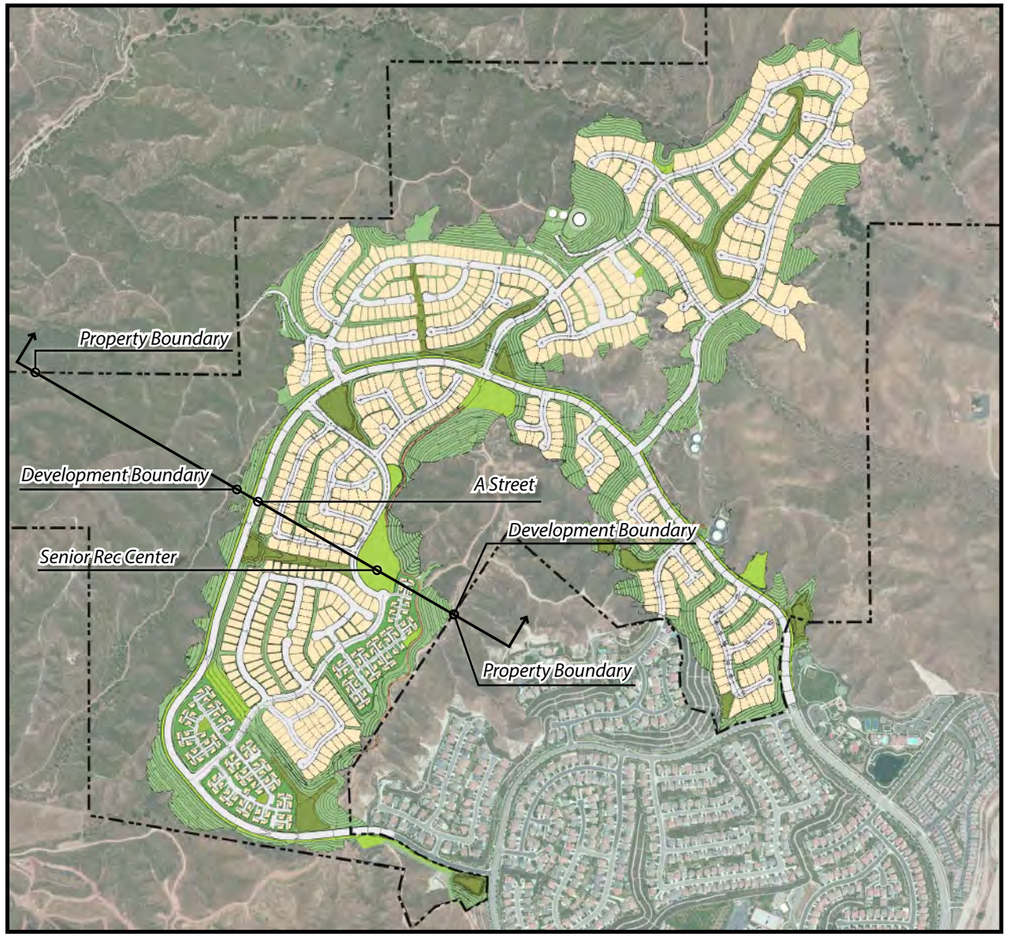
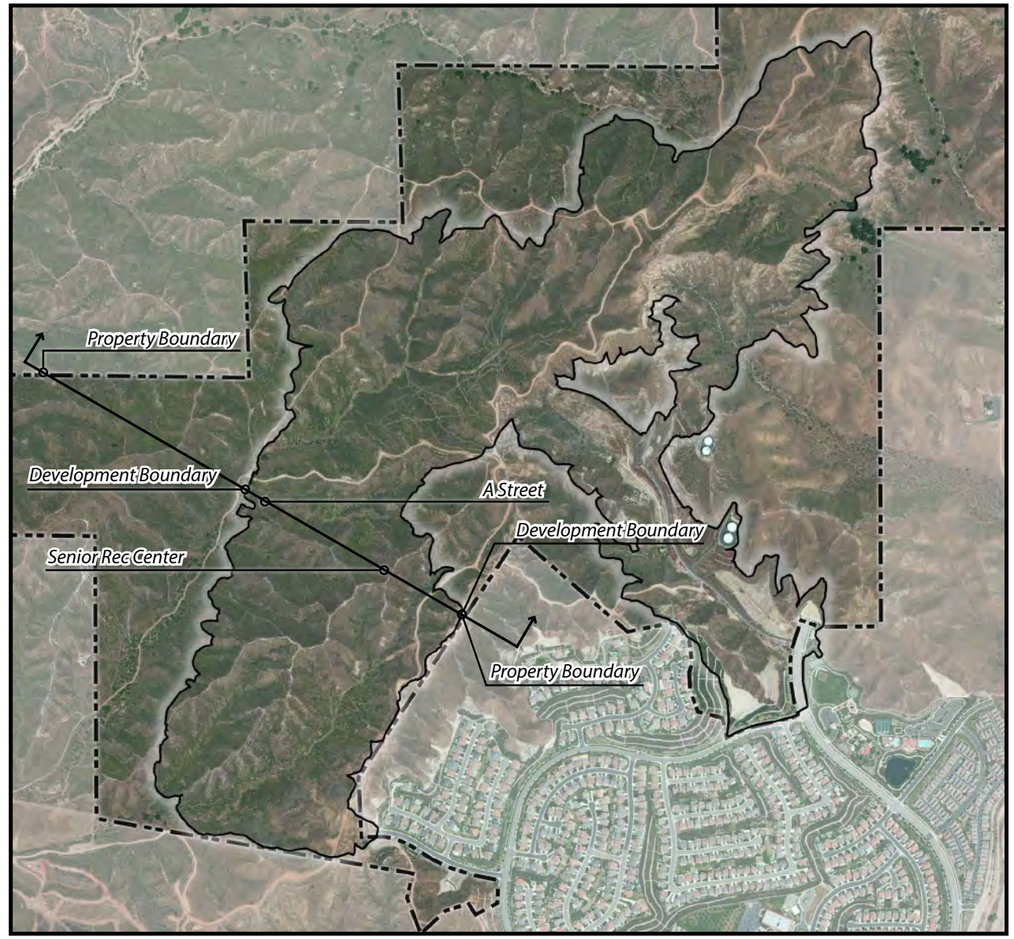


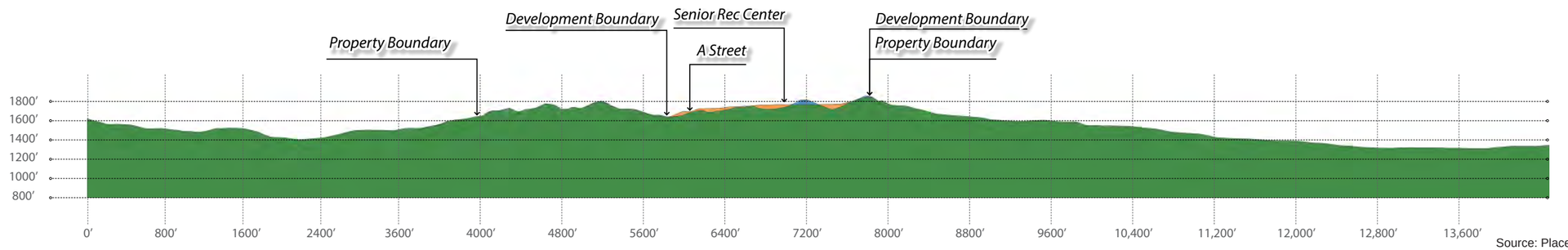
Proposed Site



Existing Site

LEGEND

Color	Items
	Proposed
	Removed
	Unchanged



Source: Placeworks 2016

Cross Section D

Exhibit 5.1-16

Tesoro del Valle Phases A, B, and C SEIR

N W E S

800 400 0 800 Feet

PSOMAS

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State

California Department of Transportation State Scenic Highway Program

Through the California Scenic Highway Program, the California Department of Transportation (Caltrans) classifies highways meeting specific criteria as "scenic" throughout California. The purpose of the program is to preserve and protect scenic highway corridors from changes that would diminish the aesthetic value of lands adjacent to highways. According to Caltrans, "a highway may be designated scenic depending upon how much of the natural landscape can be seen by travelers, the scenic quality of the landscape, and the extent to which development intrudes upon the traveler's enjoyment of the view" (Caltrans 2016).

County

Rural Outdoor Lighting District Ordinance

The Rural Outdoor Lighting Ordinance was adopted on November 13, 2012. The ordinance established a supplemental district for the rural areas of the County including the unincorporated areas of the Santa Clarita Valley, Antelope Valley, the Santa Monica Mountains, Santa Catalina Island, the Angeles National Forest, Oat Mountain, Westhills, West Chatsworth, the portion of the Los Padres National Forest in Los Angeles County, and South Diamond Bar to promote and maintain dark skies. This district is subject to regulations that limit outdoor lighting; conserves energy; prevents light spillover; and reduces sky glow from private developments, street lighting, outdoor recreation facilities, and signs.

County of Los Angeles Scenic Highway System Map

The County, as part of its General Plan, developed a Scenic Highway System Map illustrating three tiers of roadway designations: Adopted, First Priority, and Second Priority. The State's category of "Officially Designated" is comparable to the County's category of "Adopted," and the State's category of "Eligible" is comparable to the County's category of "First Priority". The closest scenic highway, as designated by the Santa Clarita Valley Area Plan (SCVAP), is Lake Hughes Road. This roadway becomes a second priority scenic highway as it enters the Angeles National Forest boundary located approximately one and one-half mile to the northwest of the northern boundary of the Project site.

5.1.4 THRESHOLD CRITERIA

California Environmental Quality Act Thresholds of Significance

The following thresholds of significance are derived from the County of Los Angeles Department of Regional Planning's Initial Study checklist, which is based on Appendix G of the CEQA Guidelines.

Threshold 5.1-1: *Would the Project have a substantial adverse effect on a scenic vista?*

Threshold 5.1-2: *Would the Project be visible from or obstruct views from a regional riding or hiking trail?*

Threshold 5.1-3: *Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

Threshold 5.1-4: *Would the Project substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?*

Threshold 5.1-5: *Would the Project create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?*

5.1.5 RELEVANT PROJECT CHARACTERISTICS

Implementation of the Project would develop approximately 393.6 acres of undeveloped hillside land to a developed, urban condition. However, this change was acknowledged within the approval of the 1999 Final EIR. Development of the Project would impact a smaller footprint as the project approved in 1999.

5.1.6 ENVIRONMENTAL IMPACTS

Threshold 5.1-1: *Would the Project have a substantial adverse effect on a scenic vista?*

Threshold 5.1-2: *Would the Project be visible from or obstruct views from a regional riding or hiking trail?*

Threshold 5.1-4: *Would the Project substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?*

Level of Significance without Mitigation: Potentially Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Potentially Significant

Recommended Project Specific Mitigation Measures: None

Net Level of Significance: Significant and Unavoidable for Viewpoints 4, 6, 7, and 8

Comparison to 1999 FEIR: The Project impacts would be consistent with the findings identified in Section 5.7, Aesthetics/Visual, of the 1999 FEIR.

The following analysis addresses the changes to site views from publicly-accessible viewpoints, the proposed alterations to the site from grading and development, and the resulting character of the site based on the revised Phases A, B, and C tract map design.

Site Views and Character

While the Project site is considered to be part of a visually appealing vista, as discussed above, the aesthetic condition of the site is not considered unique. There are no rock outcroppings, significant cultural sites, or other natural features that would set it apart from similar canyon areas in the immediate vicinity or in the Santa Clarita Valley.

The Project proposes less grading and a reduced development footprint than the previously approved project design; therefore, development of the proposed Phases B and C Project would have reduced visual impacts as compared to the approved project. As shown in Exhibit 4-2, Development Footprint Comparison, in Section 4.0, Project Description, of this Supplemental EIR,

the proposed Phases B and C development footprint would have a net decrease in developed area of approximately 366.3 acres (approximately 759.9 acres of development is approved with the 1999 tract map; approximately 393.6 acres of development is proposed for the Project). The analysis of visual character in this Supplemental EIR focuses on whether the proposed land uses within a shrunken development footprint with increased development intensity would be visible from public vantage points and whether such visibility would change the analysis in the 1999 EIR. Based on review of the revised tract map design and the visual simulations, Phase A and limited portions of the Phases B and C development footprint would be visible from the selected viewpoints as described below. The results of these visual simulations and the determination of changes to visual character and site views are discussed below. For ease of analysis and to avoid repetition, similarly located viewpoints are grouped and discussed together.

Viewpoints 2, 3, and 5 (as depicted in Exhibits 5.1-3, 5.1-4, and 5.1-6, respectively) are documented from south of Phase A development, along West Hills Drive, Tesoro Del Valle Drive, and Copper Hill Drive. These viewpoints provide additional representative views from the area to the south of the Project site. In all three viewpoints, existing Phase A development is visible, while proposed Phases B and C are not visible from these locations due to intervening development in Phase A (Viewpoints 3 and 5) and an existing slope (Viewpoint 2). Therefore, because Phases B and C are not visible from Viewpoints 2, 5, and 5, there would be no change to views from these viewpoints. Therefore, visual impacts from these viewpoints would remain less than significant.

Viewpoints 6, 7 and 8 (as depicted in Exhibits 5.1-7, 5.1-8, and 5.1-9, respectively) depict views from San Francisquito Canyon Road looking west and northwest at the Project site. Viewpoint 9 depicts views of the easternmost portions of Phases B and C as seen from existing residential development along San Francisquito Canyon. Proposed Viewpoints 6, 7, and 8 are from similar locations as 1999 Final EIR Viewpoints 1, 2, and 3a and 3b. It should be noted that for 1999 Final EIR Viewpoint 3, both the view to the south (3a) and the view to the north (3b) were evaluated. Proposed Viewpoint 8, which represents the 1999 Final EIR Viewpoint 3 (3a and 3b) is oriented directly west toward the Project site. As shown in Viewpoints 6 and 7, existing Phase A development is visible in the middleground and background. The easternmost section of proposed Phase B is visible in the middleground and background near existing Phase A development. As shown in Exhibits 5.1-7 and 5.1-8, proposed Phase B would alter a section of the lower part of the ridgeline; however, development is not proposed within the two highest points of the ridgeline which would remain unaltered. In comparison to the 1999 Final EIR Viewpoints 1 and 2, for which a significant impact was determined, the proposed development of Phase B would continue similarly alter the ridgeline and visual character of the area. The visual impact to the ridgeline from Viewpoints 6 and 7 would continue to be significant. In Viewpoint 8, part of proposed Phase B development and manufactured slope is visible along the lower part of the ridgeline. In comparison to the 1999 Final EIR Viewpoints 2 and 3a, for which significant impacts were determined, the proposed development would also result in a similar alteration of the ridgeline. While the original visual simulations do not have a directly comparable viewpoint, based on the portions of hilltop development shown in the original simulations, it can be determined that the view would not be substantially different. The Project would result in a reduction of the development footprint, however the alterations to the ridgeline as shown in Viewpoints 6, 7, and 8 (as depicted in Exhibits 5.1-7, 5.1-8, and 5.1-9, respectively) would continue to result in significant and unavoidable impacts to the aesthetic/visual character of the Project site. As shown from Viewpoint 9 (Exhibit 5.1-10), which shows dominant ridgelines in the middleground and distant background, the Project would not be visible and impacts from this viewpoint would be less than significant.

Viewpoints 1 and 4 (depicted in Exhibit 5.1-2 and 5.1-5, respectively) depict views from internal locations within the Phase A development looking northwest at the Project site, and therefore were not analyzed previously in the 1999 EIR. In Viewpoint 1, an existing slope is visible to the

left and Phase A development is partially visible to the far right. The background view is of the ridgeline which would be altered as part of Phase B development. With Phase B development, a manufactured slope is visible in the background but no structures are visible. While the ridgeline is affected and a landscaped manufactured slope would be visible from this internal view from Phase A development, no proposed structures would be visible. In Viewpoint 4, existing Phase A development is visible to the left of the photograph and an existing ridgeline dominates the background views. Phase B development would be prominent in the background views from this location and the existing ridgeline would be modified to accommodate development. This viewpoint location is from Phase A of the Project and these viewers would have been subjected to altered views of the ridgeline with implementation of the approved project evaluated in the 1999 Final EIR. The view in Viewpoint 4 would be altered substantially and would represent a significant impact.

Viewpoint 10 (Exhibit 5.1-11) depicts the view from Lake Hughes Road looking southeast at the Project site and Viewpoint 11 (Exhibit 5.1-12) depicts the view from San Francisquito Canyon Road looking southwest at the Project site. Proposed Viewpoint 10 and Viewpoint 11 are from similar locations as 1999 Final EIR Viewpoints 5 and 4. As shown from Viewpoint 10, which shows distant views of the National Forest land to the north of the Project and distant ridgelines in the background views of the Project site, are distant and limited and impacts from this viewpoint would be less than significant. As shown in Viewpoint 11, which depicts views from the northern part of San Francisquito Canyon Road, intervening vegetation in the middleground and a ridgeline in the background dominate the view. The Project would not be visible from Viewpoint 11 and impacts from this viewpoint would be less than significant.

As discussed in Section 4.0, Project Description, the proposed lot types would range from senior villas located in the southwest portion of the site, single-family residential lots varying from 5,000 to 7,000 square feet, and estate lots located in the northernmost portion of the proposed development area. Although the Project would be developed largely within the reduced development footprint when compared to the originally approved 1999 Final EIR development footprint, some areas around the perimeter of the development footprint have been expanded and other areas have been reduced to accommodate the proposed design. However, the Project's development footprint would have a net reduction of approximately 366.3 acres compared to the development footprint approved in the 1999 Final EIR, and would reduce the density in Phase C within the western portion of the Project site. The proposed helispot in Phase B is located to the northwest of the potable water reservoirs along the western boundary of Phase B, and, as such, is not within the publicly visible portion of Phase B. Although the revised tract map proposes a denser development within Phase B (due to density bonus as described in Section 4.0), the overall development footprint would be reduced compared to project approved in the 1999 Final EIR. The visual simulations indicate that this change in density does not translate into a perceptible change in the character of the development from what was previously approved or from the existing development in the immediate area. Existing and future land uses in the surrounding areas (i.e., proposed Burnam and Tapia Ranch developments and existing West Creek development) would continue to be predominantly single-family residential and would be of a scale and style similar to that being constructed on adjacent parcels and compatible with the character of the larger Santa Clarita Valley area, as in Phase A, for example.

Similar to the conclusions reached for site views, the visual character of the site would not substantially change or appear substantially different from the visual character identified in the 1999 Final EIR. The determination of what is a "substantially" different visual character is individual and subjective. For the purposes of this analysis, a substantially different visual character is considered to be the change potentially resulting from development of non-residential land uses (i.e., commercial or industrial), multi-family or other multi-story development (apartments, high school campus, etc.), or development of an architectural style that is not largely

consistent with the existing development in the area. Here, the proposed uses would include single-family residential as well as 365 age-qualified dwelling units with similar maximum heights as the proposed single-family units, with architecture and materials (roofing, color, etc.) consistent with adjacent developments and the existing Phase A development. In addition, Phases B and C are minimally visible from public vantage points, including existing riding and hiking trails in the Project vicinity such as the Cliffie Stone Trail, the North Park Trail, and other unnamed trails in the area.

As described above, the 1999 Final EIR concluded that the Tesoro del Valle development would result in significant unavoidable impacts to visual character, as viewed from locations to the southeast and east of the Project site. For the reasons discussed above, the revised Phases B and C tract map design would not result in impacts to visual character or changes to site views that are new or more significant than those identified in the 1999 Final EIR.

Site Alteration

Project site grading would require approximately 9.1 million cubic yards (mcy) of cut and 9.1 mcy of fill as shown on Exhibit 4-8, Cut and Fill Plan, which also includes minor grading associated with off-site improvements. These figures are inclusive of bulking and shrinkage and cut and fill volumes would balance on site. Remedial grading would also require an additional 2.7 mcy of cut and 2.7 mcy of fill. This volume of grading is lower than the estimated 9.6 million cy of cut and 9.6 million cy of fill, which did not include remedial grading, for Phases B and C identified in the 1999 Final EIR. Because this volume of grading would be implemented within a reduced development footprint as compared to the approved project, there would be less than significant impacts from a visual qualities perspective. The extent of grading and alterations to topography proposed would essentially stay within the originally delineated development footprint Further, all grading would be conducted in compliance with the Los Angeles County grading ordinance, the requirements of the requested Conditional Use Permits (CUP), if approved, and the mitigation measures identified in Section 4.7, Geotechnical of this Supplemental EIR. The Project would not result in new or more significant impacts related to site alteration.

Threshold 5.1-3: *Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

Level of Significance without Mitigation: Less than Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less than Significant

Recommended Project Specific Mitigation Measures: None

Net Level of Significance: Less than Significant

Comparison to 1999 FEIR: The Project impacts would be consistent with the findings identified in Section 5.7, Aesthetics/Visual, of the 1999 FEIR.

As indicated above, there are no State-designated scenic highways in the Project site viewshed. The only scenic highway in the Project site's vicinity is designated by the County (Lake Hughes Road) which has distant limited views of the Project site. As shown in Exhibit 5.1-11 which depicts a viewpoint from Lake Hughes Road, due to the distance, views of the Project site are limited and

noticeable visual changes are limited. Therefore, the Project would not substantially damage scenic resources within a state scenic highway. Impacts would be less than significant.

Threshold 5.1-5: *Would the Project create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?*

Level of Significance without Mitigation: Less than Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less than Significant

Recommended Project Specific Mitigation Measures: None

Net Level of Significance: Less than Significant

Comparison to 1999 FEIR: The 1999 FEIR did not address impacts related to shadows, light, or glare.

The Project site is located within an undeveloped area with development located to the south and southeast (Phase A of project development) and various other developments nearby, including development in the City of Santa Clarita to the south which includes other residential areas such as Phase A of the project. Existing ambient lighting from these surrounding land uses include overhead street lighting along sidewalks, lighting from vehicle headlights, and building illumination; however, the Project would introduce new permanent light sources where none currently exist except for adjacent residential lighting in Phase A. Lighting associated with the Project would include primarily exterior lighting on residences and street lighting but would be confined to the Project boundaries; however, proposed lighting would add to the nighttime illumination of the area.

The Project site (Phases B and C) is located within the County's Rural Outdoor Lighting District and subject to restrictions in terms of light and glare at night to maintain dark skies at night for the residents and wildlife in the district. Under the Ordinance, all outdoor lighting shall be fully shielded such that the top of the fixture is covered and the sides are covered to a point where the light is projected below a horizontal plane. In addition, the Ordinance includes restrictions on lighting height, hours of operation, and street lighting. Although the Project is located within the Rural Outdoor Lighting District, it is located at the southern periphery of the District. Areas to the south of the Project site, including Phase A of the project which has been constructed, are not located within the Rural Outdoor Lighting District. Areas not within the District area are predominantly characterized by existing nighttime sky glow, including the nearby City of Santa Clarita, the communities of Castaic (near Castaic Lake) and Valencia. With compliance of the requirements of the County's Rural Outdoor Lighting District, no significant impacts generated by nighttime lighting are anticipated. The Project would comply with the County's Rural Outdoor Lighting District, impacts to light and glare would be less than significant.

The Project is not anticipated to create substantial shadows on residential units located in Phase A or on the proposed trails. The Project proposes typical single family residences that generally would not be located in close proximity to any existing residential units and therefore, would have minimal shadowing on existing housing. Proposed housing along the extension of Reyes Adobe Way would be located near existing housing along that roadway; however, the proposed units would be designed to minimize shading on existing units. Therefore, the Project would not create a new source of substantial shadows.

Lighting associated with proposed trails, including the County's Cliffie Stonie Trail and neighborhood trails (refer to Exhibit 4-6, Trails Plan), would be installed in a manner to be nonintrusive to adjacent uses, avoid detracting from a natural outdoors experience for trail users, and be directed downward to avoid light pollution or spillover in general, consistent with the guidelines of the County Trails Manual. With compliance of the guidelines in the County Trails Manual, impacts associated with lighting of trails would be less than significant.

5.1.7 CUMULATIVE IMPACTS

The cumulative study area for visual impacts includes other development projects in the Santa Clarita Valley and adjacent hillsides in the surrounding areas. Because the development footprint is located in the same area but reduced in spread as compared to the originally approved project, cumulative visual impacts would also be reduced in comparison to the approved project. The visual simulations indicate that only Phase A and limited areas of Phases B and C would be visible to the public from the southeast and south, the visible portions of Phase B would not be perceptibly different from the approved project, and the visible portions of Phase C would be reduced in scale compared to the approved project. The Project would not contribute to new or more significant cumulative impacts to visual character in the region, than beyond what was disclosed in the 1999 Final EIR.

5.1.8 IMPACT CONCLUSION

The Project would result in significant impacts related to substantially degrading the existing visual character or quality of the site for Viewpoints 4, 6, 7, and 8 (as depicted in Exhibits 5.1-5, 5.1-7, 5.1-8, and 5.1-9, respectively). No feasible mitigation is available; therefore, these impacts, although reduced in comparison to what was analyzed as part of the 1999 Final EIR, would be significant and unavoidable.

5.1.9 REFERENCES

California Department of Transportation (Caltrans). 2011 (September 7, last updated). California Scenic Highway Mapping System (Search for Los Angeles County). Sacramento, CA: Caltrans. http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm.

Los Angeles, County of. 2015 (October, adopted). *Los Angeles County General Plan* (Chapter 9: Conservation and Natural Resources Element). Los Angeles, CA: the County. http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch9.pdf.

———. 2012a. *Santa Clarita Valley Area Plan: One Valley One Vision* (Chapter 4: Conservation and Open Space Element). Los Angeles, CA: the County. http://planning.lacounty.gov/assets/upl/project/ovov_2012-ch_04_os.pdf.

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5.2 AGRICULTURE/FOREST

As demonstrated in the remainder of this section, all anticipated Project impacts would be consistent with the findings identified in the 1999 Final Environmental Impact Report (EIR) prepared for the Tesoro del Valle project. The 1999 FEIR did not address impacts related to timberland or forest land.

This section of the Draft Supplemental Environmental Impact Report (EIR) addresses potential impacts to agriculture and forest land resources that would result from implementation of the unrecorded portion of Phase A as well as Phases B and C Project. Information regarding agriculture and forest land resources on the Project site is based on information from the State of California Department of Conservation, Division of Land Resource Protection Farmland Mapping and Monitoring Program (FMMP).

5.2.1 BACKGROUND INFORMATION

1999 Tesoro del Valle Final EIR Summary

The 1999 Final Environmental Impact Report determined that implementation of the proposed project would occur on approximately 110 acres of agricultural lands designated by the State Department of Conservation as Prime, Farmland of Statewide Importance, or Farmland of Local Importance. However, although the project site does contain soils designated as Prime on the most recent farmland maps from the State Department of Conservation maps at the time (1992), the Department of Conservation does not consider lands that are dry farmed, such as those on the project site, to be prime soils. Thus, the 1999 Final EIR determined that without irrigation, the soils should not be classified as Prime, which is also indicated by notes on Department of Conservation maps that show the on-site agricultural areas as going fallow. The 1999 Final EIR indicated that because the soils are not Prime and have been dry farmed for the past 6 years, the loss of 110 acres (located within Phases A and D of the project site) of agricultural lands resulting from implementation of the approved project would not be significant based on State standards. The 1999 Final EIR noted that these soils have the capability to support the Prime designation but do not meet the classification of these soils. In addition to the loss of potentially prime soils, the conversion of 110 acres would include lands of Statewide and local importance, but these would also not result in significant impacts. Therefore, impacts to agricultural resources were determined to be less than significant.

Impacts to forest land (as defined in *California Public Resources Code* Section 12220[g]), timberland (as defined in *California Public Resources Code* Section 4526) or timberland zoned Timberland Production (as defined in *California Government Code* Section 51104[g]) were not analyzed in the 1999 Final EIR.

5.2.2 EXISTING CONDITIONS

According to 2014 FMMP data, the majority of the Project site is designated “Other Land” with limited areas of “Grazing Land” in the northern and eastern areas of the Project site (DOC 2016f). As noted in Section 4.0, Project Description, the Project is subject to the 1990 *Santa Clarita Valley Area Plan* and the 1980 *Los Angeles County General Plan*, at which time the zoning for the Project site was A-2-2 (Heavy Agriculture). However, in 2015, the County updated the General Plan. As a result, a portion of the Project site’s Land Use Category changed from rural designations N1 (Non-Urban 1) and HM (Hillside Management) to a suburban designation H2 (Large Lot Residential - up to 2 dwelling units per acre) and the corresponding zoning changed from A-2-2 to R-1 (Single Family Residence) and RPD 20000-2.8U. However, there is still a portion in Phase C that has a land use designation of RL5 (Rural Land 5 (allows 1 dwelling unit per acre) and is

zoned A-2-2. There are no areas on the Project site that are currently being used for agricultural purposes and dry farming within Phases A and D of the Project site ceased more than 20 years ago.

5.2.3 RELEVANT PLANS, POLICIES, AND REGULATIONS

This section provides an overview of any new or substantially revised policies and regulations that have been passed, adopted or approved since certification of the 1999 Final EIR, or those that were not previously discussed in the 1999 Final EIR.

State

Farmland Mapping and Monitoring Program

Established in 1982, the FMMP produces maps and statistical data that provide consistent and impartial data regarding the State's agricultural resources. The FMMP, which is administered by the Department of Conservation, maps 98 percent of the State's privately held agricultural and urban lands. Every two years, the FMMP updates its data in the form of Important Farmland Maps, which rate agricultural land based on a combination of soil quality and irrigation status, and the *California Farmland Conversion Report*, which presents the data in a statistical format (DOC 2016b). The following farmland classifications are based on information from the Department of Conservation FMMP:

- **Prime Farmland.** This farmland has the best combination of physical and chemical features, enabling it to sustain long-term agricultural production. The land must have been used for irrigated agricultural production at some time during the four years preceding the mapping date.
- **Farmland of Statewide Importance.** This farmland is similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. The land must have been used for irrigated agricultural production at some time during the four years preceding the mapping date.
- **Unique Farmland.** This farmland consists of lesser quality soils used for the production of the State's leading agricultural crops. The land must have been used for irrigated agricultural production at some time during the four years preceding the mapping date.
- **Farmland of Local Importance.** This farmland is deemed important to the local agricultural economy by a local advisory committee and adopted by the County Board of Supervisors.
- **Grazing Land.** This is land on which the existing vegetation is suited to the grazing of livestock.
- **Urban and Built-Up Land.** This land is occupied by structures with a building density of approximately six structures to a ten-acre parcel. This classification does not include agricultural uses.
- **Other Land.** This is land not included in any other mapping classification. Common examples of Other Land include low-density rural developments, areas not suitable for livestock grazing, and bodies of water less than 40 acres.
- **Water.** Perennial water bodies with a minimum extent of 40 acres (DOC 2016e).

California Land Conservation Act

The California Land Conservation Act of 1965, also known as the Williamson Act, facilitates the maintenance of agricultural and open space land. The Act allows local governments and landowners to enter into a contract that restricts specific parcels of land to agricultural or related open space use. In return, landowners' tax assessments are based upon farming and open space uses rather than the full market value of the land (DOC 2016c). For fiscal year 2013–2014, approximately 15.4 million acres throughout California are under Williamson Act contracts (DOC 2016d).

Right-to-Farm Ordinances

Right-to-Farm Ordinances have been adopted by several California Counties to protect farmers in established farming areas from legal action that new residents in nearby urban settings may take against nuisances associated with normal, day-to-day farming activities (e.g., odor, noise, dust). Los Angeles County does not have a Right-to-Farm Ordinance.

5.2.4 THRESHOLD CRITERIA

California Environmental Quality Act Thresholds of Significance

The following thresholds of significance are derived from the County of Los Angeles Department of Regional Planning's Initial Study checklist, which is based on Appendix G of the State CEQA Guidelines.

Threshold 5.2-1: *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?*

Threshold 5.2-2: *Would the Project conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?*

Threshold 5.2-3: *Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?*

Threshold 5.2-4: *Would the Project result in the loss of forest land or conversion of forest land to non-forest use?*

Threshold 5.2-5: *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?*

5.2.5 RELEVANT PROJECT CHARACTERISTICS

There are no relevant Project characteristics applicable to this analysis.

5.2.6 ENVIRONMENTAL IMPACTS

Impact Analysis

Threshold 5.2-1: *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?*

Threshold 5.2-2: *Would the Project conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?*

Level of Significance without Mitigation: Less Than Significant

Recommended 1999 Final EIR (FEIR) Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less Than Significant

Recommended Project Specific Mitigation Measures: None

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The Project impacts would be consistent with the findings identified in Section 5.8, Land Use, of the 1999 FEIR.

According to the State of California Department of Conservation, Division of Land Resource Protection Farmland Mapping and Monitoring Program (DOC 2016f), the project site has FMMP designations of Other Land and Grazing Land; but, no portion of the Project site is designated currently as Prime, Unique Farmland, Farmland of Statewide Importance or Farmland of Local Importance. As noted in Section 4.0, Project Description, the former zoning for the Project site was A-2-2, and a portion in Phase C remains zoned as A-2-2; however, the existing zoning for the remainder of the site is R-1 and RPD 20000-2.8U. Although a portion of the project site is zoned A-2-2, there are no areas that are currently being used for agricultural purposes and dry farming within Phases A and D of the Project site ceased more than 20 years ago. Phases B and C consist of Other Land and Grazing Land and do not have a recent history of agriculture or dry farming. The site contains no Prime, Unique of Farmland of Local or State Importance. There are also no areas of the Project site that fall under a Williamson Act contract or Agricultural Opportunity Area (DOC 2016a). The Project would not convert any Prime or Unique Farmland or Farmland of Statewide Importance nor would it conflict with any lands under a Williamson Act contract. Therefore, a less than significant impact would occur and no mitigation is required.

Threshold 5.2-3: *Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?*

Threshold 5.2-4: *Would the Project result in the loss of forest land or conversion of forest land to non-forest use?*

Level of Significance without Mitigation: No Impact

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: No Impact

Recommended Project Specific Mitigation Measures: None

Net Level of Significance: No Impact

Comparison to 1999 FEIR: The 1999 FEIR did not address impacts related to timberland or forest land.

According to the *California Public Resources Code* (Section 12220[g]), "forest land" is defined as "land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits".

The *California Public Resources Code* (Section 4526) defines "timberland" as follows:

> "Land, other than land owned by the federal government and land designated by the board[1] as experimental forest land, which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees. Commercial tree species shall be determined by the board on a district basis after consultation with the district committees and others."

The *California Government Code* (Section 51104[g]) defines "Timberland Production Zone" as an area that "is zoned pursuant to Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses".

As indicated above, the current zoning on the Project site is R-1, A-2-2, and RPD 20000-2.8U and is not located in a forest land, timberland, or zoned timberland production area. Therefore the Project would not conflict with zoning for timberland or a Timberland Production Zone, as the site has not been designated as such. There would be no impact to forest land and no mitigation is required.

Threshold 5.2-5: *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?*

Level of Significance without Mitigation: Less Than Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less Than Significant

Recommended Project Specific Mitigation Measures: None

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The Project impacts would be consistent with the findings identified in Section 5.8, Land Use, of the 1999 FEIR.

[1] "Board" is further defined as the State Board of Forestry and Fire Protection.

Threshold 5.2-5 refers to the potential for farmland or forest land to be converted as an indirect impact (i.e., either in another location/off site or in the future) due to Project implementation. Indirect conversion of agricultural uses or forest land can occur where a Project provides infrastructure (e.g., roads, utilities) or another change in land use that provides incentive for other agricultural or forest land landowners to convert their lands to non-agricultural or non-forest land uses. All physical direct and indirect impacts of Project implementation, both on-site and off-site, are addressed under Thresholds 5.1-1 and 5.1-4 above. There would be no other changes in the environment not addressed under Thresholds 5.1-1 and 5.1-4 that would indirectly result in conversion of farmland to non-agricultural use or forest land to non-forest land use. It should also be noted, as stated under Threshold 5.1-1, that the project site has FMMP designations of Other Land and Grazing Land and no portion of the Project site is designated currently as Prime, Unique Farmland, Farmland of Statewide Importance or Farmland of Local Importance. The FMMP designations for land surrounding the project site consist of Grazing Land, Urban and Built Up and Other Land. There is no land designated as Prime, Unique Farmland, Farmland of Statewide Importance or Farmland of Local Importance; therefore, implementation of the project site would not affect any designated important farmland. The potential growth-inducing impacts of the Project are discussed in Section 7.0.

5.2.7 CUMULATIVE IMPACTS

The 1999 Tesoro del Valle Final EIR determined that impacts to agricultural resources on the Project site would be less than significant. Since then, as indicated above, although the Project was formerly zoned as A-2-2 (Heavy Agriculture), it has since been rezoned to R-1 and no portion of the Project site is currently depicted as Prime, Lands of Statewide Importance, or Lands of Local Importance on the Department of Conservation FMMP maps. There are no areas that are currently being used for agricultural purposes. There are also no areas that are under a Williamson Act contract. The Project would not contribute to cumulative agricultural resource impacts.

The Project would not impact forest land, timberland, and timberland production nor would it conflict with zoning for timberland or a Timberland Production Zone, as the site has not been designated as such. There would be a less than significant cumulative impact to forest resources with Project implementation.

5.2.8 IMPACT CONCLUSION

The Project would result in less than significant impacts to agricultural resources and forest land and mitigation is not required.

5.2.9 REFERENCES

California Department of Conservation (DOC). 2016a. Los Angeles County Williamson Act FY 2015/2016. Sacramento, CA: DOC, Division of Land Resource protection. ftp://ftp.consrv.ca.gov/pub/dlrp/wa/LA_15_16_WA.pdf.

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Los Angeles, County of. 2015 (November, last updated). Los Angeles County GIS Data Portal: Agricultural Resource Areas. Los Angeles, CA: the County. https://egis3.lacounty.gov/dataportal/2015/11/19/agricultural-resource-areas/.

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5.3 AIR QUALITY

As demonstrated in the remainder of this section, all anticipated Project impacts would be consistent with the findings identified in the 1999 Final Environmental Impact Report (EIR) prepared for the Tesoro del Valle project.

This section of the Draft Supplemental EIR addresses potential short-term (construction-related) and long-term (operational) air quality impacts that would result from implementation of the Phases B and C project. Calculations printouts of the emissions of criteria air pollutants have and toxic air contaminants (TACs) from construction and operation of the Project are provided in Appendix B, of this Supplemental EIR. This section also addresses ambient air quality standards, existing conditions, and regulatory issues as of October 2017.

5.3.1 BACKGROUND INFORMATION

The 1999 Final EIR determined that the approved project would exceed SCAQMD short-term construction emissions thresholds for ROCs, NO_x and PM10, and long-term operation emissions thresholds for CO, NO_x, and ROCs. Although these emissions would be partially reduced with implementation of SCAQMD-compliant dust-suppression measures during grading, these emissions were considered significant and unavoidable impacts. Anticipated short-term emissions of sulfur oxides (SO_x) and CO and long-terms emissions of SO_x and PM10 did not exceed SCAQMD thresholds. Additionally, localized CO vehicular emissions (i.e., CO hot spots) for the three major intersections to be used by project residents, McBean Parkway/Newhall Ranch Road, Copper Hill Drive/McBean Parkway, and Copper Hill Drive/Newhall Ranch Road, were determined to be less than significant.

The projections of air quality emissions included construction equipment, fugitive dust generated by site grading, construction worker's travel to and from the project site over the construction period, and, for long-term emissions, estimated emissions from utilities usage and from the residents' daily activities. The majority of long-term operational emissions would be CO generated from residents' vehicles. Emissions were calculated for the worst-case scenario, represented by the phase of development with the highest level of construction activity (Phase A), and assumed that approximately 40 acres of land would be graded per day over a 730-day (two-year) construction duration. The results of air quality modeling for short-term and long-term emissions prepared for the project approved in 1999 are presented below in Table 5.3-1 and Table 5.3-2, respectively.

The 1999 Final EIR also determined that the project's utility-related and vehicular operational emissions, together with emissions from existing and reasonable foreseeable future projects, would cumulatively contribute to existing and projected exceedances of national and state ambient air quality standards in the Basin. Because the project was determined not to result in localized exceedances of the State CO 1-hour or 8-hour standard (CO hot spots), the project was determined not to result in a cumulatively considerable impact to localized air quality impacts.

TABLE 5.3-1
1999 FINAL EIR MAXIMUM DAILY SHORT-TERM EMISSIONS (LBS/DAY)

Land Use and Size	Reactive Organic Compounds (ROC)	Oxides of Nitrogen (NOx)	Oxides of Sulfur (SOx)[c]	Carbon Monoxide (CO)	Particulate Matter (PM10)
SFR – 2.835 msf[a]	92	1,350	135	294	96
MFR – 1.113 msf[b]	32	477	48	104	34
Commercial – 0.050 msf	2	32	3	7	2
School – 0.018 msf	1	17	2	4	1
Grading	--	--	--	--	1,050
Total	127	1,876	188	409	1,183
Mitigation Reduction Credit[d]	32	469	47	102	558
Post-Mitigation Totals	**95**	**1,407**	**141**	**307**	**625**
SCAQMD Regional Threshold	75	100	150	550	150
Significant?	**YES**	**YES**	**NO**	**NO**	**YES**

lbs/day = pounds per day
-- = Not Applicable

[a] Single-family residential with average of 3,500 square feet unit.
[b] Multi-family residential with average of 1,500 square feet per unit.
[c] Per USEPA, "Compilation of Air Pollutant Emission Factors," Vol II Mobile Sources, Jan. 1991, Table II-7.1.
[d] Assumes 25 percent mitigation reduction credit for ROC, NO_x, SO_x, and CO from engine shut-off during non-use periods and 50 percent reduction credit for PM10 from use of dust suppression activities in accordance with SCAQMD Rule 403.

Source: LACDRP 1998

TABLE 5.3-2
1999 FINAL EIR LONG-TERM EMISSIONS (LBS/DAY)

Land Use	Carbon Monoxide (CO)	Oxides of Nitrogen (NOx)	Oxides of Sulfur (SOx)[3]	Particulate Matter (PM10)	Reactive Organic Compounds (ROC)
Utilities:					
Electricity[a]	8	47	5	2	0
Natural Gas	10	39	0	0	3
Subtotals	18	86	5	2	3
Vehicular Travel (by land use):					
Single-Family Residential	1,042	130	13	20	122
Multi-Family Residential	493	62	6	9	59
Schools	56	8	1	1	6
Swim/Racket Club	26	4	0	1	3
Commercial	85	13	1	2	9
Subtotals	1,702	217	22	33	199
Totals	**1,720**	**303**	**27**	**35**	**202**
Mitigation Reduction Credit[b]	0	0	0	0	0
SCAQMD Regional Threshold	550	55	55	150	55
Significant?	**YES**	**YES**	**NO**	**NO**	**YES**

lbs/day = pounds per day

[a] Assumes 14.939 million kilowatt hours per year (MkWh/yr) pf electricity and 14.552 million cubic feet per month (mcf/month) of natural gas. Based on Tables A9-11-A, A9-11-B, A9-12A and A9-12-B of Appendix 9, SCAQMD 1993 *CEQA Air Quality Handbook* (refer to Section 5.11 of the 1995 Draft EIR for additional detail on methodology).

[b] Mitigation reductions have not been applied for long-term operational impacts because the activities of residents are not subject to SCAQMD regulatory enforcement.

Source: LACDRP 1998

5.3.2 EXISTING CONDITIONS

Air Quality Setting

Overview

The Project is located within the South Coast Air Basin (Basin). The Basin is characterized as having a “Mediterranean” climate (i.e., a semi-arid environment with mild winters, warm summers, and moderate rainfall). The Basin is a 6,600 square-mile area bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The Basin includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties, in addition to the San Gorgonio Pass area of Riverside County. The Basin’s terrain and geographical location determine its distinctive climate, as the Basin is a coastal plain with connecting broad valleys and low hills.

The general region lies in the semi-permanent, high-pressure zone of the eastern Pacific. As a result, the climate is mild, tempered by cool sea breezes. The usually mild climatological pattern is interrupted infrequently by periods of extremely hot weather, winter storms, or Santa Ana winds. The extent and severity of the air pollution problem in the Basin is a function of the area’s natural physical characteristics (weather and topography), as well as man-made influences (development patterns and lifestyle). Factors such as wind, sunlight, temperature, humidity, rainfall, and topography all affect the accumulation and/or dispersion of pollutants throughout the Basin.

Climate

The average annual temperature, approximately 75 degrees Fahrenheit (°F), varies little throughout the Basin. However, with a less pronounced oceanic influence, the eastern inland portions of the Basin show greater variability in annual minimum and maximum temperatures. All portions of the Basin have recorded temperatures over 100°F in recent years. January is usually the coldest month at all locations, while July and August are usually the hottest months of the year. Although the Basin has a semi-arid climate, the air near the surface is moist because of the presence of a shallow marine layer. Precipitation in the Basin is typically 9 to 14 inches annually and is rarely in the form of snow or hail due to typically warm weather. The frequency and amount of rainfall is greater in the coastal areas of the Basin.

The Project site is located in unincorporated Los Angeles County, which experiences the warmest weather during the month of August, with maximum temperatures averaging 94°F. On average, the coolest month is January, with minimum temperatures averaging below 40°F. The area experiences the wettest months between January and February, averaging 2.66 inches in precipitation.

Smog Formation

The presence and intensity of sunlight are necessary prerequisites for the formation of photochemical smog. Under the influence of the ultraviolet radiation of sunlight, certain original, or “primary”, pollutants (mainly reactive hydrocarbons and oxides of nitrogen) react to form “secondary” pollutants (primarily oxidants). Since this process is time dependent, secondary pollutants can be formed many miles downwind from the emission sources. Due to the prevailing daytime winds and time-delayed nature of photochemical smog, oxidant concentrations are highest in the inland areas of southern California. However, most of the smog in the Santa Clarita Valley is created by the transport of pollutants from the Los Angeles Basin, as opposed to local sources.

Temperature Inversions

Under ideal meteorological conditions and irrespective of topography, pollutants emitted into the air would be mixed and dispersed into the upper atmosphere. However, the southern California region frequently experiences temperature inversions in which pollutants are trapped and accumulate close to the ground. The inversion, a layer of warm, dry air overlaying cool, moist marine air, is a normal condition in the southland. The cool, damp and hazy sea air capped by coastal clouds is heavier than the warm, clear air that acts as a lid through which the marine layer cannot rise.

The height of the inversion is important in determining pollutant concentration. When the inversion is approximately 2,500 feet above sea level, the sea breezes carry the pollutants inland to escape over the mountain slopes or through the passes. At a height of 1,200 feet, the terrain prevents the pollutants from entering the upper atmosphere, resulting in a settlement in the foothill communities. Below 1,200 feet, the inversion puts a tight lid on pollutants, concentrating them in a shallow layer over the entire coastal basin. Usually, inversions are lower before sunrise than during the daylight hours. Mixing heights for inversions are lower in the summer and more persistent, being partly responsible for the high levels of ozone observed during summer months in the Basin. Smog in southern California is generally the result of these temperature inversions combining with coastal day winds and local mountains to contain the pollutants for long periods of time, allowing them to form secondary pollutants by reacting with sunlight. The Basin has a limited ability to disperse these pollutants due to typically low wind speeds.

The area in which the Santa Clarita Valley is located offers approximately 300 days per year of clear skies and sunshine. However, it is still susceptible to air inversions. These air inversions cause haziness, which is a symptom of moisture, suspended dust, and a variety of chemical aerosols emitted by trucks, automobiles, furnaces, and other sources.

Air Quality Monitoring

The South Coast Air Quality Management District (SCAQMD) is responsible for managing air quality in the Basin and monitors air quality at 37 monitoring stations throughout the Basin. Each monitoring station is located within a Source Receptor Area (SRA). The communities within a SRA are expected to have similar climatology and ambient air pollutant concentrations. The monitoring stations usually measure pollutant concentrations ten feet above ground level; therefore, air quality is often referred to in terms of ground-level concentrations.

Ozone (O_3)

O_3 is a photochemical pollutant, when not located in the troposphere, and needs volatile organic compounds (VOCs), nitrous oxides (NO_X), and sunlight to form. Therefore, VOCs and NO_X are ozone precursors. VOCs and NO_X are emitted from various sources throughout the area. To reduce ozone concentrations, it is necessary to control emissions of these ozone precursors. High ozone concentrations can form over large regions when emissions from motor vehicles and stationary sources are carried hundreds of miles from their origins.

While ozone in the upper atmosphere (stratosphere) protects the earth from harmful ultraviolet radiation, high concentrations of ground-level ozone (in the troposphere) can adversely affect the human respiratory system and other tissues. Ozone is a strong irritant that can constrict the airways, forcing the respiratory system to work hard to deliver oxygen. Individuals exercising outdoors, children and people with pre-existing lung disease, such as asthma and chronic pulmonary lung disease, are considered to be the most susceptible to the health effects of ozone. Short-term exposure (lasting for a few hours) to ozone at levels typically observed in southern California can result in aggravated respiratory diseases, such as emphysema, bronchitis and asthma, shortness of breath, increased susceptibility to infections, inflammation of the lung tissue, increased fatigue as well as chest pain, dry throat, headache and nausea.

The 1-hour O_3 levels ranged from 0.126 parts per million (ppm) to 0.134 ppm from 2013 to 2015 at the Santa Clarita Monitoring Station. The State ozone standard is 0.09 parts per million (ppm), averaged over one hour, and was exceeded 85 days between 2013 and 2015. The 8-hour O_3 levels at the Santa Clarita Monitoring Station ranged between 0.104 ppm and 0.111 ppm from 2013 to 2015. The Federal standard was exceeded 122 days, and the state standard was exceeded 178 days during the 3-year period.

Nitrogen Dioxide (NO_2)

NO_X are a family of highly reactive gases that are a primary precursor to the formation of ground-level ozone, and react in the atmosphere to form acid rain. NO_2 (often used interchangeably with NO_x) is a reddish-brown gas that can cause breathing difficulties at high levels. Peak readings of NO_2 occur in areas that have a high concentration of combustion sources (e.g., motor vehicle engines, power plants, refineries and other industrial operations).

NO_2 can irritate and damage the lungs, and lower resistance to respiratory infections, such as influenza. The health effects of short-term exposure are still unclear. However, continued or frequent exposure to NO_2 concentrations that are typically much higher than those normally found in the ambient air, may increase acute respiratory illnesses in children and increase the incidence

of chronic bronchitis and lung irritation. Chronic exposure to NO_2 may aggravate eyes and mucus membranes and cause pulmonary dysfunction.

The State one-hour standard at the Santa Clarita Monitoring Station was exceeded every year from 2013 to 2015. The entire Basin is designated as a nonattainment area for State NO_2 standards, and an attainment area for Federal NO_2 standards.

Coarse Particulate Matter (PM10)

PM10 refers to suspended particulate matter smaller than 10 microns or ten one-millionths of a meter. PM10 is attributable to road dust, diesel soot, combustion products, construction operations and dust storms. PM10 scatters light and significantly reduces visibility. In addition, these particulates penetrate into lungs and can potentially damage the respiratory tract.

The State standard for PM10 is 50 micrograms per cubic meter ($\mu g/m^3$) averaged over 24 hours; this standard was not exceeded at the Santa Clarita Monitoring Station between 2013 and 2015. The Federal standard for PM10 is 150 $\mu g/m^3$ averaged over 24 hours; this standard was not exceeded between 2013 and 2015.

Fine Particulate Matter (PM2.5)

Due to recent increased concerns over health impacts related to fine particulate matter (particulate matter 2.5 microns in diameter or less), both State and Federal PM2.5 standards have been created. Particulate matter impacts primarily affect infants, children, the elderly, and those with pre-existing cardiopulmonary disease.

For PM2.5, the Federal standard is 35 $\mu g/m^3$ over 24 hours. There is no separate State standard for PM2.5 for the 24-hour averaging time. At the Santa Clarita-Placerita Monitoring Station, the Federal standard was exceeded, although there is insufficient data to determine for how many days.

Carbon Monoxide (CO)

CO is an odorless, colorless toxic gas that is emitted by mobile and stationary sources as a result of incomplete combustion of hydrocarbons or other carbon-based fuels. In cities, automobile exhaust can cause as much as 95 percent of all CO emissions.

CO replaces oxygen in the body's red blood cells. Individuals with a deficient blood supply to the heart, patients with diseases involving heart and blood vessels, fetuses (unborn babies) and patients with chronic hypoxemia (oxygen deficiency), as seen in high altitudes, are most susceptible to the adverse effects of CO exposure. People with heart disease are also more susceptible to developing chest pains when exposed to low levels of carbon monoxide. Exposure to high levels of carbon monoxide can slow reflexes and cause drowsiness, and result in death in confined spaces at very high concentrations. For CO, the subject portion of the Basin is designated as an attainment area by State and Federal standards. Since historical concentrations of carbon monoxide were found to be well below state and federal limits throughout the Air Basin, SCAQMD discontinued monitoring of carbon monoxide levels on March 31, 2013.

Sulfur Dioxide (SO_2)

SO_2 is a colorless, irritating gas formed primarily by the combustion of sulfur-containing fossil fuels. SO_2 is often used interchangeably with SO_X. Exposure of a few minutes to low levels of SO_2 can result in airway constriction in some asthmatics. SO_2 levels in all areas of the Basin do not exceed Federal or State standards, and the Basin is designated as an attainment area for both State and Federal SO_2 standards. On June 2, 2010, the USEPA established a new 1-hour standard for SO_2; however, data is not yet available to assess the Basin's attainment status.

Volatile Organic Compounds (VOCs Or Reactive Organic Gasses [ROG])

Hydrocarbon compounds are any compounds containing various combinations of hydrogen and carbon atoms that exist in the ambient air. VOCs contribute to the formation of smog and are potentially toxic. VOCs often have an odor and some examples include gasoline, alcohol and the solvents used in paints. There are no specific State or Federal VOC thresholds as they are regulated by individual air districts as O_3 precursors. VOCs are regulated by the SCAQMD through state and Federal NO_X and O_3 standards.

Lead (Pb)

In the Basin, atmospheric lead is generated almost entirely by the combustion of leaded gasoline and contributes less than one percent of the material collected as total suspended particulates. Atmospheric lead concentrations have been reduced substantially in recent years due to the lowering of average lead content in gasoline. Exceedances of the State air quality standard for lead occur in Los Angeles County near facilities that use or process materials containing lead, including smelters, foundries, and producers and recyclers of lead-acid batteries.

Local Air Quality Concentrations

The Project site is in the Santa Clarita Valley, which is located in SRA 13. The Santa Clarita Monitoring Station was used to gather data for the Project area for ozone (O_3), particulate matter (PM10), fine particulate matter (PM2.5), and nitrogen dioxide (NO_2). Since historical concentrations of carbon monoxide were found to be well below state and federal limits throughout the Air Basin, SCAQMD discontinued monitoring of carbon monoxide levels on March 31, 2013. The data collected at the Santa Clarita Monitoring Station represent air quality experienced at the Project site. Ambient air quality data from 2013 to 2015 from this monitoring station is provided in Table 5.3-3, Summary of Air Quality Data. Table 5.3-3 also identifies the federal and state air quality standards, which are discussed further in Section 5.3.2, and the number of days (if any) those standards have been exceeded.

TABLE 5.3-3
SUMMARY OF AIR QUALITY DATA

Pollutant	California Standard	National Standard	Year	Max. Level	Days State Standard Exceeded[a]	Days National Standard Exceeded[a]
O_3 (1 hour)	0.09 ppm	None	2016	0.130	29	N/A
			2015	0.126	23	N/A
			2014	0.137	32	N/A
O_3 (8 hours)	0.070 ppm	0.070 ppm for 8 hr.	2016	0.115	57	59
			2015	0.108	52	55
			2014	0.110	64	65
PM10 (24 hour)	50 µg/m^3	150 µg/m^3	2016	96.0	0	*
			2015	41.0	0	0
			2014	47.0	0	0
PM10 (AAM)[b]	20 µg/m^3	None	2016	23.4	Yes[a]	N/A[a]
			2015	18.4	No	N/A[a]
			2014	23.2	Yes[a]	N/A
PM2.5 (24 hour)	No separate state standard	35 µg/m^3	2016	33.9	No	*
			2015	34.4	No	*
			2014	28.9	No	*
PM2.5 (AAM)[b]	12 µg/m^3	15.0 µg/m^3	2016	9.5	No	No
			2015	9.9	No	No
			2014	*	*	*
NO_2 (1 hour)	180 ppb	100 ppb	2016	46.4	0	0
			2015	64.6	0	0
			2014	57.7	0	0
NO_2 (AAM)[b]	30 ppb	53 ppb	2016	10.0	No	No
			2015	11.0	No	No
			2014	12.0	No	No

µg/m^3 – micrograms per cubic meter; ppm – parts per million; ppb – parts per billion; N/A – not applicable

[a] For annual averaging times, a "yes" or "no" response is given if the annual average concentration exceeded the applicable standard. N/A indicates that there is no applicable standard.
[b] Annual Arithmetic Mean
* Data not reported or insufficient data available to determine the value.

Source: CARB 2017, CARB 2016.

Sensitive Receptors

Sensitive populations are more susceptible to the effects of air pollution than the general population. Sensitive populations (sensitive receptors) that are in proximity to localized sources of toxics and CO are of particular concern. Land uses considered to be populated with sensitive receptors include residences, schools, playgrounds, childcare centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers and retirement homes. Table 5.3-4, Sensitive Receptors, lists the distances and locations of sensitive receptors within one mile of the Project site. The closest sensitive receptors would be the existing residential units located in Phase A to the south of the Project site.

TABLE 5.3-4
SENSITIVE RECEPTORS

Land Use Type	Name	Distance from Project Site (miles)[1]	Direction from Project Site
Residential[2]	Various Locations	< 0.01	South and East
Schools	Tesoro Del Valle Childcare Center	0.3	South
	Tesoro Del Valle Elementary School	0.3	South
	West Creek Academy	0.9	South
	Rio Norte Junior High School	1.0	Southeast
Hospitals	NA	NA	NA
Places of Worship	NA	NA	NA
Parks	Tesoro Adobe Park	0.04	Southeast

[1] Sensitive receptor populations utilized in this analysis are those within a one-mile radius of the Project site.
[2] The nearest residential homes are located within Phase A.
NA = Not Applicable

5.3.3 RELEVANT PLANS, POLICIES AND REGULATIONS

This section provides an overview of any new or substantially revised policies and regulations that have been passed, adopted or approved since certification of the 1999 Final EIR, or those that were not previously discussed in the 1999 Final EIR.

Regulatory oversight for air quality in the Basin rests with the SCAQMD at the regional level, the California Air Resources Board (CARB) at the State level, and the U.S. Environmental Protection Agency (USEPA) at the Federal level.

State

California Air Resources Board

CARB administers California's air quality policy. The California Ambient Air Quality Standards (CAAQS) were established in 1969 pursuant to the Mulford-Carrell Act. These standards, included with the National Ambient Air Quality Standards (NAAQS) in Table 5.3-5, are generally more stringent and apply to more pollutants than the NAAQS. In addition to the criteria pollutants, CAAQS have been established for visibility reducing particulates, hydrogen sulfide and sulfates.

The California Clean Air Act, which was enacted in 1988, requires that each local air district prepare and maintain an Air Quality Management Plan (AQMP) to achieve compliance with the CAAQS. These plans also serve as the basis for preparation of the SIP for the State of California.

TABLE 5.3-5
NATIONAL AND CALIFORNIA AMBIENT AIR QUALITY STANDARDS

Pollutant	Averaging Time	State Standards[a,c]	Federal Standards[b]	
			Primary[c,d]	Secondary[c,e]
O_3[f]	1 Hour	0.09 ppm (180 µg/m^3)	–	Same as Primary
	8 Hour	0.070 ppm (137 µg/m^3)	0.070 ppm (137 µg/m^3)	
PM10 [g]	24 Hour	50 µg/m^3	150 µg/m^3	Same as Primary
	AAM[f]	20 µg/m^3	–	
PM2.5 [g]	24 Hour	–	35 µg/m^3	Same as Primary
	AAM[f]	12 µg/m^3	12.0 µg/m^3	15 µg/m^3
CO	1 Hour	20 ppm (23 mg/m^3)	35 ppm (40 mg/m^3)	–
	8 Hour	9.0 ppm (10 mg/m^3)	9 ppm (10 mg/m^3)	–
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m^3)	–	–
NO_2[h]	1 Hour	0.18 ppm (339 µg/m^3)	100 ppm (188 mg/m^3)	–
	AAM[f]	0.030 ppm (57 µg/m^3)	0.053 ppm (100 µg/m^3)	Same as Primary
SO_2[l]	1 Hour	0.25 ppm (655 µg/m^3)	75 ppm (196 µg/m^3)	–
	3 Hour	–	–	0.5 ppm (1,300 µg/m^3)
	24 Hour	0.04 ppm (105 µg/m^3)	0.14 ppm (for certain areas)[l]	–
	Annual Arithmetic Mean	–	0.030 ppm (for certain areas)[l]	–
Lead[j,k]	30 day Avg.	1.5 µg/m^3	–	–
	Calendar Quarter	–	1.5 µg/m^3 (for certain areas)[j]	Same as Primary
	Rolling 3-month Average[i]	–	1.5 µg/m^3	
Visibility Reducing Particles	8 hour	Extinction coefficient of 0.23 per km – visibility ≥ 10 miles (0.07 per km – ≥30 miles for Lake Tahoe)[l]	**No Federal Standards**	
Sulfates	24 Hour	25 µg/m^3		
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m^3)		

TABLE 5.3-5
NATIONAL AND CALIFORNIA AMBIENT AIR QUALITY STANDARDS

Pollutant	Averaging Time	State Standards[a,c]	Federal Standards[b]	
			Primary[c,d]	Secondary[c,e]
Vinyl Chloride[j]	24 Hour	0.01 ppm (26 µg/m^3)		

O_3: ozone; µg/m^3 – micrograms per cubic meter; ppm – parts per million; PM10: large particulate matter; PM2.5: fine particulate matter; CO: carbon monoxide; NO_2: nitrogen dioxide; SO_2: sulfur dioxide.

[a] California standards for O_3, CO (except Lake Tahoe), SO_2 (1 and 24 hour), NO_2, PM10 , PM2.5, and visibility reducing particles are values that are not to be exceeded. All others are not to be equaled or exceeded.

[b] National standards (other than O_3, PM10 , PM2.5, and those based on annual averages or annual arithmetic mean) are not to be exceeded more than once a year. The O_3 standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over 3 years, is equal to or less than the standard. For PM10, the 24-hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 µg/m^3 is equal to or less than 1. For PM2.5, the 24-hour standard is attained when 98 percent of the daily concentrations, averaged over 3 years, are equal to or less than the standard. Contact the U.S. EPA for further clarification and current national policies.

[c] Concentration is expressed first in the units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.

[d] National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.

[e] National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.

[f] On October 1, 2015, the national 8-hour ozone primary and secondary standards were lowered from 0.075 to 0.070 ppm.

[g] On December 14, 2012, the national annual PM2.5 primary standard was lowered from 15 µg/m^3 to 12.0 µg/m^3. The existing national 24-hour PM2.5 standards (primary and secondary) were retained at 35 µg/m^3, as was the annual secondary standard of 15 µg/m^3. The existing 24-hour PM10 standards (primary and secondary) of 150 µg/m^3 also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.

[h] To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.

[l] On June 2, 2010, a new 1-hour SO_2 standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.

- Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.

[j] The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.

[k] The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 standard (1.5 µg/m^3 as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.

[l] In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

No Standard; ppm: parts per million; µg/m^3: micrograms per cubic meter; mg/m^3: milligrams per cubic meter.

Sources: CARB 2016, USEPA 2010b.

Like the US EPA, CARB also designates areas within California as either attainment or nonattainment for each criteria pollutant based on whether the CAAQS have been achieved. Under the California Clean Air Act, areas are designated as nonattainment for a pollutant if air quality data shows that a state standard for the pollutant was violated at least once during the previous three calendar years. Exceedances that are affected by highly irregular or infrequent events are not considered violations of a state standard, and are not used as a basis for designating areas as nonattainment.

Under the California Clean Air Act, the Basin is designated as a nonattainment area for O_3, PM10, PM2.5, and NO_2. The Basin is designated as an attainment area for CO and SO_2. Los Angeles County is designated as nonattainment for Pb (Table 5.3-6). Similar to the Federal Clean Air Act, all areas designated as nonattainment under the California Clean Air Act are required to prepare plans showing how the area would meet the CAAQS. The AQMP is the plan for improving air quality in the region.

TABLE 5.3-6
SOUTH COAST AIR BASIN ATTAINMENT STATUS

Pollutant	State	Federal
O_3 (1 hour)	Nonattainment	No standard
O_3 (8 hour)		Extreme Nonattainment[a]
PM10	Nonattainment	Serious/Maintenance[b]
PM2.5	Nonattainment[c]	Nonattainment (Serious)
CO	Attainment	Attainment/Maintenance
NO_2	Attainment[d]	Attainment/Maintenance
SO_2	Attainment[e]	Attainment
Lead	Attainment/Nonattainment	Nonattainment/Partial[f]
All others	Attainment/Unclassified	No standards

[a] The USEPA redesignated the Basin from Severe 17 to Extreme Nonattainment effective June 4, 2010.
[b] On April 10, 2010, CARB requested that the USEPA designate the Basin as an attainment area for the PM10 Federal standard. SCAQMD request for attainment redesignation and PM10 maintenance plan was approved by U.S. EPA on June 26, 2013, effective July 26, 2013.
[c] Attainment deadline for the 2006 24-hour PM2.5 NAAQS (designation effective December 14, 2009) is December 31, 2019 (end of the 10th calendar year after effective date of designations for Serious nonattainment areas). Annual PM2.5 standard was revised on Jan 15, 2013, effective March 18, 2013, from 15 to 12 $\mu g/m^3$. Designations effective April 15, 2015.
[d] New NO_2 1-hour standard, effective August 2, 2010, attainment designations January 20, 2012, annual No_2 retained.
[e] The 1971 annual and 24-hour SO2 standards were revoked, effective August 23, 2010; however, these 1971 standards will remain in effect until one year after U.S. EPA promulgates area designations for the 2010 SO2 1-hour standard. Area designations are still pending, with Bain expected to be designated Unclassifiable/Attainment.
[f] Partial Nonattainment designation – Los Angeles County portion of Basin only for near source monitors. Expect to remain in attainment based on current monitoring data.

Sources: SCAQMD, February 2016.

State Air Toxics Program

In addition to the criteria pollutants discussed above, toxic air contaminants are another group of pollutants of concern in southern California. There are hundreds of different types of toxic air contaminants, with varying degrees of toxicity. Sources of toxic air contaminants include industrial processes, such as petroleum refining and chrome plating operations, commercial operations such as gasoline stations and dry cleaners, and motor vehicle engine exhaust. Public exposure to toxic air contaminants can result from emissions from normal operations, as well as accidental releases of hazardous materials during upset spill conditions. Health effects of toxic air contaminants include cancer, birth defects, neurological damage and death.

California regulates toxic air contaminants through its air toxics program, mandated in Chapter 3.5 (Toxic Air Contaminants) of the Health and Safety Code (Section 39650 et. seq.) and Part 6 (Air Toxics "Hot Spots" Information and Assessment) (Section 44300 et. seq.). CARB, working in conjunction with the State Office of Environmental Health Hazard Assessment, identifies toxic air contaminants. Air toxic control measures may then be adopted to reduce ambient concentrations of the identified toxic air contaminant to below a specific threshold, based on its effects on health, or to the lowest concentration achievable through use of best available control technology for toxics.

In 1998, CARB identified diesel engine particulate matter as a toxic air contaminant. Mobile sources (including trucks, buses, automobiles, trains, ships and farm equipment) are by far the largest source of diesel emissions. Studies show that diesel particulate matter concentrations are much higher near heavily traveled highways and intersections. The exhaust from diesel engines includes hundreds of different gaseous and particulate components, many of which are toxic. Many of these toxic compounds adhere to the particles, and because diesel particles are very small, they penetrate deeply into the lungs. Diesel engine particulate matter is a human carcinogen. The cancer risk from exposure to diesel exhaust may be much higher than the risk associated with any other toxic air pollutant routinely measured in the region.

Since listing diesel exhaust as a toxic air contaminant, CARB has been evaluating what regulatory action is needed to reduce public exposure. The CARB does not anticipate banning diesel fuel or engines; however, it may consider additional requirements for diesel fuel and engines, as well as other measures to reduce public exposure. Mobile-source emissions of TACs, including diesel PM, have been reduced significantly over the last decade, and will be reduced further in California through a progression of regulatory measures and control technologies. Compared with emissions in 2000, diesel PM concentrations are expected to be reduced by 75 percent in 2010 and 85 percent in 2020 (CARB 2000). The most recent data from CARB relative to that goal is from April 2008; that data stated that adopted regulations are anticipated to achieve a 74 percent reduction and regulations "in progress" would increase the reduction to 85 percent (Hand 2010, CARB 2008).

In 2008 the CARB adopted Resolution 08-43, which limits NOx, PM10 and PM2.5 emissions from on-road diesel truck fleets that operate in California. In 2009 Executive Order R-09-010 was adopted that codified Resolution 08-43 into Section 2025, title 13 of the California Code of Regulations. This regulation requires that by the year 2023 all commercial diesel trucks that operate in California shall meet model year 2010 (Tier 4 Final) or latter emission standards. In the interim period, this regulation provides annual interim targets for fleet owners to meet. This regulation also provides a few exemptions including a onetime per year 3-day pass for trucks registered outside of California.

Regional

South Coast Air Quality Management District

The South Coast Air Quality Management District (SCAQMD) is one of 25 air quality management districts to have prepared Air Quality Management Plans to accomplish a five percent annual reduction in emissions. The SCAQMD is the agency principally responsible for comprehensive air pollution control in the South Coast Air Basin. To that end, as a regional agency, the SCAQMD works directly with the Southern California Association of Governments (SCAG), county transportation commissions, and local governments and cooperates with all federal and state agencies.

2016 Air Quality Management Plan

The *Final 2016 Air Quality Management Plan* (2016 AQMP) was adopted by the SCAQMD Board on March 3, 2017 and was adopted by CARB on March 23, 2017 for inclusion into the California State Implement Plan (SIP). The 2016 AQMP was prepared in order to meet the following standards:

- 8-hour Ozone (75 ppb) by 2032;
- Annual PM2.5 (12 µg/m^3) by 2021-2025;
- 8-hour Ozone (80 ppb) by 2024 (updated from the 2007 and 2012 AQMPs);
- 1-hour Ozone (120 ppb) by 2023 (updated from the 2012 AQMP);
- 24-hour PM2.5 (35 µg/m^3) by 2019 (updated from the 2012 AQMP).

In addition to meeting the above standards, the 2016 AQMP will also include revisions to the attainment demonstrations for the 1997 8-hour ozone NAAQS and the 1979 1-hour ozone NAAQS. The prior 2012 AQMP was prepared in order to demonstrate attainment with the 24-hour PM2.5 standard by 2014 through adoption of all feasible measures. The 2007 AQMP demonstrated attainment with the 1997 8-hour ozone (80 ppb) standard by 2023, through implementation of future improvements in control techniques and technologies. These "black box" emissions reductions represent 65 percent of the remaining NOx emission reductions by 2023 in order to show attainment with the 1997 8-hour ozone NAAQS. Given the magnitude of these needed emissions reductions, additional NOx control measures have been provided in the prior 2012 AQMP even though the primary purpose was to show compliance with 24-hour PM2.5 emissions standards.

The 2016 AQMP provides a new approach that focuses on available, proven and cost effective alternatives to traditional strategies, while seeking to achieve multiple goals in partnership with other entities to promote reductions in GHG emissions and TAC emissions as well as efficiencies in energy use, transportation, and goods movement. The 2016 AQMP recognizes the critical importance of working with other agencies to develop funding and other incentives that encourage the accelerated transition of vehicles, buildings and industrial facilities to cleaner technologies in a manner that benefits not only air quality, but also local businesses and the regional economy.

Although SCAQMD is responsible for regional air quality planning efforts, it does not have the authority to directly regulate air quality issues associated with plans and new development projects throughout the Air Basin. Instead, this is controlled through local jurisdictions in accordance to the California Environmental Quality Act (CEQA). In order to assist local jurisdictions with air quality compliance issues the CEQA Air Quality Handbook (SCAQMD CEQA Handbook), prepared by SCAQMD, 1993, with the most current updates found at http://www.aqmd.gov/ceqa/hdbk.html, was developed in accordance with the projections and programs detailed in the AQMPs. The purpose of the SCAQMD CEQA Handbook is to assist Lead Agencies, as well as consultants, project proponents, and other interested parties in evaluating a project's potential air quality impacts. Specifically, the SCAQMD CEQA Handbook explains the procedures that SCAQMD recommends be followed for the environmental review process required by CEQA. The SCAQMD CEQA Handbook provides direction on how to evaluate potential air quality impacts, how to determine whether these impacts are significant, and how to mitigate these impacts. The SCAQMD intends that by providing this guidance, the air quality impacts of plans and development proposals will be analyzed accurately and consistently throughout the Air Basin, and adverse impacts will be minimized.

Santa Clarita Subregional Analysis

SCAQMD prepared the Santa Clarita Subregional Analysis in November 2004 at the request of the City of Santa Clarita (City) to address air quality issues within the City and the Santa Clarita Valley. The area of concern is related to transported ozone and potential increases in fugitive dust and diesel exhaust emissions stemming from proposed aggregate mining and gravel hauling operations. The analysis characterized the potential impacts of residential and industrial development, including the development of the Soledad Canyon Sand and Gravel Mining Project. The Santa Clarita Subregional Analysis includes results of observed ambient air quality (ozone and particulate matter), simulated ozone and PM10 impacts, and potential toxic risk from diesel soot emissions associated with mining and gravel operations. The following are a summary of findings identified within the analysis:

- Santa Clarita did not meet the federal and State ozone standards.
- Santa Clarita emissions contributed approximately two percent to local ozone levels.
- Local particulate emissions contributed approximately 10 percent to the annual average observed PM10 concentration.
- Santa Clarita met federal PM10 standards but exceeded the California standard.
- When 25-year buildout of all recorded, pending and approved land parcels in the Santa Clarita Valley was assumed, annual PM10 concentrations would increase up to 5 $\mu g/m^3$.
- The annual average regional impact from mining and gravel operations would increase up to 3 $\mu g/m^3$ in the immediately surrounding area.
- Simulated maximum risk to the City from diesel emissions associated with mining and hauling operations ranged from 10 to 25 in one million.
- The maximum risk to a sensitive receptor ranged from 7 to 20 in one million.

The Santa Clarita Subregional Analysis provides potential mitigation measures that address fugitive dust issues as well as emissions from diesel mobile sources. Additionally, the City's General Plan Air Quality Element contains several mitigation measures for air quality impacts.

SCAQMD Rules 402 and 403

SCAQMD Rule 402, Nuisance, would apply to this Project. Most of the fugitive dust associated with construction is comprised of particles larger than 10 microns in diameter. While these larger particles settle out quickly and do not cause the health effects associated with the smaller sized particles (PM10 and PM2.5), they can damage plants and property sufficiently to qualify as a "nuisance" under this rule. Rule 402 prohibits visible dust emissions from extending beyond the project boundaries. The same mitigation measures used to control PM10 also control the larger particles.

SCAQMD Rule 403 governs fugitive dust emissions from construction projects. On April 2, 2004, SCAQMD amended Rule 403 to make certain control measures applicable to all construction projects in the Basin unless they are specifically exempted by the rule. Large operations (50 acres or more) are required to submit a fully executed Large Operation Notification Form (Form 403 N) to SCAQMD within seven days of qualifying as a large operation and to maintain daily records to document the specific control actions taken. The Project is a "large operation" and would be required to implement reduction measures for each source of PM10 emissions (as specified in

Tables 1 and 3 of the Rule) and would need to submit the Large Operation Notification Form to SCAQMD prior to the start of grading.

The Rule 403 tables set forth a list of control measures that must be undertaken for all construction projects to ensure that no dust emissions from the project are visible beyond the property boundaries and to minimize visible PM10 emissions. The control measures incorporated in the Rule are available in a newly revised *Rule 403 Implementation Handbook* that contains the required and suggested control measures, as well as supporting documentation (on what chemical sealants are allowed, etc.).

Southern California Association of Governments

The Southern California Association of Governments (SCAG) is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino and Imperial Counties, and serves as a forum for regional issues relating to transportation, the economy, community development and the environment. SCAG serves as the federally designated metropolitan planning organization and is the largest metropolitan planning agency in the United States.

With respect to air quality planning, SCAG has prepared the Regional Comprehensive Plan and Guide for the region, which includes Growth Management and Regional Mobility chapters that form the basis for the land use and transportation control portions of the AQMP. SCAG is responsible under the Federal Clean Air Act for determining conformity of projects, plans and programs with the SCAQMD AQMP. As indicated in the SCAQMD CEQA Handbook, there are two main indicators of consistency:

- The project would not increase the frequency or severity of existing air quality violations, or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP; and
- The project would not exceed the AQMP's assumptions for 2020 or increments based on the year of project build-out and phase.

5.3.4 THRESHOLD CRITERIA

CEQA Thresholds of Significance

The following thresholds of significance are derived from the County of Los Angeles Department of Regional Planning's Initial Study checklist, which is based on Appendix G of the State CEQA Guidelines and located in Appendix A of this EIR.

Threshold 5.3-1: *Would the Project conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?*

Threshold 5.3-2: *Would the Project violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

Threshold 5.3-3: *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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?*

Threshold 5.3-4: *Would the Project expose sensitive receptors to substantial pollutant concentrations?*

Threshold 5.3-5: *Would the Project create objectionable odors affecting a substantial number of people?*

Other Agency Thresholds

South Coast Air Quality Management District

SCAQMD's CEQA Air Quality Handbook establishes thresholds for pollutant emissions generated both during and following construction. SCAQMD construction and operation emission thresholds are summarized below in Table 5.3-7, SCAQMD Regional Emissions Thresholds of Significance.

As mentioned previously, the Basin is designated as nonattainment for the PM10, PM2.5, and O_3 Federal Standards. Under State standards, the Basin is nonattainment for PM10, PM2.5, O_3, and NO_2, and Los Angeles County is nonattainment for Pb.

TABLE 5.3-7
SCAQMD REGIONAL EMISSIONS THRESHOLDS OF SIGNIFICANCE

Mass Daily Thresholds		
Pollutant	**Construction[a]**	**Operation[b]**
NOx	100 lbs/day	55 lbs/day
VOC	75 lbs/day	55 lbs/day
PM10	150 lbs/day	150 lbs/day
PM2.5	55 lbs/day	55 lbs/day
Sox	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day
Toxic Air Contaminants		
TACs (including carcinogens and non-carcinogens)	Maximum Incremental Cancer Risk ≥ 10 in 1 million Cancer Burden > 0.5 excess cancer cases (in areas ≥ 1 in 1 million) Chronic & Acute Hazard Index ≥ 1.0 (Project increment)	
Odor	Project creates an odor nuisance pursuant to SCAWMD Rule 402[c]	
GHG	10,000 MT/yr CO2eq for industrial facilities	
Ambient Air Quality For Criteria Pollutants[d]		
NO_2 1-hour average Annual arithmetic mean	SCAQMD is in attainment; Project is significant if it causes or contributes to an exceedance of the following attainment standards: 0.18 ppm (state) 0.03 ppm (state) and 0.0534 ppm (federal)	
PM10 24-hour average Annual average	 10.4 µg/m^3 (construction)[e] & 2.5 µg/m^3 (operation) 1.0 µg/m^3	
PM2.5 24-hour average	 10.4 µg/m^3 (construction)[e] & 2.5 µg/m^3 (operation)	
SO2 1-hour average 24-hour average	 0.25 ppm (state) & 0.075 ppm (federal – 99th percentile) 0.04 ppm (state)	
Sulfate 24-hour average	 25 µg/m^3	
CO 1-hour average 8-hour average	SCAQMD is in attainment; Project is significant if it causes or contributes to an exceedance of the following attainment standards: 20.0 ppm (State) and 35 ppm (federal) 9.0 ppm (state/federal)	

TABLE 5.3-7
SCAQMD REGIONAL EMISSIONS THRESHOLDS OF SIGNIFICANCE

Mass Daily Thresholds	
Lead	
30-day average	1.5 µg/m^3 (state)
Rolling 3-month average	0.15 µg/m^3 (federal)

lbs/day – pounds per day; ppm – parts per million; µg/m^3 – micrograms per cubic meter

[a] Construction thresholds apply to both South Coast Air Basin and Coachella Valley (Salton Sea and Mojave Desert Air Basins).

[b] For Coachella Valley, the mass daily thresholds for operation are the same as the construction thresholds.

[c] Rule 402 states that a project shall not "discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals."

[d] Ambient air quality thresholds for pollutants based on SCAQMD Rule 1303, Table A-2 unless otherwise stated.

[e] Ambient air quality based threshold based on SCAQMD Rule 403.

Source: SCAQMD 2015.

Local Carbon Monoxide Standards

The significance of localized project impacts depends on whether ambient CO levels in the vicinity of the project are above or below State and Federal CO standards, as follows:

- If the project causes an exceedance of either the state one-hour or eight-hour CO concentrations, the project would be considered to have a significant local impact.
- If ambient levels already exceed a State or Federal standard, then project emissions would be considered significant if they increase one-hour CO concentrations by 1.0 ppm or more, or eight-hour CO concentrations by 0.45 ppm or more.

Localized Significance Thresholds

In order to assess localized air quality impacts, the SCAQMD has developed Localized Significant Thresholds (LSTs) to assess the Project-related air emissions in the Project vicinity. SCAQMD has also provided Final Localized Significance Threshold Methodology (SCAQMD 2008), which details the methodology to analyze local air emission impacts. The LST Methodology found that the primary emissions of concern are NO2, CO, PM10, and PM2.5.

The significance thresholds for the local emissions of NO2 and CO are determined by subtracting the highest background concentration from the last three years of these pollutants from Table 5.3-3 above, from the most restrictive ambient air quality standards for these pollutants that are outlined in the LSTs. Since PM10 and PM2.5 currently exceed the most restrictive ambient air quality standards in the South Coast Air Basin, their thresholds have been directly based on the LSTs, and, therefore, background concentrations of PM10 and PM2.5 are not factored into the threshold. Table 5.3-8 shows the LSTs for NO_2, CO, and PM10 and PM2.5.

TABLE 5.3-8
SCAQMD LOCALIZED CRITERIA POLLUTANT THRESHOLDS OF SIGNIFICANCE

Pollutant	Averaging Time	Significance Threshold[a]
Carbon Monoxide	1-hour	20 ppm
	8-hour	9 ppm
Nitrogen Dioxide	1-hour	180 ppb
	Annual	30 ppb
PM10 – Construction	24-hour	10.4 µg/m^3
	Annual	1.0 µg/m^3
PM2.5 – Construction	24-hour	10.4 µg/m^3

ppm – parts per million; ppb – parts per billion; µg/m^3 – micrograms per cubic meter

[a] For CO and NO_2 the significance threshold is based on ambient plus Project conditions. For PM10 and PM2.5 the significance threshold is based on Project only concentrations

Source: SCAQMD, website: http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2

Cancer Risk Thresholds

Any project with the potential to expose sensitive receptors or the general public to substantial levels of TACs would be deemed to have a potentially significant impact. A health risk is the probability that exposure to a TAC under a given set of conditions will result in an adverse health effect. The health risk is affected by several factors, such as the amount, toxicity, and concentration of the containment; meteorological conditions; distance from the emission sources to people; the distance between emission sources; the age, health, and lifestyle of the people living or working at a location; and the length of exposure to the toxic air contaminant.

The term “risk” usually refers to the chance of contracting cancer as a result of an exposure, and it is expressed as a probability: chances-in-a-million. The term “Hazard Index” refers to the amount of pollutant exposure that would result in adverse non-cancer health effects and is derived through the ratio of the TAC concentration divided by the reference exposure level set by the OEHHA for each TAC. The values expressed for cancer risk and hazard index do not predict actual cases that will result from exposure to toxic air contaminants. Rather, they state a probability of contracting cancer and/or non-cancer (acute and chronic) impacts over and above the background level and over a given exposure to TACS.

According to the SCAQMD CEQA Handbook, any project that has the potential to expose the public to toxic air contaminants in excess of the following thresholds would be considered to have a significant air quality impact:

- If the Maximum Incremental Cancer Risk is 10 in one million or greater; or
- Toxic air contaminants from the project would result in a Hazard Index increase of 1 or greater.

5.3.5 RELEVANT PROJECT CHARACTERISTICS

Several Project characteristics would help to reduce mobile (i.e., vehicular) operational emissions. Bike paths located along on-site collector roads would connect to planned bike lanes along Copper Hill Drive and McBean Parkway, as well as provide dedicated travel paths on site. These features would encourage the use of bicycles, in addition to walking, as an alternative mode of transit. In addition, there is a commercial retail center that includes a large grocery store located as near as a mile to the proposed homes that would provide needed services to residents in Phases B and C and limit the need for these residents to travel farther into the City of Santa Clarita. Finally, anticipated circulation improvements designed to improve traffic flow and reduce idling emissions would be implemented as part of the Project (refer to the Site Access and Circulation discussion in Section 4.0, Project Description). Implementation of these Project features would reduce air quality impacts by reducing the potential vehicular emissions.

5.3.6 ENVIRONMENTAL IMPACTS

Methodology

The Project meets the criteria for regional significance as it proposes more than 500 residential dwelling units; the Project proposes 820 dwelling units. However, the proposed 820 residential units include the transfer of 475 un-built units from Phase A and 237 units that are currently entitled within the Phases B and C project site and an additional 108 units pursuant to 21.2 percent density bonus, which is contingent on the provision of 365 age-qualified (senior) dwelling units. Nevertheless, the air quality assessment prepared for the Project treats the Project's status as a potentially regionally significant project. The Project would not locate sensitive uses, such as residences and parks, near a freeway or heavy industrial use. Also, the Project would not include parking structures.

The regional air emissions created by the Project have been calculated through the use of the CalEEMod model and the local concentrations of criteria pollutants and TAC emissions have been calculated through use of the AERMOD model. The following details both air models and the input parameters utilized for the Project.

CalEEMod

This analysis of quality impacts utilized the emission factors from CalEEMod (version 2016.3.1) for the construction (short-term) and operational (long-term) analyses. CalEEMod is a computer model published by the SCAQMD for estimating air pollutant emissions. The CalEEMod program uses the EMFAC2014 computer program to calculate the emission rates specific for the South Coast Air Basin portion of Los Angeles County for employee, vendor and haul truck vehicle trips and the OFFROAD2011 computer program to calculate emission rates for heavy equipment operations. EMFAC2014 and OFFROAD2011 are computer programs generated by CARB that calculates composite emission rates for vehicles. Emission rates are reported by the program in grams per trip and grams per mile or grams per running hour. The Project characteristics in the CalEEMod were set to a Climate Zone of 9, utility company of Southern California Edison, and an opening year of 2022 was utilized in this analysis (based on worst-case opening year for phase 1). The land use parameters entered into the CalEEMod model are shown in Table 5.3-9.

TABLE 5.3-9
CALEEMOD MODEL LAND USE PARAMETERS

Proposed Land Use	Land Use Subtype in CalEEMod	Land Use Size	Lot Acreage	Building/Paving (square feet)[a]
Single-Family Residential	Single Family Housing	455 DU	147.73	819,000
Age-Qualified Residential	Retirement Community	365 DU	73.00	730,000
Parks/Playgrounds/Clubhouses/Pools /Tennis Courts/Volleyball Courts	City Park	17.5 AC	17.5	10,000[b]
Streets/Parking Lots	Other Asphalt Surfaces	77.8	77.8	3,388,968
Manufactured Slopes/Debris Basins/ Water Tanks/LACFD Helispot	User Defined Recreational	52.8 AC	52.8[c]	0

DU = dwelling unit; AC = acres

[a] Building/Paving square feet represent area where architectural coating will be applied.

[b] Up to 10,000 square feet of building space would be provided in the Community Park areas.

[c] The acreage for the manufactured slopes is also included as part of the analyzed acreage for the residential land uses; however, this category is specific to the area disturbed that is not being graded specifically for the homes.

According to the Project applicant, the Project site would be segmented into four phases and each phase would be graded and constructed separately. Although the 1999 EIR analyzed grading of the Project site within a larger development footprint than is currently proposed and construction of all but 108 of the proposed dwelling units, this analysis describes all the proposed grading and construction required by the Project. In addition, in order to provide a worst-case analysis, this analysis assumes the grading and building construction of the entire Project occurring in one phase with construction starting Summer 2018 and would be completed by Summer 2024. The construction equipment utilized in the CalEEMod model for each phase of construction activities is provided in Table 5.3-10. The Project applicant provided the construction equipment assumptions for the Site Preparation, Rough Grading, Fine Grading, and Trenching phases of construction and the Building Construction, Paving, and Painting phases of construction were based on the CalEEMod default construction equipment parameters. It should be noted that the Project applicant provided several construction equipment combinations for the various sub-phases of grading, however this analysis has utilized the sub-phase of grading where the most equipment would be operating. It should also be noted that the Project would require approximately 9.1 million cubic yards (mcy) of cut and 9.1 mcy of fill. Additionally, remedial grading would also require an additional 2.7 mcy of cut and 2.7 mcy of fill. With bulking and shrinkage, the cut and fill volumes would balance on site, with no import or export of dirt from the Project site. The emissions created from moving this dirt around the Project site have been accounted for with the increase in grading equipment analyzed as well as the lengthening of the duration of grading activities.

TABLE 5.3-10
CALEEMOD MODEL CONSTRUCTION PARAMETERS

Construction Phase	Length of Phase (Combined workdays for all four phases)	Construction Equipment			
		Type	Number	Horse Power	Hours per Day
Site Preparation[a]	105	Cat D8 (Crawler Tractor)	2	270	8
		Cat 977 (Crawler Tractor)	2	190	8
		Water Truck (Off-Highway Truck)	1	475	2
Rough Grading[a, b]	357	Cat 657 (Scraper)	16	632	8
		Cat D10 (Crawler Tractor)	2	600	8
		Cat D9 (Crawler Tractor)	1	385	8
		Cat 824 (Rubber Tired Dozer)	2	200	8
		Water Pull (Off-Highway Tractor)	3	150	2
Fine Grading	126	Cat 14 (Grader)	1	240	8
		Cat D8 (Crawler Tractor)	1	347	8
		Cat 623 (Scraper)	1	365	8
		Water Truck (Off-Highway Truck)	1	475	2
Trenching[c, d]	420	Cat 235 (Excavator)	2	195	8
		Crane (Unspecified)	1	231	8
		Cat 950 (Loader)	1	130	8
		Cat D6 (Crawler Tractor)	1	140	8
		Water Truck (Off-Highway Truck)	1	475	2
Paving[c, d]	420	Paver	2	130	8
		Paving Equipment	2	132	8
		Roller	2	80	8
Building Construction[c, e]	1,995	Crane	1	231	7
		Forklifts	3	89	8
		Generator Sets	1	84	8
		Tractor/Loader/Backhoe	3	97	7
		Welder	1	46	8
Painting[c,e]	252	Air Compressor	1	78	6

[a] The construction equipment utilized during Site Preparation, Rough Grading, and Trenching phases were provided by the Project applicant.
[b] The equipment configuration modeled for the rough grading phase is based on the worst-case of the different equipment configurations presented by the applicant for rough grading activities.
[c] The construction equipment utilized during the Building Construction, Paving, and Painting phases were obtained from the CalEEMod default equipment lists for a Project of this size.
[d] The Trenching/Paving phase was split into two phases with 20 months for each phase
[e] The Painting phase comprised the last three months of each building phase for 12 months total.

Source: Project applicant and CalEEMod default equipment lists.

AERMOD View

The American Meteorological Society/US EPA Regulatory Model Improvement Committee (AERMIC) developed the AERMOD air dispersion model. The AERMOD model is capable of calculating air dispersion of pollutants that accounts for ground and structure turbulence as well as the topography of the study area and can analyze both surface and elevated sources. This includes sources such as fugitive dust and tailpipe emissions from off-road equipment as well as idling and running of motor vehicles on roadways. The AERMOD model is the recommended air dispersion model by both the US EPA and SCAQMD for analyzing both localized criteria pollutant and TAC concentrations at nearby sensitive receptors. The AERMOD Version 16216r was used for all dispersion modeling in this analysis.

Key dispersion modeling options selected in the AERMOD model include the regulatory default option and urban modeling option for Los Angeles County with a population of 9,863,049. Flagpole receptor height was set to 0 meters. AERMAP, which is the terrain processor within AERMOD, was run with two 7.5 minute USGS Dem Maps, with the Newhall map for the majority of the study area and Warm Springs Mountain map for the northern edge of the study area.

Meteorological Data

Meteorological data from the SCAQMD's Santa Clarita monitoring site was selected for this modeling application. Five full years of meteorological data was collected at the Santa Clarita Station and included 2008, 2009, 2010, 2011, and 2012 by the SCAQMD. The SCAQMD processed the data for input to the model. The base elevation for the meteorological tower was set to 375 meters and the UTM coordinates were set to 359.48 km Easting and 3805.52 km Northing. The data was obtained at SCAQMD's http://www.aqmd.gov/home/library/air-quality-data-studies/meteorological-data/data-for-aermod

Receptor Grid

Sensitive receptors were placed at the following locations in order to assess the potential TAC and localized criteria pollutant construction-related emissions risks from the Project.

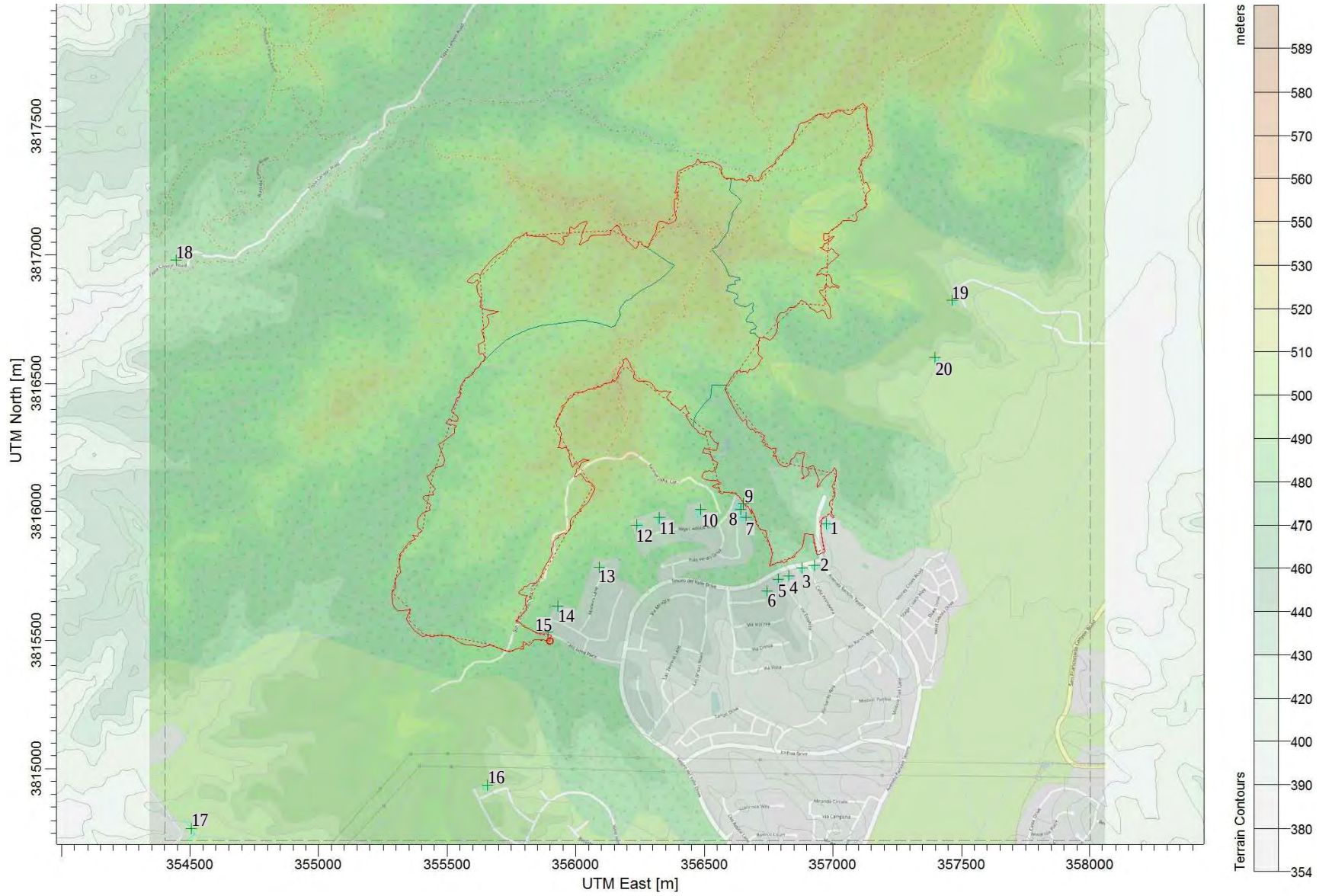
- The basketball court at Tesoro Adobe Park, located southeast of the Project site (Site 1);
- The two nearest homes on Calle Primavera, located south of the Project site (Sites 2 and 3);
- The two nearest homes on Via Estanda, located south of the Project site (Sites 4 and 5);
- The nearest home on Via Sereno, located south of the Project site (Site 6);
- The three easternmost homes on Reyes Adobe Way and the three homes off of the long driveways on the north side of Reyes Adobe Way, located south of the Project site (Sites 7 – 12);
- The northernmost home on Madeira Lane, located south of the Project site (Site 13);
- The two nearest homes on Gable Ranch Lane, located south of the Project site (Sites 14 and 15);
- The nearest home on Sterling Lane, located southwest of the Project site (Site 16);
- The easternmost corner of the structures at Pitchess Detention Center, located west of the Project site (Site 17);

- The easternmost home on Tapia Canyon Road, located west of the Project site (Site 18); and
- The two nearest homes on Lady Linda Lane, located east of the Project site (Sites 19 and 20).

Exhibit 5.3-1 shows the locations of the receptors modeled in the AERMOD model.

Emissions Assumptions

Construction of the Project would require the use of diesel-powered construction equipment, which emits diesel particulate matter (DPM) that is a known source of TAC emissions. The CalEEMod model found that with implementation of Mitigation Measure AQ-1, construction activities for the Project would generate a total of 0.30 tons of exhaust PM10 over the six year duration of construction activities. When the PM10 exhaust emissions are averaged over the six year period it results in an average of 0.29 pounds of PM10 exhaust per day. The DPM emissions were modeled in the AERMOD model based on 403 acre area source that covered the majority of the area on the Project site that will be disturbed. The area source was modeled with a release height of 13 feet (estimated average height of the off-road equipment exhaust pipes), an initial vertical dimension plume of 12 feet (estimated minimum height exhaust travels above exhaust pipe) and a DPM emission rate of 2.53E-09 grams per second per square meter. This emission rate expresses the amount of DPM that would be emitted on a time and area basis for modeling purposes. The emission rate was calculated by converting the 0.29 pounds of PM10 exhaust emissions per day to grams per second based on a 9-hour workday and then dividing by 1,630,475 square meters (403 acres). Exhibit 5.3-1 shows the location of the area source and is depicted as the area within the dotted purple line.



Source: Vista Environmental 2016

Air Emissions Sensitive Receptor Locations

Exhibit 5.3-1

Tesoro del Valle Phases A, B, and C SEIR

N
W
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PSOMAS

(12/15/2016 JAZ) R:\Projects\BLC\3BLC000100\Graphics\EIR_FirstScreencheck\ex5.3-1_AirEmissionsSensitiveReceptorLocations_20161215.pdf

D:\Projects\3BLC\J0001\Graphics\EIR\ex_AirEmissionsSensitiveReceptorLocations_20161215.ai

The localized criteria pollutants concentrations of NOx, CO, PM10, and PM2.5 were also analyzed in the AERMOD model. The CalEEMod model found that the greatest daily emissions of these criteria pollutants would occur in the first year of construction (year 2018), which found maximum daily emission rates of 487.52 pounds per day of NOx, 249.44 pounds per day of CO, 58.19 pounds per day of PM10, and 27.47 pounds per day of PM2.5. It should be noted that these are the unmitigated emission rates and PM10 and PM2.5 include both emissions from fugitive dust plus exhaust emissions, while NOx and CO are only exhaust emissions. The localized criteria pollutant concentrations were modeled in AERMOD with a release height of 13 feet, an initial vertical dimension of the plume of 12 feet, and emissions rates of: 4.19E-06 grams per second for NOx; 2.14E-06 grams per second for CO; 5.00E-07 grams per second for PM10; and 2.36E-07 grams per second for PM2.5. The emission rates were calculated by converting the maximum pounds per day to grams per second based on a 9-hour workday (7:00 a.m. to 4:00 p.m.) and then dividing by 1,630,475 square meters (403 acres).

Threshold 5.3-1: *Would the Project conflict with or obstruct implementation of applicable air quality plans of the South Coast AQMD (SCAQMD)?*

Level of Significance without Mitigation: Potentially Significant

Recommended 1999 FEIR Mitigation Measures:

Construction (Short-Term) Emissions

1999 AQ MMP-1 During clearing, grading, earth-moving, or excavation operations, fugitive dust emissions shall be controlled by regular watering, paving of constructions roads, or other dust preventive measures using the following procedures:

- All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering, with complete coverage, shall occur at least twice daily, preferably in the late morning and after work is done for the day.
- All clearing, grading, earth-moving, or excavation activities shall cease during periods of high winds (i.e., greater than 20 mph averaged over one hour).
- All material transported offsite shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.
- The area disturbed by demolition, clearing, grading, earthmoving, or excavation operations shall be minimized at all times.

1999 AQ MMP-2 After clearing, grading, earth-moving, or excavation operations and during construction activities, fugitive dust emissions shall be controlled using the following measures:

- Portions of the construction site to remain inactive longer than a period of 3 months shall be seeded and watered until grass cover is grown.
- All active portions of the construction site shall be watered to prevent excessive amounts of dust.

1999 AQ MMP-3 At all times, fugitive dust emissions shall be controlled using the following procedures:

- Onsite vehicle speed shall be limited to 15 mph.
- All onsite roads shall be paved as soon as feasible or watered periodically or chemically stabilized.

1999 AQ MMP-4 At all times during the construction phase, ozone precursor emissions from construction equipment shall be controlled using the following procedures:

- Equipment engines shall be maintained in good condition and in proper tune according to manufacturer's specifications.
- During smog season (May through October), the construction period should be lengthened to minimize vehicles and equipment operating at the same time.
- Construction equipment should not be left idling for a period longer than 60 seconds.

1999 AQ MMP-5 Concurrent with an application for a grading permit, the applicant shall propose measures to suppress fugitive dust generated during construction activities. These measures shall be incorporated as conditions of grading permit approval. SCAQMD Rule 403 requires that fugitive dust be controlled so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance offsite.

Operational (Long-Term) Emissions

1999 AQ MMP-6a During operation of the Project, the Homeowner's Association will maintain a list of commuter carpool destinations to facilitate and coordinate carpooling from the Project to employment centers and Metro link stations, if sufficient ridership exists, a shuttle to Metrolink shall be established in conjunction with a local Transportation Management Agency or organization.

1999 AQ MMP-6b Prior to approval of the first residential occupancy permit, the Project applicant shall coordinate with Santa Clarita Transit to provide public transit service to the southern portion of the site and the applicant shall provide adequate bus stops with shelter.

Level of Significance with 1999 FEIR Mitigation: Potentially Significant

Recommended Project Specific Mitigation Measures:

MM AQ-1 All off-road diesel equipment that is greater than 50 horsepower utilized during construction of the proposed project shall meet the Tier 4 emission standards.

MM AQ-2 Architectural coatings utilized on all proposed structures within the Project shall meet SCAQMD's "Super-Compliant" VOC standard of less than 10 grams per liter. A list of "Super-Compliant" architectural coating manufacturers is provided at: http://www.aqmd.gov/home/regulations/compliance/architectural-coatings/super-compliant-coatings

Net Level of Significance: Less than Significant

Comparison to 1999 FEIR: The Project impacts would be consistent with the findings identified in Section 5.5, Air Quality, of the 1999 Final EIR.

SCAQMD Air Quality Management Plan

The California Environmental Quality Act (CEQA) requires a discussion of any inconsistencies between a Project and applicable GPs and regional plans (CEQA Guidelines Section 15125). The regional plan that applies to the Project includes the SCAQMD AQMP. Therefore, this section discusses any potential inconsistencies of the Project with the AQMP.

The purpose of this discussion is to set forth the issues regarding consistency with the assumptions and objectives of the AQMP and discuss whether the Project would interfere with the region's ability to comply with Federal and State air quality standards. If the decision-makers determine that the Project is inconsistent, the lead agency is required to consider Project modifications or inclusion of mitigation to eliminate the inconsistency.

The SCAQMD CEQA Handbook states that "New or amended GP Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP." Strict consistency with all aspects of the plan is usually not required. A Project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

(1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.

(2) Whether the project will exceed the assumptions in the AQMP or increments based on the year of project buildout and phase.

Both of these criteria are evaluated in the following sections.

Criterion 1 - Increase in the Frequency or Severity of Violations?

Based on the air quality modeling analysis contained in Threshold 5.3-2, with implementation of 1999 AQ MMP-1 through 1999 AQ MMP-5 and MM AQ-1 and MM AQ-2, short-term regional construction air emissions would not result in significant impacts based on SCAQMD regional or local thresholds of significance. The air quality modeling also found that with implementation of 1999 AQ MMP-6a and b, long-term operational air emissions would not result in significant impacts based on SCAQMD regional, local, or toxic air contaminant thresholds.

Therefore, based on the information provided above, the Project would be consistent with the first criterion.

Criterion 2 - Exceed Assumptions in the AQMP?

Consistency with the AQMP assumptions is determined by performing an analysis of the Project with the assumptions in the AQMP. The emphasis of this criterion is to insure that the analyses conducted for the Project are based on the same forecasts as the AQMP. The AQMP is developed through use of the planning forecasts provided in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) and Federal Transportation Improvement Program. The RTP/SCS is a major planning document for the regional transportation and land use network within Southern California. The RTP/SCS is a long-range plan that is required by federal and state requirements placed on SCAG and is updated every four years. The Federal Transportation Improvement Program provides long-range planning for future transportation improvement projects that are constructed with state and/or federal funds within Southern California. Local governments are required to use these plans as the basis of their plans for the purpose of consistency with applicable regional plans under CEQA. For this Project, the Santa Clarita Valley Area Plan (SCVAP), which is a component of the Los Angeles County General Plan, defines the assumptions that are represented in AQMP.

As discussed in detail in Section 5.11, Land Use, because the Project would be subject to the Area Plan (1990) and the General Plan (1980), the maximum land capacity of Phases B & C, and the unrecorded portion of Phase A, is 509 units. Therefore, the proposed development of Phases B and C with 820 dwelling units would exceed the maximum allowable unit count based on the General Plan (1980) land use designations. However, because the County has since adopted the One Valley One Vision SCVAP in 2012 (Area Plan 2012) and the 2035 Los Angeles County General Plan Update in 2015 (General Plan 2015), the underlying land use designations for the Project site have already been changed to H2 (Large Lot Residential 2) and RL5 (Rural Land 5) According to these current land use designations, up to 2,646 dwelling units could be developed on the Project site without accounting for requirements set forth in the Hillside Management Ordinance and Castaic Community Services District; therefore, the Project would comply with the existing land use designations and a general plan amendment would not be required.

In addition, the Project would be in substantial compliance with the Land Use Element goals and policies that promote higher density developments that include age-qualified housing that are located in close proximity to a mixed-use area that contains residential, educational, recreational, retail and a transit stop. In addition, the growth forecasts in the RTP/SCS for Unincorporated Los Angeles County show that the number of households are anticipated to increase from 292,700 in 2012 to 392,400 in 2040 or an increase of 99,700 households. The Project would represent 0.8 percent of the anticipated household formation in the County as projected in the RTP/SCS and due to its nominal size, would not result in an exceedance of the regional forecasts utilized by the AQMPs. As such, the Project is not anticipated to exceed the AQMP assumptions for the Project site and is found to be consistent with the AQMP for the second criterion.

Based on the above, with implementation of 1999 AQ MMP-1 through 1999 AQ MMP-6a and b and MM AQ-1 and AQ-2, the Project will not result in an inconsistency with the SCAQMD AQMP. Therefore, a less than significant impact will occur in relation to implementation of the AQMP.

Threshold 5.3-2: *Would the Project violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

Level of Significance without Mitigation: Potentially Significant (Construction Only and Combined Construction and Operation Emissions)

Recommended 1999 FEIR Mitigation Measures: 1999 AQ MMP-1 through 1999 AQ MMP-6a and b

Level of Significance with 1999 FEIR Mitigation: Potentially Significant (Construction Only and Combined Construction and Operation Emissions)

Recommended Project Specific Mitigation Measures: MM AQ-1 and MM AQ-2

Net Level of Significance: Less than Significant Impact

Comparison to 1999 FEIR: The Project impacts would be less than significant with the findings identified in Section 5.5, Air Quality, of the 1999 FEIR.

Short-Term (Construction) Regional Emissions

Construction of the Project would generate short-term air quality emissions. The short-term air quality assessment considers the following emission sources from construction of the Project:

- Clearing, grading, excavating and using heavy equipment or trucks creates large quantities of fugitive dust, and thus PM10;
- Heavy equipment required for grading and construction generates and emits diesel exhaust emissions; and
- The vehicles of commuting construction workers and trucks hauling equipment generate and emit exhaust emissions.

As noted above, the air quality assessment is based on a Project with a total of 820 residential units. Estimated maximum daily construction (short-term) emissions from the CalEEMod model, both before and after SCAQMD mitigation requirements, are summarized below in Table 5.3-11, Phases A, B and C Maximum Daily Construction Emissions. Table 5.3-11 also provides the two worst-case combined construction activities if the four phases of construction overlap, which is detailed in the construction schedule provided in Section 4.0, Project Description.

TABLE 5.3-11
PHASES A, B AND C MAXIMUM DAILY CONSTRUCTION EMISSIONS

Emissions Source	Pollutant (pounds per day)[a]					
	ROG	**NO_x**	**CO**	**SO_2**	**PM10**	**PM2.5**
Site Preparation						
Unmitigated Emissions	2.71	32.38	16.04	0.03	2.63	1.34
Mitigated Emissions	0.61	1.98	17.21	0.03	0.81	0.19
SCAQMD Thresholds	75	100	550	150	150	55
Is Threshold Exceeded for Unmitigated?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**
Rough Grading						
Unmitigated Emissions	31.46	392.05	202.15	0.50	45.90	22.17
Mitigated Emissions[b]	6.53	26.68	228.16	0.50	13.57	4.39
SCAQMD Thresholds	75	100	550	150	150	55
Is Threshold Exceeded for Unmitigated?	**NO**	**YES**	**NO**	**NO**	**NO**	**NO**
Is Threshold Exceeded after Mitigation?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**
Fine Grading						
Unmitigated Emissions	3.08	37.34	19.95	0.04	3.77	1.58
Mitigated Emissions	0.64	2.26	19.40	0.04	1.15	0.23
SCAQMD Thresholds	75	100	550	150	150	55
Is Threshold Exceeded for Unmitigated?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**
Trenching						
Unmitigated Emissions	2.38	25.96	14.04	0.03	1.31	1.10
Mitigated Emissions	0.48	1.75	17.89	0.03	0.22	0.10
SCAQMD Thresholds	75	100	550	150	150	55
Is Threshold Exceeded for Unmitigated?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**
Paving						
Unmitigated Emissions	2.02	15.30	15.38	0.02	0.99	0.81
Mitigated Emissions	0.85	1.28	18.02	0.02	0.21	0.09
SCAQMD Thresholds	75	100	550	150	150	55
Is Threshold Exceeded for Unmitigated?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**
Building Construction						
Unmitigated Emissions	2.59	22.60	19.12	0.04	1.75	1.34
Mitigated Emissions	0.90	4.38	19.73	0.04	0.60	0.27
SCAQMD Thresholds	75	100	550	150	150	55
Is Threshold Exceeded for Unmitigated?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

TABLE 5.3-11
PHASES A, B AND C MAXIMUM DAILY CONSTRUCTION EMISSIONS

Emissions Source	Pollutant (pounds per day)[a]					
	ROG	NO_x	CO	SO_2	PM10	PM2.5
Painting						
Unmitigated Emissions	33.50	1.61	2.83	0.00	0.37	0.17
Mitigated Emissions	33.31	0.21	2.84	0.00	0.28	0.08
SCAQMD Thresholds	75	100	550	150	150	55
Is Threshold Exceeded for Unmitigated?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**
Year 1 - Combined Site Preparation, Rough Grading, Fine Grading, and Paving Phases						
Unmitigated Emissions	39.27	477.07	253.52	0.59	53.29	25.90
Mitigated Emissions	8.36	32.20	282.79	0.59	15.74	4.90
SCAQMD Thresholds	75	100	550	150	150	55
Is Threshold Exceeded for Unmitigated?	**NO**	**YES**	**NO**	**NO**	**NO**	**NO**
Is Threshold Exceeded for Mitigated?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**
Year 3 – Combined Phase 3 Rough Grading and Phases 1, 2, and 4 Building Construction						
Unmitigated Emissions	36.42	418.10	248.21	0.64	50.22	24.45
Mitigated Emissions	8.93	39.31	286.47	0.62	15.47	5.17
SCAQMD Thresholds	75	100	550	150	150	55
Is Threshold Exceeded for Unmitigated?	**NO**	**YES**	**NO**	**NO**	**NO**	**NO**
Is Threshold Exceeded for Mitigated?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

ROG = reactive organic gases; NO_X = nitrogen oxides; CO = carbon monoxide; SO_2 = sulfur dioxide; PM10 = particulate matter; up to 10 microns; PM2.5 = particulate matter less than 2.5 microns.

[a] Emissions were calculated using the CalEEMod version 16.3.1 Computer Model, as recommended by SCAQMD.

[b] Includes implementation of Mitigation Measure AQ-1 that requires all diesel equipment greater than 50 horsepower utilized during construction to meet Tier 4 emissions standards.

Source: CalEEMod model (Appendix B)

According to the modeling conducted with the CalEEMod model and summarized in Table 5.3-11, there would be an exceedance of SCAQMD thresholds for NO_x during rough grading activities and during the Year 1 and Year 3 combined activities, while all other phases of construction would be within the SCAQMD thresholds. This would result in a significant impact.

Mitigation Measure MM AQ-1 is provided that requires all diesel equipment that is greater than 50 horsepower utilized during construction of the proposed project to meet the Tier 4 emissions standards. Table 5.3-11 shows that with application of MM AQ-1, the NOx emissions during the rough grading phase and during the Year 1 and Year 3 combined activities would be reduced to within the SCAQMD thresholds. Therefore, with implementation of MM AQ-1, construction-related regional emissions would be mitigated to less than significant levels.

The 1999 Final EIR determined that, after mitigation, construction of the entire Tesoro del Valle development would result in significant and unavoidable impacts from ROC (now ROG), NO_x, and PM10, with mitigated emissions as high as 95 pounds per day of ROG, 1,407 pounds per day of NOx, and 625 pounds per day of PM10 (see Table 5.3-1). Therefore, emissions associated with the Project would result in impacts that would result in a less than significant impacts with

mitigation and would result in less impacts than what was detailed in the findings of the 1999 Final EIR related to NOx and ROG emissions.

Long-Term (Operational) Emissions

Long-term air quality impacts would consist of mobile source emissions generated from Project-related traffic, energy usage and stationary source (area) emissions. The long-term air quality assessment included analysis of both regional criteria pollutant impacts as well as a local carbon monoxide hot spots analysis. Although impacts from the majority of the dwelling units were analyzed previously in the 1999 EIR, for purposes of this air quality emissions analysis, operation-related air quality impacts were analyzed for Project build-out conditions of Phases B and C, and the unrecorded portion of Phase A.

Depending upon the pollutant being discussed, the potential air quality impact may be of either regional or local concern. For example, ROG, NO_X, SO_2, PM10, and PM2.5 are all pollutants of regional concern. NO_X and ROG react with sunlight to form O_3 (i.e., photochemical smog), and wind currents readily transport SO_2, PM10, and PM2.5. However, CO tends to be a localized pollutant, dispersing rapidly at the source. Because of this characteristic of CO, CO impacts are addressed in a "hot spot analysis", provided below.

Operations-Related Regional Criteria Pollutant Analysis

Mobile sources are emissions from motor vehicles, including tailpipe and evaporative emissions. According to the Project traffic data, the Project would generate approximately 397 less daily trips when compared to the traffic data generated for the 1999 approved Project. However in order to provide a conservative analysis, the air emissions created from the 5,681 daily trips generated by the Project (Linscott, Law & Greenspan, 2016) were analyzed through use of the CalEEMod model. The CalEEMod model also analyzed the area source emissions and energy usage emissions associated with the operation of 455 single-family homes and 365 senior homes (please refer to Appendix B for the CalEEMod model printouts). Table 5.3-12 summarizes anticipated area source, energy usage, and mobile source emissions from the Project.

TABLE 5.3-12
LONG-TERM OPERATIONAL PROJECT CRITERIA POLLUTANT EMISSIONS

Operational Activity	Pollutant (pounds per day)[a]					
	ROG	**NO_x**	**CO**	**SO_2**	**PM10**	**PM2.5**
Area Sources[b]	38.00	14.38	73.53	0.09	1.47	1.47
Energy Usage[c]	0.52	4.48	1.91	0.03	0.36	0.36
Mobile Sources[d]	9.21	12.58	133.99	0.42	40.82	11.03
Total Operational Emissions	47.73	31.44	209.43	0.54	42.65	12.86
SCAQMD Thresholds	55	55	550	150	150	55
Is Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

ROG = reactive organic gases; NO_X = nitrogen oxides; CO = carbon monoxide; SO_2 = sulfur dioxide; PM10 = particulate matter; up to 10 microns; PM2.5 = particulate matter up to 2.5 microns.

[a] Based on CalEEMod Version 2016.3.1 worst-case Summer or Winter modeling results.
[b] Area sources consist of emissions from consumer products, architectural coatings, hearths, and landscape equipment.
[c] Energy usage consists of emissions from natural gas usage (excluding hearths).
[d] Mobile sources consist of emissions from vehicles and road dust.

Source: CalEEMod Version 2016.3.1 (Appendix B)

According to the modeling conducted with the CalEEMod model, no exceedance of SCAQMD's regional criteria pollutant threshold would occur during operation of the Project. It should also be noted that the Project long-term emissions for the Project are less than what was projected in the 1999 Final EIR. Impacts would be less than significant.

Combined Construction and Operations-Related Regional Criteria Pollutant Analysis

According to the Project applicant, the Project is anticipated to be constructed over a six year period (2018 to 2024) and would be segmented into four phases and each phase would be graded and constructed separately. Therefore, it is possible that construction and operational emissions may occur concurrently and the combined emissions are shown in Table 5.3-13 for the worst-case anticipated active construction phases that is anticipated to be occurring at the completion of Phase 1 (Phase 1 would be creating operational emissions in these scenarios).

TABLE 5.3-13
COMBINED CONSTRUCTION AND OPERATIONAL
MAXIMUM DAILY EMISSIONS

Emissions Source	Pollutant (pounds per day)[a]					
	ROG	**NO_x**	**CO**	**SO_2**	**PM10**	**PM2.5**
Total Operational Emissions	*47.73*	*31.44*	*209.43*	*0.54*	*42.65*	*12.86*
Phase 2 Building Construction						
Unmitigated Emissions	2.40	20.04	22.06	0.05	2.51	1.23
Mitigated Emissions[b]	1.25	7.11	23.36	0.05	1.80	0.57
Phase 3 Building Construction						
Unmitigated Emissions	1.98	17.33	18.56	0.04	1.46	0.94
Mitigated Emissions[b]	0.83	4.40	19.86	0.04	0.75	0.28
Phase 4 Building Construction						
Unmitigated Emissions	1.94	17.12	18.24	0.04	1.37	0.92
Mitigated Emissions[b]	0.79	4.19	19.54	0.04	0.66	0.26
Combined Phases 2, 3, and 4 Building Construction Phases + Operational						
Unmitigated Emissions	6.32	54.49	58.86	0.13	5.34	3.09
Mitigated Emissions[b, c]	2.87	15.70	62.76	0.13	3.21	1.11
SCAQMD Thresholds	55	55	550	150	150	55
Is Threshold Exceeded for Unmitigated?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**
Is Threshold Exceeded after Mitigation?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

ROG = reactive organic gases; NO_X = nitrogen oxides; CO = carbon monoxide; SO_2 = sulfur dioxide; PM10 = particulate matter; up to 10 microns; PM2.5 = particulate matter less than 2.5 microns.

[a] Emissions were calculated using the CalEEMod version 16.3.1 Computer Model, as recommended by SCAQMD.

[b] Includes implementation of Mitigation Measure AQ-1 that requires all diesel equipment utilized during construction that exceeds 50 horsepower to meet Tier 4 emissions standards.

Source: CalEEMod model (Appendix B)

According to the modeling conducted with the CalEEMod model, no exceedance of SCAQMD's regional criteria pollutant threshold would occur from the combined operational plus construction activities that are anticipated to be occurring at the time of completion of Phase 1. It should also be noted that the Project long-term combined operational plus construction emissions for the Project are less than what was projected in the 1999 Final EIR. Impacts would be less than significant.

Carbon Monoxide Hot Spots

Carbon monoxide emissions are a function of vehicle idling time, meteorological conditions and traffic flow. Under certain extreme meteorological conditions, CO concentrations near a congested roadway or intersection may reach unhealthful levels (i.e., adversely affect residents, school children, hospital patients, the elderly, etc.) and this is called a "CO Hot Spot".

SCAQMD requires a quantified assessment of a CO Hot Spot when a Project increases the volume to capacity ratio (also called the intersection capacity utilization) by 0.02 (2 percent) for any intersection with an existing level of service (LOS) D or worse. Because traffic congestion is highest at intersections where vehicles queue and are subject to reduced speeds, these CO Hot Spots are typically produced at intersections. It should be noted that in 2007 the NAAQS and CAAQS were attained for CO in the Air Basin and on March 21, 2013, CARB ceased monitoring of CO within the Air Basin, so it is no longer possible to calculate the CO Hot Spot concentrations and provide a comparison to the existing ambient CO concentrations. The Air Quality Assessment for the Tesoro del Valle Phases B and C Project, prepared by RBF Consulting (RBF 2008) and which is included as Appendix B to this Draft SEIR, analyzed the CO Hotspots created from a more intensive version of the Project that would have consisted of 714 single-family homes for Phases B and C and would have generated approximately 1,700 more daily vehicle trips than the Project that is analyzed in this Supplemental EIR. The CO Hot Spot analysis prepared by RBF Consulting is provided in Table 5.3-14, which details the 1-hour and 8-hour CO concentrations in the proximity of the intersections that exceeded the SCAQMD CO Hot Spot screening assessment detailed above.

TABLE 5.3-14
CO HOT SPOT CONCENTRATIONS

Intersection	1-Hour CO (ppm)		8-Hour CO (ppm)[a]	
	1-Hour Standard[b]	Future plus Project	8-Hour Standard[c]	Future plus Project
Rye Canyon-Old Road and I-5 SB Ramps	20	4.0	9	2.8
I-5 SB Ramps and Magic Mountain	20	3.3	9	2.3
Old Road and Rye Canyon	20	3.5	9	2.4
Old Road and Magic Mountain	20	3.2	9	2.2
Copper Hill Drive and Decoro Drive	20	2.9	9	2.0
Copper Hill Drive and Newhall Ranch Road	20	3.2	9	2.2

SB = southbound
ppm = parts per million

[a] As measured at a distance of 10 feet from the corner of the intersection predicting the highest value. Presented 1-hour CO concentrations include a background concentration of 2.0 ppm. Eight-hour concentrations are based on a persistence of 0.7 of the 1-hour concentration.
[b] The State 1-hour standard is 20 ppm. The Federal standard is 35 ppm. The most stringent standard is reflected in the Table.
[c] The State 8-hour and Federal 8-hour standard is 9 ppm.

Source: RBF 2008.

As indicated in Table 5.3-13, there would be less than significant impacts related to CO hot spots, which are related to traffic congestion. Therefore, the Project would not result in new or more significant impacts related to CO hot spots.

Threshold 5.3-3: *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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Level of Significance without Mitigation: Potentially Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Potentially Significant

Recommended Project Specific Mitigation Measures: MM AQ-1 and MM AQ-2

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The Project impacts would be consistent with the findings identified in Section 5.5, Air Quality, of the 1999 FEIR.

This section analyzes the cumulative impacts of the Project, in association with other past, present, and reasonably foreseeable future projects, as required by Section 15130 of the State CEQA Guidelines. In accordance with CEQA Guidelines Section 15130(b), this analysis of cumulative impacts incorporates a three-tiered approach to assess cumulative air quality impacts.

- Consistency with the SCAQMD Project specific thresholds for construction and operations;
- Project consistency with existing air quality plans; and
- Assessment of the cumulative health effects of the pollutants.

Consistency with Project Specific Thresholds

Short-Term (Construction) Cumulative Emissions

With respect to the Project's construction-period air quality emissions and cumulative Basin-wide conditions, SCAQMD has developed strategies to reduce criteria pollutant emissions outlined in the AQMP pursuant to Federal Clean Air Act mandates. As such, the Project would implement all feasible mitigation measures (described above under the analysis of direct and indirect impacts), which include compliance with SCAQMD Rule 403 requirements and adopted AQMP emissions control measures.

Per SCAQMD rules and mandates, as well as the CEQA requirement that significant impacts be mitigated to the extent feasible, these same requirements (i.e., Rule 403 compliance, compliance with adopted AQMP emissions control measures, and the implementation of all feasible mitigation measures) would also be imposed on all related construction projects Basin-wide.

Although compliance with SCAQMD rules and regulations would reduce construction-related impacts, the Project-related construction emissions have been concluded to be significant. Mitigation Measures MM AQ-1 and MM AQ-2 have been provided to reduce both the regional and local criteria pollutant impacts to less than significant levels.

Long-Term (Operational) Cumulative Emissions

The SCAQMD classifies cumulative impacts as direct and indirect Project emissions. Impacts of local pollutants are cumulatively significant when modeling shows that the combined emissions from the Project and other existing and planned projects would exceed air quality standards.

The annual short- and long-term emissions associated with the Project and cumulative projects would be dependent on the internal phasing of each project. Adherence to SCAQMD rules and regulations would help to alleviate potential impacts related to cumulative conditions. Emission reduction technology, strategies and plans are constantly being developed. Since the Basin is non-attainment for O_3, PM10, PM2.5, and NO_2 air quality standards, an unavoidable impact would occur if operational ozone precursors (ROG and NO_X), particulate matter (PM10 and PM2.5), or NO_2 emissions would exceed SCAQMD thresholds. It should be noted that the Project would not exceed the SCAQMD's operational emission thresholds for any criteria pollutants, including these. Los Angeles County is also nonattainment for Pb. The Project would not be located near Pb-emitting facilities nor does it include any non-vehicular sources of Pb emissions. Additionally, the Project would not exceed the localized area source or mobile source (carbon monoxide) standards. Therefore, cumulative operational impacts associated with the proposed operation of the Project would be less than significant.

Consistency with Air Quality Plans

As detailed above in Threshold 5.3-1, under the applicable plans and policies, Phases B and C are designated as N1 (Non-Urban 1) and HM (Hillside Management) in the General Plan. The applicable zoning designation for Phases B and C is A-2-2 (Heavy Agriculture). The proposed 820 residential units would include the transfer of 475 unbuilt units from Phase A, the 237 units that are currently entitled for development on Phases B and C, and an additional 108 units pursuant to a density bonus for the inclusion of age-qualified (senior) housing. The proposed 820 dwelling units for Phases B and C would bring the total number of dwelling units in Phases A, B, and C to 1,897, which represents an increase when compared to the total number of residential units approved (i.e., 1,791 units) for the Tesoro development in 1999. However, this increase would be allowed through approval of proposed Discretionary Housing Permit and related density bonus.

Although the Project is inconsistent with the prior SCVAP land use designations and zoning for the Project site, the Board of Supervisors has already amended the SCVAP land use designations and zoning for the site as part of the SCVAP update in 2012. In addition, the Project would be consistent with the Land Use Element goals and policies that promote higher density developments and include age-qualified housing that are located in close proximity to a mixed-use area which contains residential, educational, recreational, retail and a transit stop. The proximity of these complimentary land uses would decrease the need to generate vehicle trips and reduce air pollution. As such, the Project is not anticipated to exceed the AQMP assumptions for the Project site.

Cumulative Health Impacts

The Air Basin is designated as nonattainment for ozone, PM10, and PM2.5, which means that the background levels of those pollutants are at times higher than the ambient air quality standards. The ambient air quality standards were set to protect public health, including the health of sensitive individuals (elderly, children, and the sick). Therefore, when the concentrations of those pollutants exceeds the standard, it is likely that some sensitive individuals in the population would experience health effects. The SCAQMD has developed regional significance thresholds to indicate whether projects would have the potential to significantly to interfere with meeting the clean air goals embodied within the State and federal ambient air quality standards. The regional analysis detailed above in Threshold 5.3-2 found that the Project would not exceed the SCAQMD regional significance thresholds for VOC and NOx (ozone precursors), PM10 and PM2.5. The SCAQMD does not consider individual projects that do not exceed the regional and localized significance thresholds to result in cumulatively considerable contributions to air quality. As such, the proposed Project would result in a less than significant cumulative health impact.

Threshold 5.3-4: *Would the Project expose sensitive receptors to substantial pollutant concentrations?*

Level of Significance without Mitigation: Potentially Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Potentially Significant

Recommended Project Specific Mitigation Measures: MM AQ-1

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The Project impacts would be consistent with the findings identified in Section 5.5, Air Quality, of the 1999 FEIR.

Short-Term (Construction) Local Emissions

Construction-related air emissions may have the potential to exceed the State and Federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin. The local air quality emissions from construction were analyzed through utilizing the methodology described in the *Final Localized Significance Threshold Methodology,* prepared by SCAQMD, July 2008. The report identified NOx, CO, PM10, and PM2.5 as the criteria pollutants of concern due to the attainment status and the potential health impacts caused from elevated local concentrations of these pollutants. Each of these criteria pollutants have been analyzed separately below.

Localized Nitrogen Dioxide Concentrations

The NO_2 concentrations from construction of the Project have been calculated through use of the AERMOD model and the input parameters detailed above. The ambient NO_2 concentrations were obtained from the maximum concentrations over the last three years at the Santa Clarita Station that is detailed above in Table 5.3-3. A summary of the NOx concentrations at the sensitive receptors depicted above in Exhibit 5.3-1 are shown in Table 5.3-15 and the AERMOD input and output files for the NO_2 concentrations are provided in Appendix B. Modeling results from AERMOD are presented in micrograms per cubic meter ($\mu g/m^{3)}$ and parts per billion (ppb).

TABLE 5.3-15
LOCALIZED NOX CONCENTRATIONS AT NEARBY RECEPTORS
PRIOR TO MITIGATION

Sensitive Receptor[a]	1-Hour NO_2			Annual NO_2		
	Project Only ($\mu g/m^3$)	Project Only[b] (ppb)	Project + Ambient[c] (ppb)	Project Only ($\mu g/m^3$)	Project Only[b] (ppb)	Project + Ambient[d] (ppb)
1	200.0	361.6	**426.9**	2.14	3.86	17.86
2	148.5	268.4	**333.7**	1.06	1.91	15.91
3	163.9	296.3	**361.6**	1.13	2.05	16.05
4	173.7	314.1	**379.4**	1.06	1.92	15.92
5	150.2	271.6	**336.9**	0.94	1.71	15.71
6	128.4	232.2	**297.5**	0.72	1.30	15.30
7	183.6	332.0	**397.3**	2.35	4.25	18.25
8	196.6	355.4	**420.7**	2.56	4.62	18.62
9	227.2	410.8	**476.1**	3.74	6.77	20.77
10	134.9	243.9	**309.2**	1.14	2.05	16.05
11	93.5	169.0	**234.3**	0.89	1.61	15.61
12	97.7	176.7	**242.0**	0.85	1.53	15.53
13	122.6	221.7	**287.0**	1.00	1.82	15.82
14	154.9	280.1	**345.4**	1.40	2.53	16.53
15	145.5	263.1	**328.4**	1.83	3.31	17.31
16	110.5	199.8	**265.1**	0.28	0.51	14.51
17	92.8	167.8	**233.1**	0.13	0.23	14.23
18	67.2	121.6	**186.9**	0.24	0.43	14.43
19	81.4	147.2	**212.5**	0.29	0.53	14.53
20	92.2	166.7	**232.0**	0.33	0.60	14.60
Federal Standard			100			53
State Standard			180			30
SCAQMD Threshold of Significance			**180**			**30**
Is Threshold Exceeded?			**YES**			**NO**

$\mu g/m^3$ = micrograms per cubic meter; ppb = parts per billion

[a] Locations of Sensitive Receptors shown in Exhibit 5.3-1.

[b] A conversion factor of 1.808 was used to convert $\mu g/m^3$ to ppb and is based on a standard temperature of 25 degrees centigrade and a standard atmospheric pressure of 760 millibars.

[c] The 1-hour NO_2 ambient level of 65.3 ppb is the maximum hourly volume from the last three years and was obtained from Table 5.3-3.

[d] The annual NO_2 ambient level of 14.0 ppb is the maximum annual volume from the last three years and was obtained from Table 5.3-3.

Source: Calculated from AERMOD View Version 9.3.0.

According to the modeling conducted with the AERMOD model, there would be an exceedance of the SCAQMD localized thresholds for 1-hour concentrations of NO_x during construction activities at all analyzed Receptors. This would result in a significant impact.

Mitigation Measure MM AQ-1 is provided that requires all diesel equipment that is greater than 50 horsepower utilized during construction of the proposed project to meet the Tier 4 emissions standards. Table 5.3-16 shows that with application of MM AQ-1, the maximum 1-hour NOx concentrations during construction would be reduced to within the SCAQMD localized thresholds. Therefore, with implementation of MM AQ-1, construction-related localized NOx emissions would be mitigated to less than significant levels.

TABLE 5.3-16
MITIGATED LOCALIZED NOX CONCENTRATIONS
AT NEARBY RECEPTORS

Sensitive Receptor[a]	1-Hour NO_2			Annual NO_2		
	Project Only ($\mu g/m^3$)	Project Only[b] (ppb)	Project + Ambient[c] (ppb)	Project Only ($\mu g/m^3$)	Project Only[b] (ppb)	Project + Ambient[d] (ppb)
1	13.4	24.2	89.5	0.14	0.26	14.26
2	9.9	17.9	83.2	0.07	0.13	14.13
3	11.0	19.8	85.1	0.08	0.14	14.14
4	11.6	21.0	86.3	0.07	0.13	14.13
5	10.0	18.1	83.4	0.06	0.11	14.11
6	8.6	15.5	80.8	0.05	0.09	14.09
7	12.3	22.2	87.5	0.16	0.28	14.28
8	13.1	23.8	89.1	0.17	0.31	14.31
9	15.2	27.5	92.8	0.25	0.45	14.45
10	9.0	16.3	81.6	0.08	0.14	14.14
11	6.2	11.3	76.6	0.06	0.11	14.11
12	6.5	11.8	77.1	0.06	0.10	14.10
13	8.2	14.8	80.1	0.07	0.12	14.12
14	10.4	18.7	84.0	0.09	0.17	14.17
15	9.7	17.6	82.9	0.12	0.22	14.22
16	7.4	13.4	78.7	0.02	0.03	14.03
17	6.2	11.2	76.5	0.01	0.02	14.02
18	4.5	8.1	73.4	0.02	0.03	14.03
19	5.4	9.8	75.1	0.02	0.04	14.04
20	6.2	11.1	76.4	0.02	0.04	14.04
Federal Standard			100			53
State Standard			180			30
SCAQMD Threshold of Significance			**180**			**30**
Is Threshold Exceeded?			**NO**			**NO**

$\mu g/m^3$ = micrograms per cubic meter; ppb = parts per billion

[a] Locations of Sensitive Receptors shown in Exhibit 5.3-1.

[b] A conversion factor of 1.808 was used to convert $\mu g/m^3$ to ppb and is based on a standard temperature of 25 degrees centigrade and a standard atmospheric pressure of 760 millibars.

[c] The 1-hour NO_2 ambient level of 65.3 ppb is the maximum hourly volume from the last three years and was obtained from Table 5.3-3.

[d] The annual NO_2 ambient level of 14.0 ppb is the maximum annual volume from the last three years and was obtained from Table 5.3-3.

Source: Calculated from AERMOD View Version 9.3.0.

Localized Carbon Monoxide Concentrations

The CO concentrations from construction of the Project have been calculated through use of the AERMOD model and the input parameters detailed above. CO is currently in attainment in the Air Basin and CARB ended monitoring of CO on March 31, 2013. Therefore the ambient CO concentrations were obtained from the year 2012 at the Santa Clarita Station, which is the most recent year of CO monitoring available. A summary of the CO concentrations at the sensitive receptors depicted above in Exhibit 5.3-1 are shown in Table 5.3-17 and the AERMOD input and output files for the CO concentrations are provided in Appendix B.

TABLE 5.3-17
LOCALIZED CO CONCENTRATIONS AT NEARBY RECEPTORS

Sensitive Receptor[a]	1-Hour CO			8-Hour CO		
	Project Only ($\mu g/m^3$)	Project Only[b] (ppm)	Project + Ambient[c] (ppm)	Project Only ($\mu g/m^3$)	Project Only[b] (ppm)	Project + Ambient[d] (ppm)
1	103.59	0.09	1.39	12.95	0.012	0.83
2	76.89	0.07	1.37	9.73	0.009	0.83
3	84.87	0.08	1.38	11.18	0.010	0.83
4	89.97	0.08	1.38	11.89	0.011	0.83
5	77.79	0.07	1.37	11.36	0.010	0.83
6	66.51	0.06	1.36	9.62	0.009	0.83
7	95.10	0.09	1.39	17.11	0.016	0.84
8	101.80	0.09	1.39	18.38	0.017	0.84
9	117.67	0.11	1.41	24.34	0.022	0.84
10	69.87	0.06	1.36	10.32	0.009	0.83
11	48.40	0.04	1.34	7.59	0.007	0.83
12	50.62	0.05	1.35	6.59	0.006	0.83
13	63.52	0.06	1.36	7.94	0.007	0.83
14	80.24	0.07	1.37	11.82	0.011	0.83
15	75.37	0.07	1.37	11.49	0.010	0.83
16	57.25	0.05	1.35	8.18	0.007	0.83
17	48.06	0.04	1.34	6.01	0.005	0.83
18	34.83	0.03	1.33	4.35	0.004	0.82
19	42.17	0.04	1.34	5.27	0.005	0.82
20	47.74	0.04	1.34	5.97	0.005	0.83
Federal Standard			20			9
State Standard			20			9
SCAQMD Threshold of Significance			**20**			**9**
Is Threshold Exceeded?			**NO**			**NO**

$\mu g/m^3$ = micrograms per cubic meter; ppm = parts per million

[a] Locations of Sensitive Receptors shown in Exhibit 5.3-1.

[b] A conversion factor of 1,100 was used to convert $\mu g/m^3$ to ppm and is based on a standard temperature of 25 degrees centigrade and a standard atmospheric pressure of 760 millibars.

[c] The 1-hour CO ambient level of 1.3 ppm is the maximum hourly volume from the year 2012 at the Santa Clarita Station.

[d] The annual CO ambient level of 0.82 ppm is the maximum annual volume from the year 2012 at the Santa Clarita Station.

Source: Calculated from AERMOD View Version 9.3.0.

According to the modeling conducted with the AERMOD model, no exceedance of either the 1-hour or 8-hour SCAQMD localized CO concentration standards would occur during construction of the Project. Impacts would be less than significant.

Localized Particulate Matter (PM10 and PM2.5) Concentrations

The PM10 and PM2.5 concentrations from construction of the Project have been calculated through use of the AERMOD model and the parameters detailed above. A summary of the PM10 and PM2.5 concentrations at the same nearby sensitive receptors depicted above in Exhibit 5.3-1 are shown in Table 5.3-18 and the AERMOD input and output files for the PM10 and PM2.5 concentrations are provided in Appendix B. It is noted that the SCAQMD does not provide a

localized PM2.5 annual threshold; therefore, the analysis focuses on localized PM10 24-hour and annual emissions and PM2.5 24-hour emissions.

TABLE 5.3-18
LOCALIZED PM10 AND PM2.5 CONCENTRATIONS
AT NEARBY SENSITIVE RECEPTORS

Sensitive Receptor[a]	Project Only PM10 24-Hour (µg/m^3)	Project Only PM10 Annual (µg/m^3)	Project Only PM2.5 24-Hour (µg/m^3)
1	1.79	0.340	0.91
2	1.49	0.169	0.75
3	1.70	0.180	0.86
4	1.88	0.169	0.95
5	1.82	0.150	0.92
6	1.56	0.114	0.79
7	2.59	0.374	1.31
8	2.78	0.407	1.41
9	3.49	0.596	1.77
10	1.65	0.181	0.83
11	1.20	0.142	0.61
12	0.99	0.135	0.50
13	1.24	0.160	0.63
14	1.90	0.223	0.96
15	1.86	0.291	0.94
16	1.15	0.045	0.58
17	0.78	0.020	0.40
18	0.52	0.038	0.26
19	0.64	0.047	0.33
20	0.63	0.053	0.32
SCAQMD Threshold	**10.4**	**1.0**	**10.4**
Is Threshold Exceeded?	**NO**	**NO**	**NO**

µg/m^3 = micrograms per cubic meter
[a] Locations of Sensitive Receptors shown in Exhibit 5.3-1
Source: Calculated from AERMOD View Version 9.3.0.

According to the modeling conducted with the AERMOD model, no exceedance of either the 24-hour or annual SCAQMD localized PM10 and PM2.5 concentration standards would occur during construction of the Project. Impacts would be less than significant.

Toxic Air Contaminants

Diesel Particulate Matter

As previously stated, CARB identified diesel engine particulate matter as a toxic air contaminant in 1998. Mobile sources (including trucks, buses, automobiles, trains, ships and farm equipment) are by far the largest source of diesel emissions. The exhaust from diesel engines includes hundreds of different gaseous and particulate components, many of which are toxic. Diesel exhaust is composed of either gas or particulate; both contribute to the carcinogenic risk. The diesel particulate sizes of greatest health concern are the fine and ultrafine particles. These

particles may be composed of elemental carbon with adsorbed compounds such as organics, sulfates, nitrates, metals, and other trace elements. Diesel exhaust is emitted from a broad range of on- and off-road diesel engines.

Health Risk Assessments for diesel engine particulate matter are typically conducted for areas that would expose sensitive receptors to high concentrations of diesel engine particulate matter over a long period of time. Per guidelines of the California Environmental Protection Agency's Office of Environmental Health Hazard Assessment and the California Air Pollution Control Officers Association guidelines, estimating the cancer risk from diesel engine particulate matter is typically not required for construction activities, as they occur for a short period of time and therefore would not measurably increase cancer risk. However, to provide a conservative analysis, the cancer and non-cancer (acute and chronic) risks from construction-related DPM emissions have been analyzed through utilization of the AERMOD model and the input parameters detailed above.

Cancer Risks

According to OEHHA Guidance (OEHHA, 2015), the cancer risk should be calculated using the following formula:

[Dose-inh (mg/(Kg-day)] * [Oral Slope Factor (kg-day)/mg]*[1x10^6] * Age Sensitivity Factor * Fraction of Time at Home = Potential Cancer Risk

Where:

Oral Slope Factor = 1.1

Age Sensitivity Factor = 10 for 3rd trimester to 2 years and 3 for 2 to 16 years. 5.6 is the average for 6 year period.

Fraction of Time at Home = 0.85 for 3rd trimester to 2 years and 0.72 for 2 to 16 years. 0.77 is the average for 6 year period.

Dose-inh = (C_{air} * DBR * A * EF * ED * 10^6) / AT

Where:

C_{air}	[Concentration in air (µg/m^3)] = (Calculated by AERMOD Model)
DBR	[Daily breathing rate (L/kg body weight – day)] = Average 844 for 3rd trimester to 6 years for residential uses.
A	[Inhalation absorption factor] = 1
EF	[Exposure frequency (days/year)] = 350 for residential uses
ED	[Exposure duration (years)] = 6 years is the anticipated duration of construction
10^6	[Micrograms to milligrams conversion]
AT	[Average time period over which exposure is averaged in days] = 25,550

According to the above formula, the potential cancer risk for residential receptors equates to C_{air} * 329.97. Table 5.3-19 provides a summary of the calculated diesel emission concentrations at the nearest sensitive receptors to the Project site. The AERMOD model run printouts are provided in Appendix B.

TABLE 5.3-19
CONSTRUCTION-RELATED CANCER RISKS
AT NEARBY SENSITIVE RECEPTORS

Sensitive Receptor[a]	Receptor Location[b]		Annual PM10 Concentration (µg/m^3)	Cancer Risk Per Million People[c]
	X	Y		
1	356,974	3,815,955	0.0013	0.43
2	356,927	3,815,793	0.0006	0.21
3	356,881	3,815,781	0.0007	0.22
4	356,829	3,815,752	0.0006	0.21
5	356,788	3,815,737	0.0006	0.19
6	356,745	3,815,692	0.0004	0.14
7	356,663	3,815,976	0.0014	0.47
8	356,643	3,816,007	0.0015	0.51
9	356,652	3,816,032	0.0023	0.75
10	356,486	3,816,008	0.0007	0.23
11	356,325	3,815,978	0.0005	0.18
12	356,238	3,815,950	0.0005	0.17
13	356,092	3,815,783	0.0006	0.20
14	355,930	3,815,633	0.0008	0.28
15	355,892	3,815,532	0.0011	0.36
16	355,658	3,814,936	0.0002	0.06
17	354,504	3,814,769	0.0001	0.03
18	354,446	3,816,981	0.0001	0.05
19	357,465	3,816,823	0.0002	0.06
20	357,399	3,816,599	0.0002	0.07
SCAQMD Threshold				**10**
Is Threshold Exceeded?				**NO**

µg/m^3 = micrograms per cubic meter

[a] Locations of Sensitive Receptors shown in Exhibit 5.3-1.

[b] Receptor location based on World Geodetic System 1984 (WGS84), Universal Transverse Mercator (UTM).

[c] Cancer risk based on a residential receptor cancer risk of: C_{air} * 329.97.

Source: Calculated from AERMOD View Version 9.3.0.

According to the modeling conducted with the AERMOD model, no exceedance of SCAQMD's cancer risk threshold would occur during construction of the Project and the on-going operation of the proposed residential development would not include any known sources of TAC emissions that may result in an increase in cancer risk. Impacts would be less than significant.

Non-Cancer Chronic Health Impacts

Chronic health effects are characterized by prolonged or repeated exposure to a TAC over many days, months, or years. Symptoms from chronic health impacts may not be immediately apparent and are often irreversible. The chronic hazard index is based on the most impacted sensitive

receptor from the Project and is calculated from the annual average concentrations of PM10. The relationship for non-cancer chronic health effects is given by the equation:

$$HI_{DPM} = C_{DPM} / REL_{DPM}$$

Where,

HI_{DPM} = Hazard Index; an expression of the potential for non-cancer health effects.

C_{DPM} = Annual average diesel particulate matter concentration in $\mu g/m^3$.

REL_{DPM}= Reference Exposure Level (REL) for diesel particulate matter; the diesel particulate matter concentration at which no adverse health effects are anticipated.

The REL_{DPM} is 5 $\mu g/m^3$. The Office of Environmental Health Hazard Assessment as protective for the respiratory system has established this concentration. From Table 5.3-19 above, the AERMOD model found that the highest annual concentration at the nearby sensitive receptors is 0.004 $\mu g/m^3$ for DPM equivalent chronic non-cancer risk emissions. The resulting Hazard Index is:

$$HI_{DPM} = 0.002 / 5 = 0.0004$$

The SCAQMD criterion for significance is a Chronic Hazard Index increase of 1.0 or greater, which is detailed above in Section 5.0. Therefore, construction of the Project would result in a less than significant impact due to the non-cancer chronic health risk from TAC emissions created from construction of the Project and the on-going operation of the proposed residential development would not include any known sources of TAC emissions that may result in an increase in non-cancer chronic health risks.

Non-Cancer Acute Health Impacts

Acute health effects are characterized by sudden and severe exposure and rapid absorption of a TAC. Normally, a single large exposure is involved. Acute health effects are often treatable and reversible. According to the OEHHA, no acute risk has been found to be directly created from DPM, so there is no AREL assigned to DPM, and therefore the Project is not anticipated to expose new sensitive receptors to unacceptable non-cancer acute risk levels from TAC emissions.

Naturally-Occurring Asbestos

Pursuant to guidance issued by the Governor's Office of Planning and Research State Clearinghouse, lead agencies are encouraged to analyze potential impacts related to naturally-occurring asbestos. Asbestos is a term used for several types of naturally-occurring fibrous minerals that are a human health hazard when airborne. The most common type of asbestos is chrysotile, but other types such as tremolite and actinolite are also found in California. Asbestos is classified as a known human carcinogen by state, federal, and international agencies and was identified as a toxic air contaminant by the CARB in 1986. According to the Department of Conservation Division of Mines and Geology, *A General Location Guide for Ultramafic Rocks in California – Areas More Likely to Contain Naturally Occurring Asbestos Report* (August 2000), the Project is not located in an area where naturally occurring asbestos is likely to be present. Therefore, impacts related to hazardous emissions of asbestos would be considered less than significant. (The 1999 Final EIR did not analyze asbestos impacts.)

Threshold 5.3-5: *Would the Project create objectionable odors affecting a substantial number of people?*

Level of Significance without Mitigation: Less than Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less than Significant

Recommended Project Specific Mitigation Measures: None

Net Level of Significance: Less than Significant

Comparison to 1999 FEIR: The Project impacts would be consistent with the findings identified in Section 5.5, Air Quality, of the 1999 FEIR.

The Project is not expected to create unusual or objectionable odors. Some odors may be associated with the operation of diesel engines during site preparation. However, these odors are typical of urbanized environments and would be subject to construction and air quality regulations, including proper maintenance of machinery, in order to minimize engine emissions. These emissions are also of short duration and odors are quickly dispersed into the atmosphere. Proposed residential uses would not generate objectionable odors.

5.3.7 CUMULATIVE IMPACTS

The analysis of potential cumulative criteria pollutant impacts has been provided above in Threshold 5.3-3, which found that the cumulative short-term construction emissions would be potentially significant and provided Mitigation Measures MM AQ-1 and MM AQ-2 to reduce the impacts to less than significant levels. The cumulative long-term operational emissions, consistency with air quality plans and cumulative health impacts were all found to create a less than significant cumulative impacts.

The analysis of potential cumulative odor impacts has been provided above in Threshold 5.3-5, which found that less than significant cumulative odor impacts would be created from the construction and operation of the Project.

5.3.8 IMPACT CONCLUSION

Implementation of 1999 AQ MMP-1 through 1999 AQ MMP-6a and b and MM AQ-1 and MM AQ-2, would reduce short-term (construction) emissions for both direct and cumulative impacts to less than significant. Long-term direct and cumulative emissions would be less than significant. Additionally, the combined grading plus operational activities would be mitigated to less than significant levels with implementation of MM AQ-1 and MM AQ-2.

The 1999 Final EIR determined that, after mitigation, construction of the Tesoro del Valle development would result in significant and unavoidable impacts from ROC (now ROG), NO_x, and PM10. With implementation of MM AQ-1 and MM AQ-2, the Project would result in less significant short-term construction impacts for ROG, NOx, and PM10. Therefore, the Project would not result in new or more significant impacts related to NOx than what was detailed in the findings of the 1999 Final EIR.

PM2.5 was not included in air quality models at the time of the 1999 Final EIR; however since PM2.5 emissions were found to be less than significant for both construction and operations, this would not result in a new impact. The Project would result in less than significant long-term impacts for all criteria pollutants. The Project would result in less than significant localized (hot spot) CO emissions, consistent with the findings of the 1999 Final EIR.

Additionally, the air quality assessment prepared for the Project determined there would be no significant impacts related to toxic air contaminants (diesel particulate matter and naturally-occurring asbestos). Toxic air contaminants were not addressed in the 1999 Final EIR.

5.3.9 REFERENCES

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5.4 BIOLOGICAL RESOURCES

As demonstrated in the remainder of this section, all anticipated Project impacts would be consistent with the findings identified in the 1999 Final Environmental Impact Report (EIR) prepared for the Tesoro del Valle project.

This section of the Draft Supplemental EIR addresses the impacts to habitat, vegetation, and wildlife that would result from implementation of Phases B and C of the Tesoro del Valle project. This analysis is based on the Biota Report *Tesoro del Valle Phases B and C Revised VTTM 51644-1 Significant Ecological Area (SEA) No. 20 Santa Clara River SEA Project Number: 92-074-(5)* (Biota Report) prepared in December 2017 by Psomas and located in Appendix C of this Supplemental EIR. It should be noted that, in order to maintain consistency with the Biota Report, the numbering of mitigation measures does not occur in numerical order throughout this section. Instead, the numbering corresponds to what is included in the Biota Report.

5.4.1 BACKGROUND INFORMATION

Biological surveys on the Tesoro del Valle site were originally conducted in spring 1992 in support of the 1995 Draft EIR. Supplemental oak tree surveys were conducted at the request of the County Forester in September 1994. The Significant Ecological Area Technical Advisory Committee (SEATAC) reviewed the biological resource studies in 1992 and 1993 and reviewed the preliminary (prior to public release) Draft EIR in June 1994. The minutes of the SEATAC meetings and the response to questions and information requests of the SEATAC are available in the Technical Appendices of the 1995 Draft EIR. In spring 1997, additional biological studies were conducted to update the existing biological resource reports with regards to the coastal California gnatcatcher, the unarmored threespine stickleback, and other sensitive plant and animal species in the San Francisquito Creek corridor within the Tesoro del Valle site adjacent to Phase D. The collective results of these surveys and the anticipated biological resources impacts based on the project design approved in 1999 are discussed below.

Vegetation

Biological surveys conducted in support of the 1999 Final EIR identified 7 plant communities: Riversidean alluvial fan sage scrub (90 acres), southern cottonwood-willow riparian woodland (6 acres), Coast live oak woodland (11 acres), Venturan coastal sage scrub (106 acres), chamise chaparral (1,274 acres), mainland cherry forest (24 acres), and non-native grassland (43 acres). The surveys also identified 4 types of converted vegetation communities: agricultural (111 acres), ruderal (9 acres), disturbed/developed (120 acres), and eucalyptus/exotic trees (1 acre).

The 1999 Final EIR determined that the approved project would impact approximately 1,173.5 acres (approximately 65 percent) of the 1,795-acre site, including portions of the 6 sensitive plant communities described above. Significant biological impacts would not result from disturbance or removal of non-native grassland, agricultural land, ruderal areas or disturbed/developed areas. The approved project included the preservation of approximately 603.4 acres of undisturbed open space. A total of 234 mature oak trees were identified within the Coast live oak woodland plant community. The 1999 Final EIR determined the approved project would impact a total of 34 oak trees.

With implementation of adopted mitigation measures, the 1999 Final EIR determined that impacts to sensitive plant communities and oak trees would be reduced to a less than significant level.

Wildlife

The 1999 Final EIR determined the approved project would result in significant impacts related to wildlife displacement and habitat loss and fragmentation. The following wildlife impacts were identified in the 1999 Final EIR:

- Indirect impacts to the unarmored threespine stickleback;
- Direct impacts to San Diego coast horned lizard, coastal western whiptail, silvery legless lizard, coastal rosy boa, coast patch-nosed snake, San Bernardino ringneck snake, and San Bernardino mountain kingsnake;
- Loss of nests or potential nest sites for Cooper's hawk and long-eared owl;
- Loss of habitat for Bell's sage sparrow and Southern California rufous-crowned sparrow; and
- Loss of habitat for San Diego desert woodrat, San Diego black-tailed jackrabbit, and southern grasshopper mouse.

With implementation of adopted mitigation measures, the 1999 Final EIR determined that potential impacts to nesting raptors would be reduced to a less than significant level and direct and indirect impacts, as applicable, to the unarmored threespine stickleback, special status reptiles and birds would remain significant and therefore unavoidable.

Significant Ecological Area (SEA) No. 19

The project approved in 1999 included approximately 103 acres of the site with SEA No. 19 (29 acres in Phase C and 74 acres in Phase D). The approved project design (including Phase C) would not encroach onto SEA No. 19 and was determined to reduce the need for adjacent property owners to use the SEA's at-grade stream crossings for future access; this need is reduced because the project provides stub road connections to the circulation system within the project site during Phase D. Within Phase D, the approved project design included recreational land uses, an access road and bridge, and two residential lots. With implementation of adopted mitigation measures, the 1999 Final EIR determined that direct impacts to SEA No. 19 would be reduced to a less than significant level. However, indirect impacts to the portion of SEA No. 19 being impacted by Phase D would remain significant and therefore unavoidable with mitigation.

5.4.2 EXISTING CONDITIONS

Survey Methodologies

The data provided in the Biota Report are based on literature review, vegetation mapping, and general and focused surveys of plants and wildlife across the Phases B and C Project site.

Literature Review

Psomas conducted literature searches and database reviews to evaluate the natural resources found on the Project site. Available literature describing the biology, geology, soils, and hydrologic resources in the region was examined prior to field surveys. A comprehensive list of all sources examined is included in Section 3.1 of the Biota Report (Appendix C of this Supplemental EIR).

Field Surveys

Biological field surveys on the Project site have been conducted by several biologists. Psomas biologists conducted vegetation mapping surveys; performed focused botanical surveys; and conducted focused surveys for special status fish species, western spadefoot (*Spea hammondii*), coastal California gnatcatcher (*Polioptila californica californica*), and burrowing owl (*Athene cunicularia*). Other surveys recently conducted include a delineation of jurisdictional waters and an oak tree survey. Field survey data were collected by qualified biologists, typically working in teams. Habitat and species observations were noted on data sheets, aerial photographs, and maps. Specific information concerning special status species observations was recorded on maps and appropriate data sheets. A summary of field surveys, surveyors, and dates is provided in Appendix C of the Biota Report (Appendix C of this Supplemental EIR).

Vegetation Mapping and Botanical Surveys

Special status plant surveys were conducted on three occasions to evaluate the presence or absence of special status plant species on the Project site. The most recent botanical survey was conducted in 2016, while previous surveys were conducted in 2005 and 2011. Plant species were identified in the field or collected for later identification. All plant species observed were recorded in field notes and are included in Table D-1 of Appendix D of the Biota Report (Appendix C of this Supplemental EIR). Vegetation mapping was originally performed in 2005 and was updated on April 13 and 22, 2011. The extent of each vegetation type was verified during 2016 botanical surveys. The purpose of the general surveys was to describe the vegetation present on the Project site and to evaluate the habitats' potential to support special status species. A detailed description of the survey can be found in the plant survey report provided in the Biota Report (refer to Appendix C of this Supplemental EIR). Plant species were identified in the field or collected for later identification. Plants were identified using taxonomic keys in Hickman and Munz. Taxonomy follows Hickman or current scientific journals for scientific and common names. Nomenclature for vegetation types generally follows that of *The Vegetation Classification and Mapping Program: List of California Terrestrial Natural Communities recognized by the CNDDB*. Vegetation was mapped in the field on an aerial photograph at a scale of 1 inch equals 200 feet (1″=200′). The entire Project site was included in the vegetation mapping effort.

General Wildlife Surveys

General wildlife observations were noted during all 2005, 2008, and 2015 focused surveys. All observed wildlife species were recorded in field notes and are listed in Table D-2 of Appendix D of the Biota Report (Appendix C of this Supplemental EIR).

During the surveys, each habitat type was evaluated for its potential to support special status species that are known or expected to occur in the region. Active searches for reptiles and amphibians included lifting, overturning, and carefully replacing rocks and debris. Birds were identified by visual and auditory recognition. Surveys for mammals were conducted during the day and included searching for and identifying diagnostic sign, including scat, footprints, scratch-outs, dust bowls, burrows, and trails.

Focused Surveys

Special Status Wildlife Species

Focused wildlife surveys of the Project site were conducted in 2005, 2007, 2008, and 2015 for several special status wildlife species. Focused survey reports that document the surveys

described below are included as Appendices E through K of the Biota Report (Appendix C of this Supplemental EIR).

Special Status Fish Species

Focused surveys for special status fish species were conducted in 2005. The Project site was surveyed on June 24, 2005, by Dr. Thomas Haglund and Dr. Jonathan Baskin from San Marino Environmental Associates. The surveys focused on three species that occur in the upper Santa Clara River drainage, specifically San Francisquito Canyon, and included the unarmored threespine stickleback, Santa Ana sucker (*Catostomus santaanae*), and arroyo chub (*Gila orcutti*).

San Francisquito Canyon was surveyed within the boundaries of the Project site. A 12-foot by 6-foot, $^1/_8$-inch, mesh nylon minnow seine was used. In some small habitats, aquarium dipnets were used, particularly to sample fry or recently transformed fry. A detailed account of the survey methods and results can be found in Appendix F of the Biota Report (Appendix C of this Supplemental EIR).

Since conditions within San Francisquito Canyon have not substantially changed since the 2005 surveys were conducted, no additional surveys have been conducted. These fish species are assumed to likely occur in portions of the canyon when surface water is present.

Western Spadefoot

Focused surveys for the western spadefoot were conducted on the Project site on April 1, 14, and 28 and May 2, 2005. Focused surveys for the presence or absence of the western spadefoot were conducted by methodically searching all suitable habitat for all life stages (i.e., adults, metamorphs, larvae, and egg masses). Surveys for larvae and egg masses were conducted during daylight hours and involved close inspection of any pooled or ponded water. Any egg masses or larvae observed were identified to species in the field.

Surveys for adults and metamorphs were conducted on four dates with appropriate environmental conditions conducive to the activity patterns for this species. Any amphibians encountered were identified in the field to species. All surveys were conducted under suitable weather conditions. A detailed account of the survey methods and results can be found in the western spadefoot survey report included in Appendix G of the Biota Report (Appendix C of this Supplemental EIR).

The above-referenced surveys were conducted in the spring following the El Niño winter of 2004–2005. Precipitation levels in the following years have not provided sufficient water for the basins surveyed previously to sustain western spadefoot breeding. Pre-construction surveys will be performed to determine if western spadefoot is present in the locations where they were previously detected. If breeding activity is detected, a relocation plan will be developed for the purpose of moving egg masses and/or tadpoles to replacement ponds.

Coastal California Gnatcatcher

Surveys for the coastal California gnatcatcher were conducted during the breeding seasons in 2005, 2008, and 2015. The current USFWS coastal California gnatcatcher survey protocol, for lands not in a Natural Community Conservation Planning area, recommends six visits to all potentially occupied habitat areas during the morning hours for surveys conducted entirely within the breeding season. Following the USFWS protocols for the species in 2005, 6 focused survey visits were conducted to all habitat potentially occupied by the gnatcatcher, covering no more than 80 acres of suitable habitat per day. An additional set of focused surveys was conducted in 2008

to maintain the current status of species presence or absence on site. In 2015, gnatcatcher surveys were repeated for a third time to maintain current status of species presence or absence on the site.

Surveys generally started before 6:30 AM and concluded before 12:00 PM. Weather conditions met USFWS survey protocol requirements designed to optimize gnatcatcher detections. Weather conditions that were too cold (less than 55°F), too hot (greater than 95°F), or too windy (greater than 15 miles per hour) were avoided. Surveys were conducted by slowly walking through all appropriate habitats while listening and watching for gnatcatcher activity. Taped recordings of gnatcatcher vocalizations were played as an attempt to elicit responses from any gnatcatchers present. The frequency of vocalization playback varied depending on site conditions (such as habitat patch size, topography, vegetation density, and ambient noise levels). A detailed description of the 2005, 2008, and 2015 surveys can be found in the California gnatcatcher focused survey reports provided in Appendix H of the Biota Report (Appendix C of this Supplemental EIR).

Burrowing Owl

Psomas conducted a habitat assessment and focused burrow survey for the burrowing owl on the Project site on April 5, 2007. The focused burrow survey was conducted by walking transects across potential habitat to obtain 100 percent visual coverage of all suitable habitat on the Project site. Any burrow openings large enough to provide entry for owls were carefully checked for prey remains, cast pellets, whitewash, feathers, or any other indication of burrowing owl presence. No crepuscular surveys for burrowing owls were conducted since the focused burrow survey had negative results. A detailed description of the methods and results of the survey can be found in Appendix I of the Biota Report (Appendix C of this Supplemental EIR).

Given the time period since the previous surveys, a follow-up burrow survey will be conducted prior to grading activities. If suitable burrows are detected, focused surveys for burrowing owl would then be conducted pursuant to the protocols described by the CDFW (CDFG 2012).

Oak Tree Surveys

Oak tree surveys were conducted on the Project site in 1994 and 2010 to support previous requests for oak tree removal permits. In order to evaluate oak tree impacts related to the current Project, a new oak tree survey was performed on April 13 and 14, 2016. The field survey identified all oak trees subject to the County of Los Angeles Oak Tree Ordinance (Section 22.56.2050 of the Los Angeles County Code) and oak woodland resources defined by the County of Los Angeles Oak Woodlands Management Plan. A detailed account of the survey methods and results can be found in the Oak Tree Survey Report provided in Appendix J of the Biota Report (Appendix C of this Supplemental EIR).

Jurisdictional Waters

A Jurisdictional Delineation Report was performed in 1999 to identify the type and extent of “waters of the U.S.”, “waters of the State”, and wetland resources on the Project site that are under the jurisdiction of the USACE, the RWQCB, and the CDFW, collectively referred to as the “resource agencies”. This report analyzed all four phases of the Project site and provided the basis for resource agency permits that allowed Phase A construction to occur.

Given the length of time that had passed since the original Jurisdictional Delineation Report, the USACE requested an updated report. Jurisdictional delineation field work was performed in May 2015 and evaluated only Phases B and C of the Project site. The limits of USACE non-wetland

"waters of the U.S." and RWQCB "waters of the State" were identified by the presence of an ordinary high water mark. Wetland features were identified based on the USACE's three-parameter approach in which wetlands are defined by the presence of hydrophytic vegetation, hydric soils, and presence of wetland hydrology indicators. The limits of CDFW jurisdictional waters were identified as either the top of bank or the outer drip line of riparian vegetation. A detailed description of the methods and results of the delineation can be found in the Jurisdictional Delineation Report provided in Appendix K of the Biota Report (Appendix C of this Supplemental EIR).

Existing Biological Resources

This section describes the biological resources that occur or potentially occur on the Project site or within nearby off-site areas associated with the Project. The following topics are discussed below: vegetation types; wildlife populations and movement patterns; special status vegetation types; and special status plant and wildlife species, either known to occur or potentially occurring in the Project site.

Vegetation Types

This section describes the vegetation types and other areas that occur on the Project site (Exhibit 5.4-1). Native vegetation types include alluvial scrub, blue elderberry scrub, chamise chaparral, chamise chaparral/annual grassland, chamise chaparral–sage scrub, coast live oak woodland, coast live oak/blue elderberry scrub, coast live oak/holly-leaf cherry woodland, Fremont cottonwood woodland, holly-leaf cherry woodland, mixed chaparral–alluvial scrub/annual grassland, sage scrub, sage scrub/annual grassland, and southern riparian scrub. Non-native vegetation types include annual grassland and ornamental. Other areas include disturbed–developed and open water. A description of each vegetation type/other area is found below. Table 5.4-1 identifies the acreage for each vegetation type and other areas that occur within the property boundaries along with off-site impact areas.

Project Boundary

Vegetation Types and Other Areas

- Mixed Chaparral/Alluvial Scrub/Annual Grassland
- Chamise Chaparral
- Chamise Chaparral/Annual Grassland
- Chamise Chaparral/Sage Scrub
- Sage Scrub
- Sage Scrub/Annual Grassland
- Holly-leaf Cherry Woodland
- Annual Grassland
- Alluvial Scrub
- Coast Live Oak Woodland
- Coast Live Oak Woodland/Blue Elderberry Scrub
- Coast Live Oak/Holly-leaf Cherry Woodland
- Blue Elderberry Scrub
- Fremont Cottonwood Woodland
- Southern Riparian Scrub
- Disturbed/Developed
- Open Water
- Ornamental

Aerial Source: LAR-IAC 2014

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Vegetation Types and Other Areas

Exhibit 5.4-1

Tesoro del Valle Phases A, B, and C SEIR

N W E S

1,400 700 0 1,400 Feet

PSOMAS

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TABLE 5.4-1
EXISTING VEGETATION TYPES AND OTHER AREAS

Vegetation Types and Other Areas	On-Site Total (acres)
Native Vegetation Types	
alluvial scrub	27.51
blue elderberry scrub	13.11
chamise chaparral	274.23
chamise chaparral/annual grassland	34.74
chamise chaparral–sage scrub	364.53
coast live oak woodland	5.34
coast live oak woodland/blue elderberry scrub	7.80
coast live oak woodland–holly-leaf cherry woodland	0.47
Fremont cottonwood woodland	1.58
holly-leaf cherry woodland	8.19
mixed chaparral–alluvial scrub/annual grassland	11.39
sage scrub	269.44
sage scrub/annual grassland	161.04
southern riparian scrub	4.63
Subtotal Native Vegetation Types	*1,184.00*
Non-Native Vegetation Types	
annual grassland	54.76
ornamental	7.96
Subtotal Non-Native Vegetation Types	*62.72*
Other Areas	
disturbed–developed	25.06
open water	2.82
Subtotal Other Areas	*27.88*
Total	**1,274.60**

A description of each vegetation type is found below.

Alluvial Scrub

Alluvial scrub occurs along the banks and benches of the drainage above the active channel in San Francisquito Canyon and is located along the northeastern side of the Project site. The dominant plant species of this vegetation type is scalebroom (*Lepidospartum squamatum*). Other plant species occurring at a lower density include thick-leaf yerba santa (*Eriodictyon crassifolium*), our Lord's candle (*Hesperoyucca whipplei*), Great Basin sagebrush (likely Parish's sagebrush [*A. tridentata* ssp. *parishii*]), and California buckwheat (*Eriogonum fasciculatum*). Non-native annual grasses and occasional Fremont cottonwood trees (*Populus fremontii*) are also present. This vegetation type most closely corresponds with scalebroom scrub from the *Manual of California Vegetation*.

Blue Elderberry Scrub

Blue elderberry scrub is dominated by blue elderberry (*Sambucus nigra* ssp. *caerulea*). This vegetation type occurs along several small drainages in the southern portion of the Project site

and is also present along the bottom of a broad canyon in the north-central portion of the Project site. Other species occurring in this vegetation type include sacapellote (*Acourtia microcephala*), fragrant sumac (*Rhus aromatica*), and sparse chamise (*Adenostoma fasciculatum*). This vegetation type most closely corresponds with blue elderberry stands from the *Manual of California Vegetation*.

Chamise Chaparral

The majority of the chaparral on the Project site contains a mix of plant species but is dominated by chamise. The largest portion of undisturbed, high quality chaparral habitat occurs in the southern and western portions of the Project site. Other dominant native perennial species in the chamise chaparral vegetation type on the Project site include deerweed (*Acmispon glaber*), California sagebrush (*Artemisia californica*), purple sage (*Salvia leucophylla*), California buckwheat, and our Lord's candle. Chamise chaparral is also a vegetation type described in the *Manual of California Vegetation*.

Chamise Chaparral/Annual Grassland

The chamise chaparral/annual grassland vegetation type consists of the chamise chaparral species listed above, interspersed with patches of dense annual grasses and forbs. Most of the annual grassland species present in this vegetation type are non-native species, including slender wild oats (*Avena barbata*), soft chess (*Bromus hordeaceus*), foxtail chess (*Bromus madritensis* ssp. *rubens*), cheat grass (*Bromus tectorum*), tocalote (*Centaurea melitensis*), and short-pod mustard (*Hirschfeldia incana*). Chamise chaparral/annual grassland is also a vegetation type described in the *Manual of California Vegetation*.

Chamise Chaparral–Sage Scrub

Chamise chaparral–sage scrub vegetation type contains a relatively even mix of species present in both the sage scrub and chamise chaparral vegetation types; generally, it is a transition vegetation type that is positioned between areas where there are chamise chaparral and sage scrub vegetation. The dominant species present in this vegetation type include California sagebrush, chamise (*Adenostoma fasciculatum*), black sage (*Salvia mellifera*), and purple sage. This vegetation type most closely corresponds with chamise–black sage chaparral from the *Manual of California Vegetation*.

Coast Live Oak Woodland

Coast live oak woodland occurs in two areas in the central portion of the Project site in the canyon bottoms. This vegetation type is dominated by coast live oak trees (*Quercus agrifolia*) and has an understory of non-native grassland species, including brome grasses (*Bromus* spp.) and wild oats (*Avena* sp.). Coast live oak woodland is also a vegetation type described in the *Manual of California Vegetation*.

Coast Live Oak Woodland/Blue Elderberry Scrub

A small area of coast live oak/blue elderberry scrub occurs in a shallow canyon in the northwestern portion of the Project site. This vegetation type is co-dominated by coast live oak and blue elderberry. Other species occurring in this vegetation type include chamise and sacapellote. This vegetation type most closely corresponds with coast live oak woodland/chaparral from the *Manual of California Vegetation*.

Coast Live Oak Woodland–Holly-Leaf Cherry Woodland

Coast live oak woodland–holly-leaf cherry woodland occurs in a small area along the southern boundary of the Project site at the base of the foothills. This vegetation type is defined by a relatively even mix of coast live oak and holly-leaf cherry (*Prunus ilicifolia*). Other common species in this vegetation type include chamise, fragrant sumac, and blue elderberry. This vegetation type most closely corresponds with coast live oak woodland/chaparral from the *Manual of California Vegetation*.

Fremont Cottonwood Woodland

Fremont cottonwood woodland occurs in San Francisquito Canyon in the northeastern portion of the Project site. This vegetation type is dominated by Fremont cottonwood trees, many of which have resprouted from crown and stems damaged during the 2002 Copper Fire. Scattered willows (*Salix* ssp.) and giant reed (*Arundo donax*) are also present. This vegetation type most closely corresponds with Fremont cottonwood forest from the *Manual of California Vegetation*.

Holly-Leaf Cherry Woodland

Holly-leaf cherry woodland is defined by the dominance of holly-leaf cherry. This vegetation type occurs in two drainages on the southwestern and southeastern sides of the Project site. Other species commonly found in the holly-leaf cherry woodland include fragrant sumac, blue elderberry, and sacapellote. This vegetation type most closely corresponds with holly-leaf cherry chaparral from the *Manual of California Vegetation*.

Mixed Chaparral–Alluvial Scrub/Annual Grassland

This vegetation type is located in a flat canyon bottom with alluvial soils in the eastern portion of the Project site. Species that occur in this area are associated with chaparral communities such as holly-leaf redberry (*Rhamnus ilicifolia*), holly-leaf cherry, fragrant sumac, thick-leaf yerba santa, Great Basin sagebrush, and California buckwheat. Scalebroom, a dominant component of alluvial scrub, is also commonly found in this area. Non-native annual grasses such as slender wild oats and ripgut brome (*Bromus diandrus*) are also common species. This vegetation type has no equivalent type the *Manual of California Vegetation*.

Sage Scrub

Sage scrub on the site is dominated by a mix of sage scrub species. Areas of sage scrub in the southern portions of the Project site are relatively undisturbed and of higher quality than those in the north. The dominant species present in these areas include California sagebrush, black sage, California buckwheat, and purple sage. This vegetation type most closely corresponds with California sagebrush–California buckwheat scrub from the *Manual of California Vegetation*.

Sage Scrub/Annual Grassland

The sage scrub/annual grassland vegetation type contains an open mix of the sage scrub species (described for the sage scrub vegetation type) interspersed with patches of dense annual grasses and forbs. Most of the annual grassland species present in this vegetation type are non-native species, including slender wild oats, soft chess, foxtail chess, cheat grass, tocalote, and short-pod mustard. Sage scrub/annual grassland occurs primarily in the northern and eastern portions of the Project site, in areas where the 2002 Copper Fire burned more extensively. This vegetation type most closely corresponds with disturbed California sagebrush–California buckwheat scrub from the *Manual of California Vegetation*.

Southern Riparian Scrub

Southern riparian scrub is dominated by several species of willow, including black willow (*Salix gooddingii*), arroyo willow (*Salix laseolepis*), and narrow-leaf willow (*Salix exigua*). This vegetation type occurs in patches in San Francisquito Canyon in the northeastern portion of the Project site. Other species present in this vegetation type include mule fat (*Baccharis salicifolia*), tamarisk (*Tamarix ramosissima*), and giant reed. This vegetation type most closely corresponds with arroyo willow thickets from the *Manual of California Vegetation*.

Annual Grassland

Annual grassland areas occur primarily in the northern and northeastern portions of the Project site and are typically associated with dirt roads and/or firebreaks. The dominant species in these areas are non-native annual grass species, including soft chess, ripgut brome, and slender wild oats. Ruderal (weedy) species such as tree tobacco (*Nicotiana glauca*) and tocalote are also present. This vegetation type most closely corresponds with annual brome grassland from the *Manual of California Vegetation.*

Ornamental

Ornamental areas consist of non-native landscaped plantings located adjacent to developed areas in proposed off-site impact areas.

Disturbed–Developed

Disturbed and developed areas consist of dirt roads or other maintained areas that either lack vegetation or support a sparse cover of ruderal species. Numerous dirt roads traverse the Project site, and a large disturbed area is associated with a residence in the northeastern corner of the Project site.

Open Water

Open water was observed in a detention basin west of Avenida Rancho Tesoro near its northern terminus. Though this basin was inundated during the field visit when the site was mapped, open water is present on a temporary basis after storm events.

Wildlife Populations and Movement Patterns

Wildlife species observed or expected to occur on the Project site are discussed below.

Fish

Most creeks and waterways in Southern California are ephemeral and subject to periods of high water flow in winter and spring and little to no flow in late summer and fall. There are a number of drainages on the Project site. Most of these drainages convey water only during storm events. San Francisquito Canyon is the most substantial drainage on the Project site and is located in the easternmost portion of Phase C.

Unarmored threespine stickleback, Santa Ana sucker, and arroyo chub were observed in San Francisquito Creek within the boundaries of the Project site during the 2005 survey (Exhibit 5.4-2). Additionally, there was evidence that all three species may breed on or near the Project site.

All three of these fish species were known to occur in the upper reaches of San Francisquito Creek, several miles north of the Project site, where there is perennial flowing water. Since the 2005 survey was conducted, it is possible that unarmored threespine stickleback has been extirpated from San Francisquito Creek, a result of severe winter storms in 2006 that washed excessive amounts of sediment into the creek that were destabilized from the Copper Fire in 2002. Unarmored threespine stickleback was last observed in the area during 2006 surveys, and there have been no reported detections since that date. The effect of excessive sediment in the creek on the other two fish species is unclear.

Because most watercourses in the area are ephemeral and infiltrate into sandy soils on and near the Project site, fish habitat is extremely limited and only the most ubiquitous and tolerant fish species, such as the non-native mosquito fish (*Gambusia affinis*), are expected to occur.

Amphibians

Amphibians require moisture for at least a portion of their life cycle and many require standing or flowing water for reproduction. Terrestrial species may or may not require standing water for reproduction. These species are able to survive in dry areas by aestivating (i.e., remaining beneath the soil in burrows or under logs and leaf litter and emerging only when temperatures are low and humidity is high). Many of these species' habitats are associated with water and they emerge to breed once the rainy season begins. Soil moisture conditions can remain high throughout the year in some habitat types depending on factors such as the amount of vegetation cover, elevation, and slope aspect. All habitats suitable for amphibians were surveyed. The riparian habitat along San Francisquito Canyon on the Project site has the potential to support several amphibian species. Species observed include western spadefoot, western toad (*Anaxyrus boreas*), and Baja California treefrog (*Pseudacris hypochondriaca*). Western spadefoot tadpoles were observed in several pools in an unnamed drainage at one locality in the southwestern portion of the Project site (Exhibit 5.4-2).

Reptiles

Reptilian diversity and abundance typically varies with vegetation type and character. Many species prefer only one or two vegetation types; however, most species will forage in a variety of habitats. Most species occurring in open areas use rodent burrows for cover, protection from predators, and refuge during extreme weather conditions.

Reptile species observed on the Project site include western fence lizard (*Sceloporus occidentalis*), side-blotched lizard (*Uta stansburiana*), coast horned lizard (*Phrynosoma blainvillii*), Skilton's skink (*Eumeces skiltonianus skiltonianus*), coastal whiptail (*Aspidoscelis tigris stejnegeri*), San Diego alligator lizard (*Elgaria multicarinata webbii*), Southern California legless lizard (*Anniella stebbinsi*), red racer (*Coluber flagellum piceus*), San Diego gopher snake (*Pituophis catenifer annectens*), California kingsnake (*Lampropeltis californiae*), and southern Pacific rattlesnake (*Crotalus oreganus helleri*).

The sage scrub and chaparral vegetation types on the Project site support a high diversity of reptile species that use these areas during most seasons due to suitable soils for burrowing and suitable vegetation for cover. Typical species observed or expected in the sage scrub and chaparral areas include the western fence lizard, side-blotched lizard, coast horned lizard, coastal whiptail, San Diego alligator lizard, and southern Pacific rattlesnake.

Reptile use of the annual grassland vegetation type is expected to vary during the year. In addition to normal seasonal fluctuations in activity levels, the presence of most reptile species in these areas is likely to be determined by the growth stages of the grasses; more species are present

when the grasses are mature, but the diversity declines considerably after disturbance. Reptile species observed or expected to occur in the grassland vegetation type include western fence lizard, side-blotched lizard, San Diego alligator lizard, red racer, San Diego gopher snake, California kingsnake, and southern Pacific rattlesnake.

Woodland and wash habitats (e.g., alluvial scrub and southern riparian scrub) support a moderate level of diversity of lizards and snakes. The western fence lizard, coast horned lizard, Skilton's skink, and coastal whiptail are typically among the most common reptiles in these vegetation types. Other reptiles expected in these vegetation types on the Project site include the San Diego alligator lizard, San Diego gopher snake, and ringneck snake (*Diadophis punctatus*).

Birds

A variety of bird species are expected to be residents on the Project site, using the habitats throughout the year. Other species are present only during certain seasons. For example, the white-crowned sparrow (*Zonotrichia leucophrys*) is expected to occur on the Project site during the winter season and then migrate north in the spring to breed during the summer.

On the Project site, sage scrub and chaparral vegetation types support bird populations composed of species adapted to the dense vegetation that typifies these areas. Although large numbers of individuals can often be found inhabiting these vegetation types, species diversity is usually low to moderate, depending on the season. A relatively high proportion of the birds breeding in these habitats are year-round residents. Such species observed during the surveys include California quail (*Callipepla californica*), Bewick's wren (*Thryomanes bewickii*), wrentit (*Chamaea fasciata*), California thrasher (*Toxostoma redivivum*), spotted towhee (*Pipilo maculatus*), and California towhee (*Pipilo crissalis*).

Woodland and wash habitats (e.g., alluvial scrub and southern riparian scrub) are extremely important, providing food, cover, and breeding habitat for a wide variety of species throughout the year. Bird species observed that are expected to breed in these habitats on the Project site include mourning dove (*Zenaida macroura*), Anna's hummingbird (*Calypte anna*), acorn woodpecker (*Melanerpes formicivorus*), Nuttall's woodpecker (*Picoides nuttallii*), Say's phoebe (*Sayornis saya*), bushtit (*Psaltriparus minimus*), phainopepla (*Phainopepla nitens*), song sparrow (*Melospiza melodia*), and Bullock's oriole (*Icterus bullockii*).

The annual grassland vegetation type supports fewer bird species than most other vegetation types on the Project site. However, these areas do provide important habitat for a number of species. Mourning dove, black phoebe (*Sayornis nigricans*), and lesser goldfinch (*Carduelis psaltria*) are year-long residents in these areas. Migratory birds expected to use this vegetation type on the Project site either during the summer or winter include western kingbird (*Tyrannus verticalis*), savannah sparrow (*Passerculus sandwichensis*), and lark sparrow (*Chondestes grammacus*).

Raptors observed on the Project site include the turkey vulture (*Cathartes aura*), white-tailed kite (*Elanus leucurus*), northern harrier (*Circus cyaneus*), sharp-shinned hawk (*Accipiter striatus*), Cooper's hawk (*Accipiter cooperii*), red-tailed hawk (*Buteo jamaicensis*), American kestrel (*Falco sparverius*), and prairie falcon (*Falco mexicanus*). The red-shouldered hawk (*Buteo lineatus*) is also expected to occur on the Project site.

Project Boundary

Special Status Plant Species (2016)

- Palmer's grapplinghook (*Harpagonella palmeri*)
- Peirson's morning-glory (*Calystegia peirsonii*)
- Slender mariposa lily (*Calochortus clavatus* var. *gracilis*)

Special Status Plant Species (Previously Surveyed)

- Slender mariposa lily (*Calochortus clavatus* var. *gracilis*)

Special Status Wildlife Species (Previously Surveyed)

- Arroyo chub (*Gila orcutti*)
- Santa Ana sucker (*Catostomus santaanae*)
- Unarmored threespine stickleback (*Gasterosteus aculeatus williamsoni*)
- Western spadefoot (*Spea hammondii*)

N Quail Trl
Riverview Rd
Dry Canyon Rd
Wayside Can
Tapia Canyon Rd
San Francisquito Mtr Wy
Farmer John La
Reyes Adobe Way
Palo Verdo Dr
Tesoro del Valle Dr
Via Milagro
Madeira Ln
Las Brisas Rd
Las Terreno Ln
Via Vizcaya
Via Cresta
Via Vista
Casa Luna Pl
Calle Primera
Via Esencia
Avenida Rancho Tesoro
Bernardo Way
Mission Trail Ln
Stoney Creek Rd
Duke Dr
W Dakota Dr
Tango Dr
Joshua Dr
San Francisquito Canyon Rd
Low Ridge Pl
Valley Oak Ln
Black Pine Way
Raintree Ln
Boxwood Ln
Startree Ln
Deodar Pl
Seco Canyon Rd
Tamarack Ln
Avocado Pl
Cypress Pl
Lemon St
Poplar St

Aerial Source: LAR-IAC 2014

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Special Status Species Occurances

Tesoro del Valle Phases A, B, and C SEIR

Exhibit 5.4-2

N W E S

1,400 700 0 1,400 Feet

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Mammals

As with other taxonomic groups, the presence of different vegetation types on the Project site offer mammals a variety of habitats. This variety, in turn, is expected to support a relatively high diversity and abundance of mammals on the Project site.

Small, ground-dwelling mammals observed or expected to occur on the Project site include the deer mouse (*Peromyscus maniculatus*), California pocket mouse (*Perognathus californicus*), California mouse (*Peromyscus californicus*), woodrat (*Neotoma* sp.), pocket gopher (*Thomomys bottae*), California ground squirrel (*Spermophilus beecheyi*), and desert cottontail (*Sylvilagus audubonii*).

Bats occur throughout most of Southern California and may use any portion of the Project site as foraging habitat. The Fremont cottonwood woodland and coast live oak woodland habitats on the Project site also provide potential roosting opportunities. Most of the bats that could potentially occur on the Project site are inactive during the winter and either hibernate or migrate, depending on the species. The big brown bat (*Eptesicus fuscus*), Brazilian free-tailed bat (*Tadarida brasiliensis*), California myotis (*Myotis californicus*), western pipistrelle (*Pipistrellus hesperus*), and hoary bat (*Lasiurus cinereus*) may all occur on the Project site.

Larger mammals, including both herbivores and carnivores, that were observed or are expected on the Project site include the striped skunk (*Mephitis mephitis*), bobcat (*Felis rufus*), mountain lion (*Puma concolor*), mule deer (*Odocoileus hemionus*), Virginia opossum (*Didelphis virginiana*), gray fox (*Urocyon cinereoargenteus*), common raccoon (*Procyon lotor*), and coyote (*Canis latrans*).

Wildlife Movement

Wildlife corridors link together areas of suitable habitat that are otherwise separated by rugged terrain, transitions in vegetation, or human disturbance, which is exacerbated by fragmentation of open space by urbanization creating isolated “islands” of wildlife habitat. In the absence of linkages that allow movement among areas of suitable habitat, various studies have concluded that some wildlife species, especially larger and more mobile mammals, will not likely persist over time in fragmented or isolated habitat since it (i.e., fragmented or isolated habitat) prohibits the immigration of new individuals and genetic information. Corridors mitigate the effects of this fragmentation by (1) allowing animals to move among areas of remaining habitat, thereby permitting depleted populations to be replenished and promoting genetic exchange; (2) providing escape routes from fire, predators, and human disturbances, thus reducing the risk that catastrophic events (such as fire or disease) will result in population or local species extirpation; and (3) serving as travel routes for individual animals as they move in their home ranges in search of food, water, mates, and other necessary resources.

Wildlife movement activities usually fall into one of three movement categories: (1) dispersal (e.g., juvenile animals from natal areas or individuals extending range distributions); (2) seasonal migration; and (3) movement related to home range activities (e.g., foraging for food or water; defending territories; or searching for mates, breeding areas, or cover). A number of terms such as “travel route”, “wildlife corridor”, “habitat linkage”, and “wildlife crossing” have been used in various wildlife movement studies to refer to areas in which wildlife move from one area to another. To clarify the meaning of these terms and to facilitate the discussion of wildlife movement, these terms are defined below.

- **Travel Route.** A landscape feature (such as a ridgeline, drainage, canyon, or riparian strip) in a larger natural habitat area that is used frequently by animals to facilitate

movement and to provide access to necessary resources (e.g., water, food, cover, den sites). The travel route is generally preferred because it provides the least amount of topographic resistance in moving from one area to another. It contains adequate food, water, and/or cover for wildlife moving between habitat areas and provides a relatively direct link between target habitat areas.

- **Wildlife Corridor.** A piece of habitat, usually linear in nature, that connects two or more habitat patches that would otherwise be fragmented or isolated from one another. Wildlife corridors are usually bound by urban land areas or other areas that are unsuitable for wildlife. The corridor generally contains suitable cover, food, and/or water to support species and to facilitate wildlife movement while in the corridor. Larger, landscape-level corridors (often referred to as "habitat or landscape linkages") can provide both transitory and resident habitat for a variety of species.
- **Wildlife Crossing.** A small, narrow area, relatively short in length and generally constricted in nature that allows wildlife to pass under or through an obstacle or barrier that otherwise hinders or prevents movement. Crossings are typically man-made and include culverts, underpasses, drainage pipes, and tunnels that provide access across or under roads, highways, pipelines, or other physical obstacles. These often represent "choke points" along a movement corridor, which may impede wildlife movement and increase the risk of predation.

It is important to note that wildlife corridors, as defined above, may not yet exist in a large open space area in which there are few or no man-made or naturally occurring physical constraints to wildlife movement. Given an open space area that is large enough to maintain viable populations of species and to provide a variety of travel routes (e.g., canyons, ridgelines, trails, riverbeds, and others), wildlife will use these "local" routes while searching for food, water, shelter, and mates and will not need to cross into other large open space areas. Based on their size, location, vegetative composition, and food availability, some of these movement areas (e.g., large drainages and canyons) are used for longer lengths of time and serve as source areas for food, water, and cover, particularly for small- and medium-sized animals. This is especially true if the travel route is in a larger open space area. However, once open space areas become constrained and/or fragmented as a result of urban development or construction of physical obstacles (such as roads and highways), the remaining landscape features or travel routes that connect the larger open space areas become corridors as long as they provide adequate space, cover, food, and water and do not contain obstacles or distractions (e.g., man-made noise, lighting) that would generally hinder wildlife movement.

In general, animals discussed in the context of movement corridors typically include the larger, more mobile species such as mule deer (*Odocoileus hemionus*), American black bear (*Ursus americanus*), mountain lion, gray fox (*Urocyon cinereoargenteus*), and coyote (*Canis latrans*), and even some of the mid-size mammals such as raccoon (*Procyon lotor*), striped skunk, American badger (*Taxidea taxus*), and Virginia opossum. Most of these species have relatively large home ranges in which to move to find adequate food, water, and breeding and wintering habitat. It is therefore assumed that conclusions and discussions regarding movement corridors for these "indicator" species will, by virtue of their larger movement patterns, include movement corridors for many smaller, less mobile species (such as reptiles, amphibians, and rodents). Conversely, the movement of smaller, less mobile species (e.g., herpetofauna) is generally discussed in the context of local movement. Regional movement for these species occurs as genes flow over many generations and requires at least local movement of individuals to the edges of other individuals' home ranges.

Different bird species are likely to utilize movement corridors to a greater or lesser extent. Most bird species simply fly in more or less direct paths to the desired location. Conversely, some

habitat-dependent species will not move very far from their preferred habitat types and are less inclined to fly over unsuitable habitat.

Ideally, a corridor should encompass a heterogeneous mix of habitats to accommodate the ecological requirements of the variety of species in any particular region. Most species typically prefer an adequate amount of vegetation cover during movement periods that serve as both a food source as well as protection from weather and potential predators. Drainages, riparian areas, and canyon bottoms typically serve as natural movement corridors because these features provide cover, food, and often water for a variety of species. Very few species will move across large expanses of open, uncovered habitat unless it is the only option available to them. For some species, habitat linkages and movement corridors should be able to support animals for a sustained period of time, not just for travel. Smaller or less mobile animals (such as rodents and reptiles) may require long periods to traverse a corridor, so the corridor must contain adequate food and cover for survival.

Regional Wildlife Movement

Large areas of mountainous open space in the Project region are found in the Los Padres Forest and the Angeles National Forest. This open space lies between the developed Los Angeles Basin to the south and the Antelope Valley to the north. The Santa Susana Mountains lie to the south of the Project site and the San Gabriel Mountains lie to the east, with the Santa Monica Mountains near the coast to the south and the San Bernardino Mountains farther to the east. Because of the similar adaptations required of animals to survive in the low elevations of the Santa Clarita, Antelope, and San Fernando Valleys, most species inhabiting these separate ecosystems are expected to venture south or north into or over the Santa Susana and western San Gabriel Mountains. However, animals living in these mountains are likely to use the variety of drainages, canyons, ridgelines, and other linear features to travel locally in these mountains. Most large-scale regional wildlife movement between the coastal mountains and the San Gabriel Mountains is expected to occur parallel to the Santa Clara River.

Movement along the Santa Clara River between the Santa Susana Mountains and the San Gabriel Mountains is expected to be constrained by I-5 to the west of the Project site. The I-5 freeway is a heavily traveled transportation corridor that is elevated in some areas and bordered by fences and dividers along major stretches. Wildlife using the Santa Clara River as a corridor would be expected to cross under I-5, though noise associated with the freeway and development along the banks of the Santa Clara River in general would likely discourage wildlife movement.

For those species attempting to move from the Santa Susana Mountains south of the Santa Clara River north/northwest to the Angeles National Forest and San Gabriel Mountains, the open space habitat to the east of I-5 and to the west near Castaic Lake offers viable habitat linkages at least as far north as Antelope Valley. This area, which includes the riparian habitat along San Francisquito Canyon, Bouquet Canyon, and Castaic Creek (including their tributaries) as well as upland habitat that occurs in the middle of the Project site, is suitable for wildlife movement because most wildlife species prefer some amount of vegetation cover as a source of shelter and, for some species, protection from predators.

San Francisquito Canyon occurs along the eastern boundary of the Project site. This drainage originates in the Angeles National Forest to the north of the Project site and flows into the Santa Clara River, approximately four miles south of the Project site. Other drainages on the Project site, including the Wayside Canyon drainage, are tributaries to Castaic Creek, which is itself a tributary to the Santa Clara River. Due to the constant fluctuations in water volume from Castaic Dam, Castaic Creek is an undependable water source for wildlife. However, it does allow for

movement of fish and other aquatic wildlife during portions of the year when water is present. These drainages may serve as regional wildlife movement corridors between the Angeles National Forest and the Santa Clara River for some wildlife species (such as coyote, bobcat, and special status fish species) during periods of high stream flow. However, regional movement downstream of the Project site is expected to be limited due to the human disturbances identified above. Most regional movement would be expected to be between the Project site and upstream areas.

Local Wildlife Movement

The north-south trending ridgeline on the Project site may be used as a wildlife corridor by many small to large mammals and provides access to Wayside and Tapia Canyons. Multiple drainages occur on the Project site, including the Wayside Canyon and San Francisquito Canyon drainages. The San Francisquito Canyon drainage is a tributary to the Santa Clara River, which is approximately four miles south of the Project site. The Wayside Canyon drainage and associated tributaries flow into Castaic Creek, itself a tributary to the Santa Clara River, which connects to the Santa Susana Mountains. Though some development is present in Wayside Canyon (such as the Pitchess Detention Center and the Wayside Canyon oil fields), the open space areas of the drainage are still expected to support wildlife movement between the Project site and Castaic Creek. San Francisquito Canyon is bound by existing development for approximately four miles before it joins the Santa Clara River and is expected to function as a wildlife movement corridor. Wildlife species expected to use these drainages include, but are not limited to, coyote, bobcat, mountain lion, and mule deer. These larger and more mobile wildlife species are expected to use the habitats in these drainages to move within and between the adjacent open space areas, while the smaller and less mobile species (such as small mammals, amphibians, and reptiles) as well a large number of plant species may live in the “route” and require long periods or several generations of individuals to traverse to adjacent areas.

Oak Tree Surveys

The Oak Tree Permit issued for the originally project (Permit No. 92-074[5] dated May 5, 1999), authorized the removal of 34 coast live oaks in Phases B and C that meet the criteria for protection under the County of Los Angeles Oak Tree Ordinance No. 88-0157 (CLAOTO). The permit also authorized encroachment in the protected area of 60 additional coast live oaks. Phase A of the Tesoro del Valle project impacted three coast live oak trees that were authorized for removal by the above-referenced permit.

Due to revisions to the Project’s grading boundary in subsequent years, a supplemental oak tree survey report was prepared in 2010. This analysis identified 11 additional coast live oak trees that would be impacted by the revised grading boundary (5 of these trees were previously authorized for encroachment) and 1 additional tree that would be encroached upon. These proposed impacts were later authorized by Oak Tree Permit No. 2010-00029, dated October 18, 2010.

An oak tree survey was performed in 2016 to identify individual oak trees that are protected by the CLAOTO in Phases B and C of the Project. Additionally, the location and quantity of oak woodlands were identified as defined by the Los Angeles County Oak Woodlands Management Plan (hereinafter referred to as the “Oak Woodlands Management Plan”). The 2016 survey identified a total of 158 oak trees that are regulated by the CLAOTO, 18 of which meet the minimum size threshold (36 inches in trunk diameter) to be considered “heritage trees”. An additional 12 oak trees were identified that meet the minimum requirement for inclusion under the Oak Woodlands Management Plan (Exhibit 5.4-3).

The Project contains 11 individual coast live oaks that meet the minimum size requirement to be regulated by the CLAOTO, though none meet the definition of a heritage tree. One additional coast live oak is located immediately adjacent to the Project development footprint and is expected to have its root zone encroached upon. The Project site contains 10.28 acres of oak woodlands per the methodology for identifying the extent of oak woodlands in the Oak Woodlands Management Plan. Project construction would result in impacts to 0.31 acre (3 percent) of these woodland resources. Because the Oak Woodlands Management Plan was prepared subsequent to the approved 1999 project, comparison of the currently approved project to the 1999 approved project is not possible. For a detailed discussion of the survey results and individual tree descriptions, refer to Appendix J of the Biota Report (Appendix C of this Supplemental EIR).

Jurisdictional Waters

Streambed features were assessed in 2015 to determine the type and quantity of these resources on the Project site. “Waters of the U.S.” under the jurisdiction of the USACE and “waters of the State” under the jurisdiction of the RWQCB were measured based on the ordinary high water mark and mapped on an aerial photograph. Test pits were excavated at ten locations to determine the presence of wetland conditions based on the presence of wetland hydrology, hydric soils, and hydrophytic vegetation. As a result of this analysis, one wetland feature, measuring 0.02 acre, was observed near the eastern boundary of the Project site. This feature appeared to be sustained by a groundwater seep as no flowing surface water was observed. The limits of CDFW jurisdictional waters were measured to the top of bank for each streambed or to outer canopy of riparian vegetation, where present.

For ease of reference, the various streambed features were divided into 28 drainage features as summarized in Table 5.4-2. The location of these streambed features are shown in Exhibit 5.4-4. In all, 38.02 acres of “waters of the U.S.” occur on the site consisting of 38.00 acres of non-wetland waters and 0.02 acre of wetlands. Because no “isolated waters” occur on the site, RWQCB jurisdictional waters are equal to those of the USACE. A total of 72.81 acres of CDFW jurisdictional waters occur on the site. Because most of the streambeds contain only upland vegetation (generally chamise chaparral, sage scrub, and blue elderberry scrub), the jurisdictional limits were generally based on the top of the bank of each streambed. Approximately half of the jurisdictional waters on the Project site are located in San Francisquito Creek (Drainage 8). This is because San Francisquito Creek is a very wide alluvial wash, while the other streambeds on the site are generally very narrow ephemeral streambeds. A complete description of jurisdictional waters on the site is provided in the Jurisdictional Delineation Report in Appendix K of the Biota Report (Appendix C of this Supplemental EIR).

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Trees 707 to 732
Trees 733 to 751
Trees 824 to 864
Quail Haven
Trees 752 to 822
823
705
706
704
865
San Francisquito Mtnwy
Farmer John Ln
Reyes Adobe Way
Palo Verdo Dr
Tesoro del Valle Dr
Via Milagro
Madeira Ln
Las Terreno Ln
Las Brisas Rd
Via Vizcaya
Via Cresta
Via Vista
Via Estancia
Calle Primavera
Avenida Rancho Tesoro
Rio Ranch Way
Stoney Creek Rd
Duke Dr
W Dakota Dr
San Francisquito Canyon Rd
Casa Luna Pl
Trees 866 to 870
702
701
703

Project Boundary
Grading Limits (2017)

Tree Species

- Coast live oak (*Quercus agrifolia*)
- Scrub oak (*Quercus berberidifolia*)

Aerial Source: LAR-IAC 2014

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Oak Tree Locations

Exhibit 5.4-3

Tesoro del Valle Phases A, B, and C SEIR

N W E S

800 400 0 800 Feet

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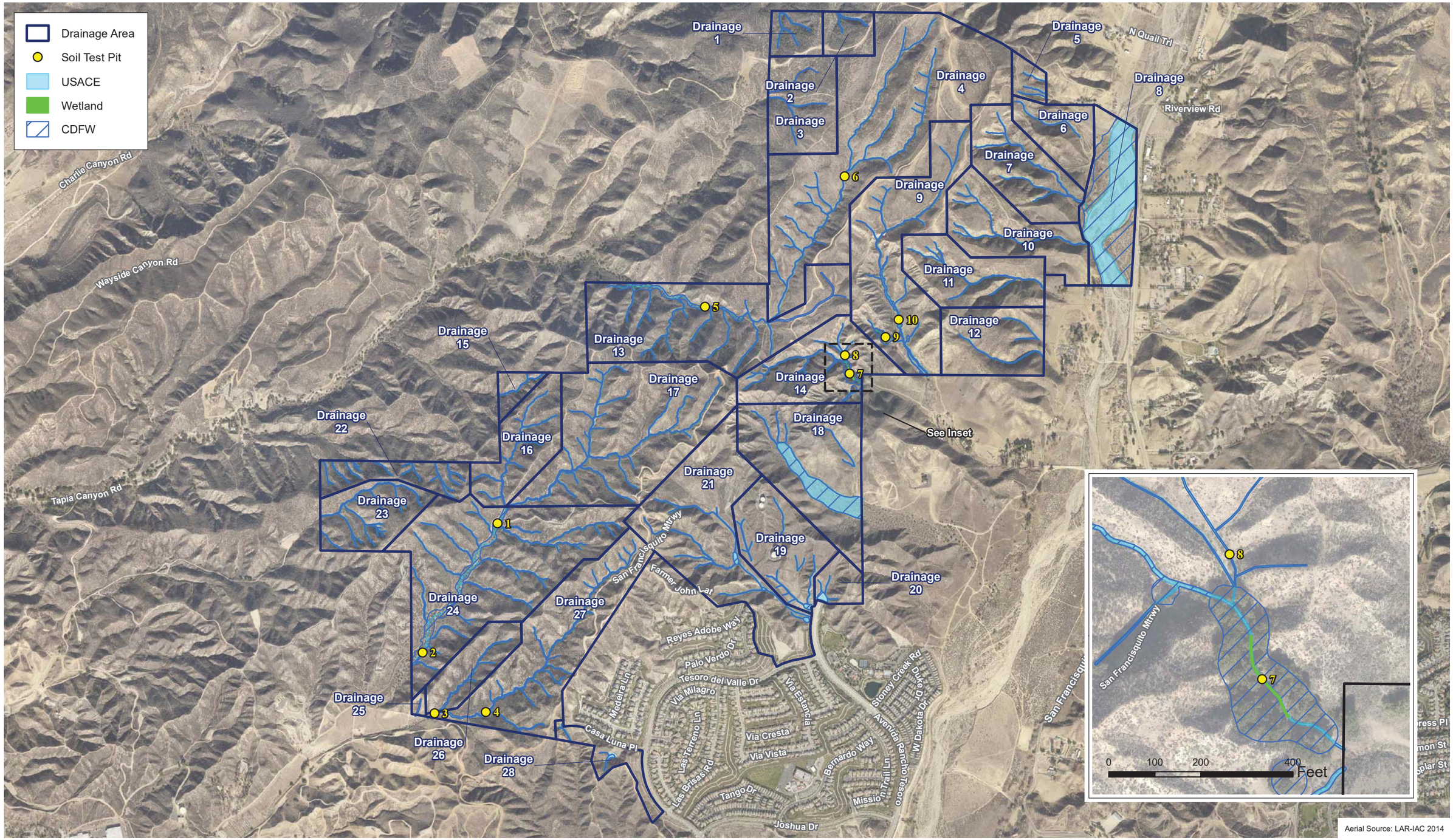

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Jurisdictional Resources

Exhibit 5.4-4

Tesoro del Valle Phases A, B, and C SEIR

N W E S

1,350 675 0 1,350 Feet

PSOMAS

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TABLE 5.4-2
SUMMARY OF JURISDICTIONAL WATERS

Jurisdictional Feature	USACE "Waters of the U.S." and RWQCB "Waters of the State"			CDFW Jurisdictional Waters
	Non-Wetland (acres)	Wetland (acres)	Total (acres)	Total (acres)
Drainage 1	0.09	–	0.09	0.24
Drainage 2	0.08	–	0.08	0.25
Drainage 3	0.08	–	0.08	0.54
Drainage 4	0.79	–	0.79	1.62
Drainage 5	0.03	–	0.03	0.08
Drainage 6	0.03	–	0.03	0.09
Drainage 7	0.28	–	0.28	0.84
Drainage 8	19.96	–	19.96	33.73
Drainage 9	1.24	–	1.24	2.83
Drainage 10	0.20	–	0.20	0.52
Drainage 11	0.26	–	0.26	0.67
Drainage 12	0.13	–	0.13	0.27
Drainage 13	0.44	–	0.44	3.62
Drainage 14	0.34	0.02	0.36	1.85
Drainage 15	0.10	–	0.10	0.15
Drainage 16	0.27	–	0.27	0.88
Drainage 17	1.20	–	1.20	2.02
Drainage 18	7.64	–	7.64	7.87
Drainage 19	0.42	–	0.42	0.66
Drainage 20	0.36	–	0.36	0.41
Drainage 21	0.89	–	0.89	1.38
Drainage 22	0.24	–	0.24	0.52
Drainage 23	0.38	–	0.38	0.88
Drainage 24	1.21	–	1.21	7.97
Drainage 25*	0.00	–	0.00	0.11
Drainage 26	0.20	–	0.20	0.48
Drainage 27	0.97	–	0.97	2.10
Drainage 28	0.17	–	0.17	0.23
Total	**38.00**	**0.02**	**38.02**	**72.81**

USACE: U.S. Army Corps of Engineers; RWQCB: Regional Water Quality Control Board; CDFW: California Department of Fish and Wildlife

* Drainage 25 is a swale feature that lacks an Ordinary High Water Mark and is therefore not considered "waters of the U.S.", though it may be subject to regulation by the CDFW.

Source: Psomas 2016a

Jurisdictional resources in the SEA (i.e., San Francisquito Creek) consist of a wide alluvial streambed vegetated with alluvial scrub, Fremont cottonwood woodland, and southern riparian scrub. The other jurisdictional resources on the site generally consist of narrow ephemeral drainage features with upland chaparral, sage scrub, and blue elderberry scrub species growing within and adjacent to them. Exceptions to this include Wayside Canyon in the southwest corner of the Project site (which supports holly-leaf cherry woodland) and two unnamed drainages in the west-central and east-central portions of the Project site (which support coast live oak woodlands).

The waters and wetlands on the Project site are identified as primarily riverine (San Francisquito Creek and Wayside Canyon) or palustrine. San Francisquito Creek is identified in the NWI as being seasonally flooded (surface water present for extended periods early in the growing season), while all other on-site waters are identified as temporary flooded (surface water present for brief periods during the growing season).

Little water from off-site sources affects the streambeds on the Project site. The Project site is generally the highest point in the general vicinity, and water generally drains away from the site. The exception to this is San Francisquito Creek, which conveys water that originates from the Angeles National Forest to the north.

Los Angeles County Significant Ecological Areas

The County of Los Angeles established SEAs in 1976 in order to designate areas with sensitive environmental conditions and/or resources. SEA boundaries are general in nature and broadly outline the biotic resources of concern. The northeastern corner of the Project site (Phase C) includes a small portion of San Francisquito Canyon, which the County of Los Angeles has designated as SEA No. 20 (formerly designated as SEA 19), also known as the Santa Clara River SEA. Other drainages on the Project site are upstream of Castaic Creek, which is also a portion of SEA No. 20. Both San Francisquito Canyon and the floodplain in the Santa Clara River were designated as SEAs primarily because of the threat of loss of suitable habitat for the unarmored threespine stickleback. This species was formerly found in the Los Angeles, San Gabriel, and Santa Ana Rivers but is now restricted to the Santa Clara River and San Francisquito Canyon.

Special Status Biological Resources

The following section addresses special status biological resources that have been observed, reported, or that have the potential to occur on or in the Project region. These resources include plant and wildlife species that have been afforded special status and/or recognition by federal and State resource agencies, as well as by the California Native Plant Society (CNPS), a private conservation organization commonly relied upon for plant distribution and occurrence information. In general, the principal reason an individual taxon (i.e., species, subspecies, or variety) is given such recognition is the documented or perceived decline or limitations of its population size, geographic range, and/or distribution resulting in most cases from habitat loss.

Tables 5.4-3 and 5.4-4 provide a summary of each special status plant and wildlife species known to occur in the Project region. For purposes of this biological assessment, the Project region is considered to be the Santa Clarita Valley and its associated watersheds. Tables 5.4-3 and 5.4-4 also include information on the status; the likelihood of each species within the Project region; and definitions for the various status designations. In addition, special status biological resources include vegetation types and habitats that are either unique, of relatively limited distribution in the region, or of particularly high wildlife value. These resources have been defined by federal, State, and local government conservation programs. Sources used to determine the special status of biological resources are as follows:

- **Plants.** Locational Inventory of Rare and Endangered Vascular Plants of California; the CNDDB; various Federal Register notices from the USFWS regarding listing status of plant species; and the List of Special Vascular Plants, Bryophytes, and Lichens.
- **Wildlife.** California Wildlife Habitat Relationships Database System; California Natural Diversity Database (CNDDB); various Federal Register notices from the USFWS regarding listing status of wildlife species; and List of Special Animals.

- **Vegetation Types.** CNDDB, County of Los Angeles Oak Tree Ordinance; Los Angeles County Oak Woodlands Management Plan

Definitions of Special Status Biological Resources

A federally listed Endangered species is a species facing extinction throughout all or a significant portion of its geographic range. A federally listed Threatened species is one likely to become Endangered within the foreseeable future throughout all or a significant portion of its range.

Federally Proposed or Candidate species are those which the USFWS has officially proposed for addition to the federal Threatened and Endangered species lists. Because proposed species may soon be listed as Threatened or Endangered, these species could become listed prior to or during implementation of a Project.

The State of California considers an Endangered species as one whose prospects of survival and reproduction are in immediate jeopardy; a Threatened species as one present in such small numbers throughout its range that it is likely to become an Endangered species in the near future in the absence of special protection or management; and a Rare species as one present in such small numbers throughout its range that it may become Endangered if its present environment worsens. The Rare species designation applies only to California native plants. The California Endangered Species Act authorizes the CDFW to issue permits authorizing incidental take of Threatened and Endangered species.

A California Species of Special Concern is an informal designation which the CDFW uses for some declining wildlife species that are not State Candidates for listing. This designation does not provide legal protection, but signifies that these species are recognized as special status by the CDFW.

Species that are California Fully Protected and Protected include those protected by special legislation for various reasons, such as the mountain lion and white-tailed kite. Fully Protected species may not be taken or possessed at any time. California Protected Species include those species that may not be taken or possessed at any time except under special permit from CDFW issued pursuant to the *California Code of Regulations* (Title 14, Sections 650 and 670.7), or Section 2081 of the *California Fish and Game Code.*

A species that is considered a Special Animal is one that is tracked by the CNDDB. Species of Local Concern are those that have no official status with the resource agencies, but are being watched because either there is a unique population in the region or the species is declining in the region.

The CNPS is a private resource conservation organization that has developed an inventory of California's special status plant species (CNPS 2016). This inventory is the summary of information on the distribution, rarity, and endangerment of California's vascular plants. The rarity of these plants is represented in the California Rare Plant Rank (CRPR) system that identifies four general categories of rare plants. CRPR presumes that 1A plant species are extinct in California because they have not been seen in the wild for many years. CRPR 1B plants are considered to be Rare, Threatened, or Endangered throughout their range. Plants with a CRPR of 2A are presumed extirpated from California, but are more common elsewhere. Plants with a CRPR of 2B are considered Rare, Threatened, or Endangered in California, but are more common elsewhere. Plant species for which CNPS needs additional information are included as CRPR 3. CRPR 4 plant species are those of limited distribution in California whose susceptibility to threat appears low at this time. An extension of **.1** is assigned to plants that are considered to be "seriously threatened" in California (i.e., over 80 percent of the occurrences are threatened or

have a high degree and immediacy of threat). Extension **.2** indicates the plant is "fairly threatened" in California (i.e., between 20 and 80 percent of the occurrences are threatened or have a moderate degree and immediacy of threat). Extension **.3** is assigned to plants that are considered "not very threatened" in California (i.e., less than 20 percent of occurrences are threatened or have a low degree and immediacy of threat or no current threats are known). The absence of a threat code extension indicates that this information is lacking for the plant(s) in question.

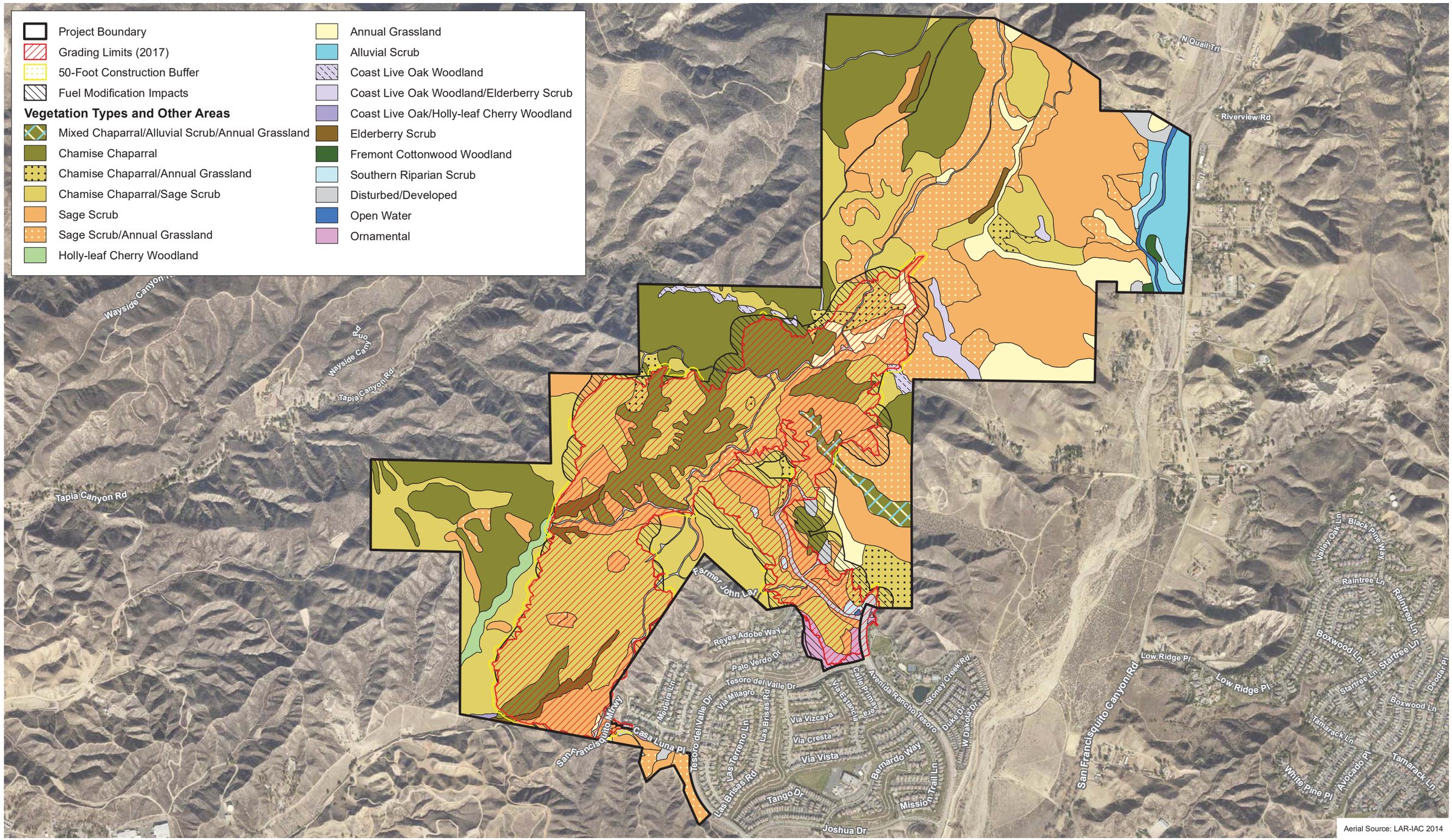
Special Status Vegetation Types

In addition to providing an inventory of special status plant and wildlife species, the CNDDB also provides an inventory of vegetation types that are considered special status by State and federal resource agencies, academic institutions, and various conservation groups (such as CNPS). In addition, the County of Los Angeles Oak Tree Ordinance protects all oak trees that are at least eight inches or more in diameter at breast height (dbh), or 4.5 feet above natural grade. At the community level, oak woodlands are protected via Senate Bill (SB) 1334, which led to the creation of the Los Angeles County Oak Woodlands Management Plan. This document defines how oak woodlands are to be identified and how impacts are to be evaluated. Finally, all wetland and riparian vegetation types are also considered special status species by (1) the CDFW in its capacity as a natural resource trustee for purposes of CEQA review and (2) the federal Clean Water Act, Section 404, which protects "waters of the United States", including those jurisdictional wetlands that are defined by the presence of hydrophytic vegetation, hydric soils, and wetland hydrology. The CDFW considers the vegetation types listed below as being a high priority for preservation.

Special status vegetation types on the Project site include alluvial scrub; chamise chaparral–sage scrub; coast live oak woodland; coast live oak woodland/blue elderberry scrub; coast live oak woodland–holly-leaf cherry woodland; Fremont cottonwood woodland; holly-leaf cherry woodland; mixed chaparral–alluvial scrub/annual grassland; sage scrub; sage scrub/annual grassland; and southern riparian scrub.

Special Status Plants

A total of 41 special status plant species occur in the Project region (Table 5.4-3). Suitable habitat occurs on the Project site for 35 of these 41 plant species. Exhibit 5.4-5 depicts the locations of the four special status plant species that have been identified on the Project site. Following the table are brief descriptions of the four special status plant species that were observed on the Project site.



Aerial Source: LAR-IAC 2014

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Impacts to Vegetation

Tesoro del Valle Phases A, B, and C SEIR

Exhibit 5.4-5

N W E S

1,350 675 0 1,350 Feet

PSOMAS

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TABLE 5.4-3
SPECIAL STATUS PLANT SPECIES
OCCURRING IN THE PROJECT REGION

Species	Status			Potential for Occurrence on the Project Site
	USFWS	CDFW	CRPR	
Allium howellii var. *clokeyi* Mt. Pinos onion	—	—	1B.3	No suitable habitat present; not observed during focused surveys.
Androsace elongata ssp. *acuta* California androsace	—	—	4.2	Suitable habitat present; not observed during focused surveys.
Aster greatae Greata's aster	—	—	1B.3	Suitable habitat present; not observed during focused surveys.
Astraglaus brauntonii Braunton's milk-vetch	FE	—	1B.1	Suitable habitat present; not observed during focused surveys.
Berberis nevinii Nevin's barberry	FE	SE	1B.1	Suitable habitat present; not observed during focused surveys.
California macrophylla round-leaved filaree	—	—	1B.2	Suitable habitat present; not observed during focused surveys.
Calochortus catalinae Catalina mariposa lily	—	—	4.2	Suitable habitat present; not observed during focused surveys.
Calochortus clavatus* var. *clavatus **club-haired mariposa lily**	**—**	**—**	**4.3**	**Observed during focused surveys. (Probable hybrids with slender mariposa lily.)**
Calochortus clavatus* var. *gracilis **slender mariposa lily**	**—**	**—**	**1B.2**	**Observed during focused surveys. (Probable hybrids with club-haired mariposa lily.)**
Calochortus fimbriatus late-flowered mariposa lily	—	—	1B.2	Suitable habitat present; not observed during focused surveys.
Calochortus plummerae Plummer's mariposa lily	—	—	4.2	Suitable habitat present; not observed during focused surveys.
Calystegia peirsonii **Peirson's morning-glory**	**—**	**—**	**4.2**	**Observed during focused surveys.**
Canbya candida white pygmy-poppy	—	—	4.2	Suitable habitat present; not observed during focused surveys.
Cercocarpus betuloides var. *blancheae* island mountain mahogany	—	—	4.3	Suitable habitat present; not observed during focused surveys.
Chorizanthe parryi var. *fernandina* San Fernando Valley spineflower	FC	SE	1B.1	Suitable habitat present; not observed during focused surveys.
Chorizanthe parryi var. *parryi* Parry's spineflower	—	—	1B.1	Suitable habitat present; not observed during focused surveys.
Deinandra minthornii Santa Susana tarplant	—	SR	1B.2	No suitable habitat present; not observed during focused surveys.
Deinandra paniculata paniculate tarplant	—	—	4.2	Suitable habitat present; not observed during focused surveys.
Dodecahema leptoceras slender-horned spineflower	FE	SE	1B.1	Suitable habitat present; not observed during focused surveys.

TABLE 5.4-3
SPECIAL STATUS PLANT SPECIES
OCCURRING IN THE PROJECT REGION

Species	Status			Potential for Occurrence on the Project Site
	USFWS	CDFW	CRPR	
Galium grande San Gabriel bedstraw	—	—	1B.2	Suitable habitat present; not observed during focused surveys.
Harpagonella palmeri **Palmer's grapplinghook**	**—**	**—**	**4.2**	**Observed during focused surveys.**
Helianthus inexpectatus Newhall sunflower	—	—	1B.1	Suitable habitat present; not observed during focused surveys.
Helianthus nuttallii ssp. *parishii* Los Angeles sunflower	—	—	1A	Species presumed extinct; suitable habitat present; not observed during focused surveys.
Hordeum intercedens vernal barley	—	—	3.2	Suitable habitat present; not observed during focused surveys.
Horkelia cuneata var. *puberula* mesa horkelia	—	—	1B.1	Suitable habitat present; not observed during focused surveys.
Juglans californica Southern California black walnut	—	—	4.2	Suitable habitat present; not observed during focused surveys.
Juncus acutus ssp. *leopoldii* southwestern spiny rush	—	—	4.2	No suitable habitat present; not observed during focused surveys.
Lepechinia fragrans fragrant pitcher sage	—	—	4.2	Suitable habitat present; not observed during focused surveys.
Lepechinia rossii Ross' pitcher sage	—	—	1B.2	Suitable habitat present; not observed during focused surveys.
Lepidium virginicum var. *robinsonii* Robinson's pepper-grass			4.3	Suitable habitat present; not observed during focused surveys.
Lilium humboldtii ssp. *ocellatum* ocellated Humboldt lily	—	—	4.2	Suitable habitat present; not observed during focused surveys.
Malacothamnus davidsonii Davidson's bush mallow	—	—	1B.2	Suitable habitat present; not observed during focused surveys.
Mucronea californica California spineflower	—	—	4.2	Suitable habitat present; not observed during focused surveys.
Navarretia fossalis spreading navarretia	FT	—	1B.1	Suitable habitat present; not observed during focused surveys.
Navarretia ojaiensis Ojai navarretia	—	—	1B.1	Suitable habitat present; not observed during focused surveys.
Navarretia setiloba Piute Mountains navarretia	—	—	1B.1	No suitable habitat present; not observed during focused surveys.
Opuntia basilaris var. *brachyclada* short-joint beavertail	—	—	1B.2	Suitable habitat present; not observed during focused surveys.
Orcuttia californica California Orcutt grass	FE	SE	1B.1	No suitable habitat present; not observed during focused surveys.
Phacelia hubbyi Hubby's phacelia	—	—	4.2	Suitable habitat present; not observed during focused surveys.
Pseudognaphalium leucocephalum white rabbit-tobacco	—	—	2B.2	Suitable habitat present; not observed during focused surveys.
Senecio aphanactis rayless ragwort	—	—	2B.2	Suitable habitat present; not observed during focused surveys.

TABLE 5.4-3
SPECIAL STATUS PLANT SPECIES
OCCURRING IN THE PROJECT REGION

Species	Status			Potential for Occurrence on the Project Site
	USFWS	CDFW	CRPR	
Sidalcea neomexicana Salt Spring checkerbloom	—	—	2B.2	No suitable habitat present; not observed during focused surveys.
Syntrichopappus lemmonii Lemmon's syntrichopappus	—	—	4.3	No suitable habitat present; not observed during focused surveys.

USFWS: U.S. Fish and Wildlife Service; CDFW: California Department of Fish and Wildlife; CRPR: California Rare Plant Rank.

LEGEND

Status Definitions[1]

Federal (USFWS)		**State (CDFW)**	
FE	Endangered	SE	Endangered
FT	Threatened	SR	Rare
FC	Candidate		

CRPR

1A. Presumed extirpated in California and rare or extinct elsewhere
1B. Rare, Threatened, or Endangered in California and elsewhere
2B. Rare, Threatened, or Endangered in California, but more common elsewhere
3. Plants for which we need more information - Review list
4. Plants of limited distribution - Watch list

CRPR Threat Code Extensions

None Plants lacking any threat information
.1 Seriously threatened in California
.2 Fairly threatened in California
.3 Not very threatened in California

Source: CNPS 2016

Club-Haired Mariposa Lily

Club-haired mariposa lily (*Calochortus clavatus var. clavatus*) has a CRPR of 4.3. It typically blooms between May and June. This perennial herb occurs on rocky slopes, chaparral, and open forest between sea level and approximately 2,230 feet above msl. This species occurs in Los Angeles, Ventura, Santa Barbara, San Benito, and San Luis Obispo Counties. In the Liebre Mountain area of Los Angeles County, club-haired and slender mariposa lilies (*Calochortus clavatus var. gracilis*) are widespread in open scrub, especially in recently burned areas, and more or less freely grade into each other. In the region of the Project site, club-haired mariposa lily has been reported from Pico Canyon in the Santa Susana Mountains and the Liebre Mountains area (approximately six miles from the Project site); Red Mountain (approximately six miles from the Project site); Texas Canyon (approximately five miles from the Project site); Necktie Basin (approximately seven miles from the Project site); Mint Canyon (approximately seven miles from the Project site); and Castaic Canyon (approximately four miles from the Project site). Club-haired and slender mariposa lilies were observed during focused plant surveys of the Project site. Club-haired mariposa lilies hybridize with slender mariposa lilies and the plants observed on the site have characteristics of both varieties. These hybrid plants occur mixed together across the site. Approximately 1,165 hybrid individuals were observed at 93 separate locations within the survey area in 2015. Exhibit 5.4-1 shows the locations of the populations and individuals observed in portions of the Project site.

Slender Mariposa Lily

Slender mariposa lily (*Calochortus clavatus* var. *gracilis*) has a CRPR of 1B.2. It typically blooms between March and June. This perennial herb grows in shaded foothill canyons in chaparral at elevations between sea level and 2,500 feet above msl. This species occurs in Los Angeles and Ventura Counties. In the Liebre Mountain area of Los Angeles County, club-haired (described above) and slender mariposa lilies are widespread in open scrub, especially in recently burned areas, and more or less freely grading into each other. In the Project region, this species has been reported from multiple locations near San Francisquito Canyon: near Power Plant number 1 (approximately 9.0 miles from the Project site); north of Newhall (approximately 0.5 mile from the Project site); between San Francisquito Canyon and Wayside Canyon (adjacent to the Project site); and north of the confluence with Bee Canyon (approximately 7.0 miles from the Project site).

Club-haired and slender mariposa lilies were observed during focused plant surveys of the Project site. Club-haired mariposa lilies hybridize with slender mariposa lilies and the plants observed on the site have characteristics of both varieties. These hybrid plants occur mixed together across the site.

Peirson's Morning-Glory

Peirson's morning-glory (*Calystegia peirsonii*) has a CRPR of 4.2. It typically blooms between May and June. This perennial herb occurs in chaparral, chenopod scrub, cismontane woodland, coastal scrub, lower montane coniferous forest, and valley and foothill grassland at elevations between 100 and 4,500 feet above msl. This species occurs in Los Angeles County. Peirson's morning-glory was originally thought to be very rare and was only known from a few collections prior to 1970, but it is now believed to be more abundant in coastal sage scrub throughout the Newhall-Mint Canyon region. In the Project region, this species has been reported from the Liebre Mountains area, including Castaic Creek (approximately 3 miles from the Project site); Necktie Basin (approximately 7 miles from the Project site); upper Osito Canyon (approximately 13 miles from the Project site); the Sierra Pelona ridgeline (approximately 14 miles from the Project site); the powerhouse in San Francisquito Canyon (approximately 9 miles from the Project site); and Grasshopper Canyon (approximately 5 miles from the Project site). Peirson's morning-glory was observed during focused plant surveys on the Project site. Two small populations of Pierson's morning-glory totaling 25 plants were observed in annual grassland habitat on the site.

Palmer's Grapplinghook

Palmer's grapplinghook (*Harpagonella palmeri*) has a CRPR of 4.2. This species typically blooms between March and May. This small, inconspicuous annual herb occurs on dry slopes and mesas in coastal scrub, chaparral, and grasslands between sea level and 1,500 feet above msl. This species occurs in Los Angeles, Orange, Riverside, and San Diego Counties; on Santa Catalina Island; east to Arizona; and south to Baja California and Sonora, Mexico. In the Project region, this species has been reported from Plum Canyon near Cruzan Mesa and historically near Saugus approximately six and three miles from the Project site, respectively. It is also known to occur in Bouquet Canyon. Palmer's grapplinghook was observed during focused plant surveys on the Project site. One large population of Palmer's grapplinghook (including approximately 1,000 individuals) was observed on during focused surveys.

Special Status Wildlife

Many special status wildlife species are known to occur in the vicinity of the Project site. Table 5.4-4 provides a summary of each special status wildlife species potentially occurring on

the Project site, including information on the status and likelihood for occurrence, followed by definitions for the various status designations.

TABLE 5.4-4
SPECIAL STATUS WILDLIFE SPECIES
OCCURRING IN THE PROJECT REGION

Species	Status		Potential for Occurrence on the Project Site
	USFWS	CDFW	
Fish			
Catostomus santaanae **Santa Ana sucker**	**FT**	**SSC**	**Observed during focused surveys; suitable habitat present.**
Gasterosteus aculeatus williamsoni **unarmored threespine stickleback**	**FE**	**SE/FP**	**Observed during focused surveys; suitable habitat present.**
Gila orcutti **arroyo chub**	**—**	**SSC**	**Observed during focused surveys; suitable habitat present.**
Amphibians			
Anaxyrus californicus arroyo toad	FE	SSC	Not expected to occur; no suitable habitat.
Rana draytonii California red-legged frog	FT	SSC	Not expected to occur; no suitable habitat.
Spea hammondii **western spadefoot**	**—**	**SSC**	**Observed during focused surveys; suitable habitat present.**
Reptiles			
Anniella pulchra pulchra **silvery legless lizard**	**—**	**SSC**	**Observed; suitable habitat.**
Aspidoscelis tigris stejnegeri coastal whiptail	—	SSC	Expected to occur; suitable habitat present.
Emys marmorata western pond turtle	—	SSC	Not expected to occur; no suitable habitat.
Phrynosoma blainvillii **coast horned lizard**	**—**	**SSC**	**Observed; suitable habitat.**
Salvadora hexalepis virgultea coast patch-nosed snake	—	SSC	Expected to occur; suitable habitat present.
Thamnophis hammondii two-striped garter snake	—	SSC	May occur; suitable habitat present.
Birds			
Agelaius tricolor tricolored blackbird	FC	SSC	May occur; suitable foraging habitat present, not expected to occur for breeding due to lack of suitable breeding habitat.
Ammodramus savannarum grasshopper sparrow	—	SSC	May occur; suitable foraging habitat and limited suitable nesting habitat.
Aquila chrysaetos golden eagle	—	FP	May occur; suitable foraging habitat and limited suitable nesting habitat.
Asio otus (Nesting) long-eared owl	—	SSC	May occur; suitable foraging and potentially suitable nesting habitat.
Athene cunicularia burrowing owl	—	SSC	May occur; suitable habitat present. Not detected during focused burrow surveys in 2007.

TABLE 5.4-4
SPECIAL STATUS WILDLIFE SPECIES OCCURRING IN THE PROJECT REGION

Species	Status		Potential for Occurrence on the Project Site
	USFWS	CDFW	
Buteo swainsoni Swainson's hawk	—	ST	Not expected to occur for nesting but may occur as a rare migrant; suitable foraging habitat.
Circus cyaneus **northern harrier**	**—**	**SSC**	**Observed; suitable foraging and potentially suitable nesting habitat.**
Coccyzus americanus occidentalis western yellow-billed cuckoo	FT	SE	Not expected to occur; no suitable habitat.
Elanus leucurus **white-tailed kite**	**—**	**FP**	**Observed; suitable foraging and nesting habitat.**
Empidonax traillii extimus southwestern willow flycatcher	FE	SE	Not expected to occur; no suitable habitat.
Gymnogyps californianus California condor	FE	SE	Not expected to occur; no suitable breeding habitat. Incidental sightings of flyovers have been noted, but this species is expected to occur only from relatively rare flyover occurrences compared with core habitat in the adjacent mountains to the north.
Icteria virens yellow-breasted chat	—	SSC	Not expected to occur for nesting but may occur as a migrant; no suitable nesting habitat.
Lanius ludovicianus **loggerhead shrike**	**—**	**SSC**	**Observed; suitable habitat; nesting on site during 2008 coastal California gnatcatcher focused surveys (BonTerra 2008).**
Polioptila californica californica **coastal California gnatcatcher**	**FT**	**SSC**	**Observed; one individual dispersing juvenile observed during focused surveys in 2015 (no breeding pairs detected) (BonTerra 2015); not expected to occur for breeding due to negative results during repeated focused surveys; potentially suitable habitat.**
Setophaga petechia yellow warbler	—	SSC	Not expected to occur for nesting but expected to occur as migrant; no suitable nesting habitat.
Vireo bellii pusillus least Bell's vireo	FE	SE	Not expected to occur; no suitable nesting habitat.
Mammals			
Antrozous pallidus pallid bat	—	SSC	May occur; suitable foraging and roosting habitat.
Corynorhinus townsendii Townsend's big-eared bat	—	SC/SSC	May occur for foraging only; suitable foraging habitat but no suitable roosting habitat.
Euderma maculatum spotted bat	—	SSC	May occur; suitable foraging, but limited roosting habitat.

TABLE 5.4-4
SPECIAL STATUS WILDLIFE SPECIES
OCCURRING IN THE PROJECT REGION

Species	Status		Potential for Occurrence on the Project Site
	USFWS	CDFW	
Eumops perotis californicus western mastiff bat	—	SSC	May occur for foraging only; suitable foraging, but no suitable roosting habitat.
Lepus californicus bennettii San Diego black-tailed jackrabbit	—	SSC	Expected to occur; suitable habitat present.
Macrotis californicus California leaf-nosed bat	—	SSC	Not expected to occur; y suitable foraging habitat, but no suitable roosting habitat; outside known range.
Onychomys torridus ramona southern grasshopper mouse	—	SSC	May occur; suitable habitat present.

USFWS: U.S. Fish and Wildlife Service; CDFW: California Department of Fish and Wildlife.

LEGEND

Federal (USFWS)		State (CDFW)	
FE	Endangered	SE	Endangered
FT	Threatened	ST	Threatened
FC	Candidate Species	SSC	Species of Special Concern
		FP	Fully Protected
		SC	Candidate Species

Of the 35 special status wildlife species known to occur in the vicinity of the Project site, 10 were confirmed present (i.e., observed) during focused surveys. A brief description of the special status wildlife species observed, expected to occur, or that may occur, as well as listed and other species for which focused surveys were conducted is provided below. As shown in Table 5.4-4, no listed species were present on the Project site as determined by focused surveys. Special status wildlife species that are not expected to occur on the Project site are not described below; however, these descriptions can be found in the Biota Report (Appendix C of this Supplemental EIR). Note that these species are grouped by taxon and listed alphabetically according to their scientific name. Figure 5.3-2 shows the location of special status species on the Project site.

Fish

Santa Ana Sucker

Santa Ana sucker is a federally listed Threatened species and a California Species of Special Concern. This fish is found in small, shallow streams with currents that run from swift to sluggish. They are most abundant where waters are cool and unpolluted, although they can withstand turbidity. They are also associated with bottom materials of boulders, rubble, and sand where there is filamentous algae growth. They feed on algae and detritus that they scrape from rock surfaces and occasionally take aquatic insect larvae. The only populations that are federally protected are those in its historic range, which consists of the Los Angeles, San Gabriel, and Santa Ana River Basins. The population in the Santa Clara River Basin is considered to be introduced and is not covered by the protected status, although those in the Santa Clara River are considered important to the recovery of the species in its native range. This species is known to occur in the Santa Clara River from San Francisquito Canyon to Santa Paula. Suitable habitat for this species is present on the Project site, and juvenile Santa Ana suckers were captured

during the focused fish surveys. Therefore, there was evidence that the Santa Ana sucker had bred on or near the Project site.

On December 14, 2010, the USFWS published the current Final Rule designating 9,331 acres of land as critical habitat for the Santa Ana sucker in the Santa Ana River in San Bernardino, Riverside, and Orange Counties and the San Gabriel River and Big Tujunga Creek in Los Angeles County. The Project area is not located within designated critical habitat area for the Santa Ana sucker.

Unarmored Threespine Stickleback

Unarmored threespine stickleback is a federally and State-listed Endangered species and a California Fully Protected species. It occurs in weedy, permanent pools or backwaters and in slow-moving water along the margins of a stream. It primarily occurs in cool and clear water with mud or sand substrates. The unarmored threespine stickleback was once abundant throughout the Los Angeles Basin and is now known to occur only in the upper Santa Clara River system and in San Antonio Creek in northern Santa Barbara County. Its regional decline is attributable to the channelization of watersheds for flood control and development and disruption of drainages by urbanization. This species occurs along the Santa Clara River from approximately 0.5 miles west of the I-5 freeway crossing to just east of the I-5 freeway (approximately three miles from the Project site), San Francisquito Canyon (approximately four miles from the Project site), Soledad Canyon (approximately four miles from the Project site), and Bouquet Creek (approximately five miles from the Project site). One adult unarmored threespine stickleback was captured during the focused fish surveys. During the survey, there was no evidence that sticklebacks had bred on the Project site. However, the 2004–2005 rainy season was unusually heavy and had delayed reproduction elsewhere in the Santa Clara River; consequently, stickleback reproduction may have occurred in or adjacent to the Project site following the survey.

On November 17, 1980, the USFWS published a Proposed Rule to designate critical habitat for the federally Endangered unarmored threespine stickleback. These lands include three zones in Los Angeles County (Del Valle, San Francisquito Canyon, and Soledad Canyon) and one zone in Santa Barbara County (San Antonio Creek). However, on September 17, 2002, the critical habitat designation was vacated, and the decision was made not to finalize the proposed critical habitat.

Arroyo Chub

Arroyo chub is a California Species of Special Concern. It is a small, freshwater fish that is found in coastal freshwater streams and rivers with steady current and emergent vegetation. This chub is an omnivorous species that forms schools and prefers slower-moving pools in streams. The chub has adapted to survive in widely fluctuating water temperatures and dissolved oxygen levels. The arroyo chub is now common at only three of its native locations: Santa Margarita and De Luz Creeks in San Diego County; Trabuco and San Juan Creeks in Orange County; and Malibu Creek in Los Angeles County. The chub has also been introduced into several rivers and streams in Southern California. This species is known to occur in the Santa Clara River, within approximately four miles of the Project site. The resource agencies consider the Santa Clara River population to be introduced. There is suitable habitat for this species on the Project site, and arroyo chub were found throughout the survey area during focused fish surveys. All life stages were present: fry, transformed fry, juveniles, and adults. Therefore, there is evidence that arroyo chub has bred on the Project site.

Amphibians

Arroyo Toad

Arroyo toad (*Anaxyrus californicus*) is a federally listed Endangered species and a California Species of Special Concern. This species historically occurred from San Luis Obispo County south to San Diego County along most major rivers. Currently, they are restricted to very small remnant populations in these rivers' headwaters. Most of the remaining populations occur in national forests. The arroyo toad is generally found in semi-arid regions near washes or intermittent streams from sea level to approximately 3,000 feet above msl. However, this species has highly specialized habitat requirements (such as breeding pools within approximately 300 feet of juvenile and adult habitat), which consist of a shoreline with stable, sandy terraces. The arroyo toad is known to occur along the Santa Clara River east of I-5, approximately four miles from the Project site. Suitable habitat (hydrology) for this species is not present on the Project site; therefore, arroyo toad is not expected to occur on the Project site.

On February 9, 2011, the USFWS published a Final Rule to designate critical habitat for the federally Endangered arroyo toad. This included approximately 98,366 acres in Santa Barbara, Ventura, Los Angeles, San Bernardino, Riverside, Orange, and San Diego Counties. The Project site is not located in the final critical habitat for this species.

California Red-Legged Frog

California red-legged frog (*Rana draytonii*) is a federally listed Threatened species and a California Species of Special Concern. This species historically occurred throughout coastal California, west of the Sierras, from sea level to 8,000 feet above msl. This frog has been extirpated from approximately 70 percent of its historic range and now primarily occurs only in wetlands and streams of central California. This species prefers areas with deep ponds in areas of streams that have slow water flow with emergent vegetation at the edge of the banks. Adults feed primarily on aquatic and terrestrial invertebrates. This species is known to occur in San Francisquito Canyon, approximately 1.3 miles upstream from the San Francisquito Powerhouse No. 2 Penstocks. Suitable habitat for this species is not present on the Project site; therefore, California red-legged frog is not expected to occur on the Project site.

On March 17, 2010, the USFWS published the current Final Rule designating 1,636,609 acres of land as critical habitat for the California red-legged frog in 27 California counties including Los Angeles County. The Project site is not located within final critical habitat designations for this species.

Western Spadefoot

Western spadefoot is a California Species of Special Concern. This species occurs in the Great Valley and bordering foothills and in the Coast Ranges from Monterey Bay south to Baja California, Mexico. From the Santa Clara River Valley in Los Angeles and Ventura Counties southward, an estimated 80 percent of habitat for this species has been lost. This species inhabits grassland, coastal sage scrub, and other habitats with open sandy, gravelly soils. The western spadefoot is primarily a species of the lowlands and frequents washes, floodplains of rivers, alluvial fans, and alkali flats. Western spadefoot breed in quiet streams, vernal pools, and temporary ponds. This species is rarely seen outside the breeding season. This species is known to occur in Cruzan Mesa (approximately 7.0 miles from the Project site); Golden Valley Ranch (approximately 9.0 miles from the Project site); north of Tapia Canyon (approximately 0.8 miles from the Project site) and San Francisquito, Plum, and Soledad Canyons (approximately 0.5, 5.0, and 4.0 miles, respectively) from the Project site. Western spadefoot tadpoles were observed in

several pools in an unnamed drainage at one locality in the southwestern portion of the Project site (Exhibit 5.4-2). Approximately ten such pools formed following heavy rains and appeared to retain water of sufficient depth and duration for western spadefoot breeding. Surveys determined that western spadefoot breeding had occurred in seven of the larger pools. Several hundred tadpoles were observed in each pool for a total of a few thousand amongst all the pools; however, no attempt was made to quantify the total number of tadpoles present. The pools are immediately adjacent to coastal sage scrub and chaparral vegetation, which represents the nearest suitable habitat for adult western spadefoot.

Adult western spadefoot may also occupy other suitable habitat elsewhere on the Project site, and may not have been detected due to the absence of localized breeding activity at a breeding pool. Therefore, all suitable habitats should be considered occupied by the western spadefoot. This includes the alluvial scrub, sage scrub, chamise chaparral–sage scrub, sage scrub/ annual grassland, and California annual grassland vegetation types.

Reptiles

Silvery Legless Lizard

Silvery legless lizard (*Anniella pulchra pulchra*) is a California Species of Special Concern. It occurs in the Coast, Transverse, and Peninsular Ranges from Contra Costa County south to Baja California, Mexico. It is a small, secretive lizard that spends most of its life beneath the soil; under stones, logs, and debris; or in leaf litter. The silvery legless lizard requires areas with loose, sandy soil, moisture, warmth, and plant cover. It occurs in chaparral, pine-oak woodland, beach, and riparian vegetation types at elevations ranging from sea level to about 5,100 feet above msl. This species is naturally rare since it specializes in substrates with high sand content, but is also threatened by grazing, off-road vehicle activity, sand mining, beach erosion, excessive recreational use of coastal dunes, and the introduction of exotic plants. This species formerly occurred in and was relocated from Plum Canyon, approximately five miles from the Project site. The Project site provides suitable habitat for this species, and silvery legless lizard was observed on the Project site.

Coastal Whiptail

Coastal whiptail (*Aspidoscelis tigris stejnegeri*) is a California Species of Special Concern. This whiptail lizard occurs in the coastal region of southern California south to central Baja California, Mexico. This lizard is a moderately large, slender lizard that is most common in and around dense vegetation especially where the substrate is sandy or gravelly. It occurs in areas where the ground is firm, sandy, or rocky. This species is threatened by loss of habitat. This species is known from west of Bouquet Canyon (approximately 4.5 miles from the Project site), south of Saugus (approximately 5 miles from the Project site), and it was observed in the Project area. Suitable habitat is present in the sage scrub vegetation types in the Project area. Therefore, coastal whiptail is expected to occur on the Project site.

Western Pond Turtle

Western pond turtle (*Emys marmorata*) is a California Species of Special Concern. This subspecies occurs from approximately the San Francisco Bay area south through the Coast Ranges to Northern Baja California, Mexico from sea level to 6,700 feet above msl. The western pond turtle is estimated to be in decline throughout 75 to 80 percent of its range. The current range is similar to the historic range, but populations have become fragmented by agriculture and urban development. The western pond turtle occurs primarily in freshwater rivers, streams, lakes, ponds, vernal pools, and seasonal wetlands with basking sites such as logs, banks, or other

suitable areas above the water level. In addition to loss of habitat, this species is also threatened by grazing, non-native species, and disease. This species has been reported from San Francisquito Canyon (approximately 3 miles from the Project site), and from the Santa Clara River (approximately 4 miles from the Project site) Project region. Suitable habitat for this species is not present on the Project site; therefore, western pond turtle is not expected to occur.

Coast Horned Lizard

Coast horned lizard (*Phrynosoma blainvillii*) is a California Species of Special Concern. The two former subspecies of the coast horned lizard (*P. coronatum blainvillei* and *P. c. frontale*) are no longer recognized as valid, based on current scientific studies on this species. The coast horned lizard occurs throughout much of California, west of the desert and Cascade-Sierra Highlands south to Baja California, Mexico. However, many of the populations in lowland areas have been reduced or eliminated due to urbanization and agricultural expansion. It is a small, spiny, somewhat rounded lizard that occurs in scrubland, grassland, coniferous forests, and broadleaf woodland vegetation types. The coast horned lizard prefers open areas for basking and loose, friable soil for burrowing. Three factors have contributed to its decline: loss of habitat, overcollecting, and the introduction of exotic ants. In some places, especially adjacent to urban areas, the introduced ants have displaced the native species upon which the lizard feeds. In addition, this species is also threatened by fires; off-road vehicles; grazing; and pets, especially domestic cats. This species is known historically from Saugus and Tick Canyon, approximately four and ten miles from the Project site, respectively. Suitable habitat is present and coast horned lizard was observed on the Project site.

Coast Patch-Nosed Snake

Coast patch-nosed snake (*Salvadora hexalepis virgultea*) is a California Species of Special Concern. It ranges along the coast of California from San Luis Obispo County south into Baja California, Mexico. It occurs from sea level to about 7,000 feet above msl. It inhabits open sandy areas and rocky outcrops in scrub, chaparral, grassland, and woodland vegetation types. This species is threatened by development, grazing, and fire control. It has been recorded in Hopper Creek, northwest of Piru Creek (approximately 15 miles) from the Project site. Suitable habitat for this species is present on the Project site. Therefore, coast patch-nosed snake is expected to occur on the Project site.

Two-Striped Garter Snake

Two-striped garter snake (*Thamnophis hammondii*) is a California Species of Special Concern. It occurs from Monterey County south to Rio Rosario in Baja California, Mexico from sea level to 8,000 feet above msl. Two-striped garter snake is highly aquatic and is found in riparian habitats, including oak woodland, brushlands, and sparse coniferous forests. The two-striped garter snake feeds on small fishes, frogs, tadpoles, and earthworms. This species is known to occur in Oak Spring Canyon, Del Sur Ridge, and Castaic Creek (approximately ten miles, 8 miles, and 8.5 miles respectively) from the Project site. Suitable habitat for this species is present in San Francisquito Canyon. Therefore, two-striped garter snake may occur on the Project site.

Birds

Tricolored Blackbird

Tricolored blackbird (*Agelaius tricolor*) is a federal Candidate for listing and a California Species of Special Concern. Tricolored blackbird is almost a California endemic, with only small, scattered colonies breeding north to eastern Washington and south to Baja California Norte. The species

principally concentrates in the Central Valley of California and central and southern coastal counties (Allen et al. 2016). These colonial nesting birds prefer to breed in marsh vegetation of bulrushes and cattails; in riparian woodlands containing native (willows or cottonwood) or introduced plants (giant reed [*Arundo donax*] or salt cedar [*Tamarisk* sp.]); or at upland sites containing stands of blackberries (*Rubus ursinus*), nettles, thistles, or crops such as wheat or barley. During winter months, they are often found foraging in wet pastures, agricultural fields, and seasonal wetlands. Tricolored blackbirds are nomadic, wandering during the nonbreeding season and occupying colony sites intermittently. This species is known to breed near Lake Hughes (approximately 14 miles) from the Project site. Suitable foraging habitat and limited marginal nesting habitat is present in the riparian and grassland vegetation types on the Project site. Tricolored blackbird may occur for foraging, but is not expected to nest on the Project site due to limited suitable nest sites.

Grasshopper Sparrow

Grasshopper sparrow (*Ammodramus savannarum*) is a California Species of Special Concern. Grasshopper sparrow primarily nests in the eastern United States; however, its western breeding distribution includes eastern Washington, southern Idaho, southwestern Wyoming, and the western coastal counties and western edge of the Sierra Nevada of California and the northern portion of Baja California, Mexico. Grasshopper sparrow generally prefers moderately open grasslands and prairies with patchy bare ground. In the West and Southwest, grasshopper sparrow occupies lusher areas with shrub cover in arid grasslands. This species is threatened by habitat loss, fragmentation, and degradation. Suitable foraging and some nesting habitat for this species is present on the Project site, and it has been reported in the region. Therefore, the grasshopper sparrow may occur on the Project site.

Golden Eagle

Golden eagle (*Aquila chrysaetos*) is a California Fully Protected species and is also protected by the Federal Bald Eagle Act. This raptor is an uncommon year-round resident in Southern California, occupying the more remote and rugged areas of the desert-slope portions of Los Angeles County; it is extremely rare on the coastal slope and uncommon to rare visitor from November to April in the Antelope Valley. The golden eagle prefers open habitats such as grasslands, rangelands, and agricultural fields. It typically nests on rocky cliff ledges or trees and rarely on the ground. Characteristic habitat throughout the west involves sagebrush or prairie grasslands in areas where cliffs or riparian corridors provide nest sites. Possible threats to this species include habitat destruction, shooting, human disturbance at nest sites, wind turbine strikes, electrocution on power poles, and rodenticide poisoning. The golden eagle is known to breed historically in the Project region, but these areas have since been abandoned. Suitable foraging habitat for this species is present on the Project site. However, only limited nesting habitat is present; therefore, the golden eagle may occur on the Project site.

Long-Eared Owl

Long-eared owl (*Asio otus*) is a California Species of Special Concern. In Southern California this species is a rare and local summer resident in riparian areas of the desert slope and in ranch yards of the Antelope Valley; possibly not present every year. It is an uncommon winter visitor to thickly treed areas of the Antelope Valley. In Southern California, this species nests in oak and willow woodlands and forages in scrub and grassland vegetation types. Long-eared owls have declined throughout California due to urban and agricultural development. Suitable foraging and nesting habitat for this species occur on the Project site. Long-eared owl may occur on the Project site.

Burrowing Owl

Burrowing owl is a California Species of Special Concern. Although the burrowing owl was proposed as a State Candidate for listing, the CDFW determined that the species did not warrant listing in consideration of its population throughout the state. However, this species is considered a Species of Local Concern because it is much less common in Southern California than in the Central Valley. In Southern California, burrowing owls breed and forage in grasslands and prefer flat to low rolling hills in treeless terrain. They are small owls that nest in burrows, typically in open habitats, most often along banks and roadsides. The burrowing owl is a widespread species throughout the western United States, but has declined in many other areas due to habitat modification from grasslands to farmsteads and urban development, a shift from row-cropped farmland to alfalfa cultivation, poisoning of its prey items, shooting, and human disturbance. This species is known to occur along the Santa Clara River in Soledad Canyon, San Francisquito Canyon, and Grasshopper Canyon (approximately seven, two, and five miles respectively) from the Project site. A habitat assessment and focused burrow survey for the species was conducted on the Project site on April 5, 2007. No burrows potentially occupied by the burrowing owl were found on the Project site. Considerable regrowth of vegetation has occurred since the 2002 Copper Fire, and the amount of low density revegetation currently on site is very limited. Therefore, suitable habitat for this species is not currently present on the Project site and the burrowing owl is not expected to inhabit the site at this time. Future disturbance on the site may create suitable conditions for the presence of this species. I.

Swainson's Hawk

Swainson's hawk (*Buteo swainsoni*) is a State-listed Threatened species. This raptor is a very rare migrant along the coast of Southern California. The Swainson's hawk formerly bred along the coast in Southern California, but breeding is now mostly limited to the Sacramento and San Joaquin Valleys, extreme northeastern California, and in Mono and Inyo Counties. It has recently bred in the Antelope Valley, Los Angeles County, and in the western Mojave Desert. Typical breeding habitat consists of open areas such as grasslands and agricultural fields with scattered groves of trees. Prey consists of small mammals and reptiles in early summer and large insects at other seasons. This species is threatened by loss of habitat, habitat deterioration in its South American wintering grounds, human disturbance at nest sites, shooting, and possibly pesticides. Additionally, any reduction in alfalfa production in the Antelope Valley poses a risk to this species, as does rodenticide poisoning. Suitable foraging, but no suitable nesting habitat for this species occurs on the Project site. Swainson's hawk may occur as a rare migrant on the Project site, but this species is not expected to nest there.

Northern Harrier

Northern harrier is a California Species of Special Concern. It is an uncommon and local year-round resident of marshy, open areas, but rare in the summer. This species nests on the ground in a variety of wetland and upland habitats. Northern harrier can be seen foraging in scrub, riparian, and grassland vegetation types. While once a relatively common species during fall, winter, and spring in undeveloped areas of Los Angeles County, the northern harrier population is now greatly reduced and localized in distribution. This species is threatened by pesticides and loss of suitable habitat especially in wetland and grassland areas along the coastal-slope and upland habitat in Antelope Valley. Suitable foraging habitat and suitable nesting habitat is present on the Project site. Northern harrier was observed foraging on the Project site, and it may nest on the Project site.

Western Yellow-Billed Cuckoo

Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*) is a federally-listed Threatened and a State-listed Endangered species. There is currently no designated Critical Habitat for this species. California's population of western yellow-billed cuckoo was once estimated to be over 15,000 pairs, but in less than 100 years, it has declined to less than 30 pairs with most cuckoos concentrated at 3 locations: the Sacramento River, the South Fork of the Kern River, and the lower Colorado River. Cuckoos appear to have been extirpated from other locations such as at the Santa Ana River in the Prado Basin where small numbers (three to seven) were reported annually prior to 1995. Breeding western yellow-billed cuckoos require relatively large (i.e., greater than 20 hectares or 50 acres) contiguous patches of multilayered riparian habitats. They require broad areas of old-growth riparian vegetation dominated by willows and Fremont's cottonwoods with dense understories. The Project site does not provide riparian habitat extensive enough to be suitable for the western yellow-billed cuckoo. The riparian habitat is sparse and patchy; therefore, the western yellow-billed cuckoo is not expected to occur.

White-Tailed Kite

White-tailed kite is a California Fully Protected species. This species is an uncommon to locally fairly common resident in coastal Southern California and is a rare visitor and local nester on the western edge of the deserts. Kites nest primarily in oaks, willows, and sycamores and forage in grassland and scrub vegetation types. White-tailed kites show strong site fidelity to nest groves and trees. This species is known to have nested along the Santa Clara River east of I-5, approximately three miles from the Project site. The white-tailed kite was observed foraging and suitable nesting habitat occurs on the Project site.

Southwestern Willow Flycatcher

Southwestern willow flycatcher (*Empidonax traillii extimus*) is a federally and State-listed Endangered species. This subspecies was once considered a common breeder in coastal Southern California. However, this subspecies has declined drastically due to a loss of breeding habitat and nest parasitism by the brown-headed cowbird (*Molothrus ater*). This species occurs in riparian habitats along rivers, streams, or other wetlands where dense growth of willows, mule fat, arrow weed (*Pluchea sericea*), tamarisk, or other plants are present, often with a scattered overstory of cottonwood. The Project site does not support enough cottonwood woodland and willow scrub habitats to constitute suitable nesting habitat for this species. Therefore, southwestern willow flycatcher is not expected to occur on the Project site.

Critical Habitat for this species was originally designated on July 22, 1997, and was updated on October 19, 2005. In 2007, the USFWS announced that it would review the 2005 designation; then, in November 2007, the USFWS declared that it would maintain the 2005 designation. The USFWS designated final Critical Habitat in Arizona, California, Nevada, New Mexico, and Utah. Counties containing Critical Habitat in California include Kern, Santa Barbara, San Bernardino, and San Diego. Of the 48,896 USFWS-designated acres of Critical Habitat for the southwestern willow flycatcher, 17,212 acres are located in California. The Project site is not located within the final 2013 USFWS-designated Critical Habitat.

California Condor

The California condor (*Gymnogyps californianus*) is a federally and State-listed Endangered Species. Suitable habitat for the condor includes adequate food supply, open areas to locate food, and reliable air movements to allow for extending soaring. Foraging habitat consists of vast expanses of open savannah and grassland, including potreros (cattle ranches or pastures) within

chaparral with cliffs, large trees, and snags that are often separated by far distances from the nesting sites. Roosting habitat is located near important foraging grounds often near a previously discovered carcass. Nesting habitat ranges from chaparral to forested montane regions, including redwood forests. The California condor nests in caves, crevices, and large ledges on high sandstone cliffs. Expending very little energy, these scavengers soar on thermal updrafts and wind currents until they spot potential food sources. The majority of the breeding birds forage within 50 to 70 kilometers (km, 31 to 43.5 miles [mi]) of their nesting areas, with core foraging areas ranging from 2,500 to 2,800 square kilometers **(**617,763.5 to 691,895 acres) (Bloom 2008).

On September 24, 1976, the USFWS designated Critical Habitat for the condor consisting of 9 areas encompassing approximately 600,000 acres (USFWS 1976). These areas occur in the following counties: Tulare, San Luis Obispo, Ventura, Kern, Santa Barbara, and Los Angeles. The Project site is not located within designated critical habitat for this species.

Yellow-Breasted Chat

Yellow-breasted chat (*Icteria virens*) is a California Species of Special Concern. This species occurs as an uncommon and local summer resident in Southern California along the coast and in the deserts. This large warbler was once a fairly common summer resident in riparian woodlands throughout California, but is now much reduced in numbers, especially in Southern California. For nesting, this species requires dense, brushy tangles near water and riparian woodlands supporting a thick understory. This species is threatened by loss of breeding habitat (especially the channelization of major rivers) and possibly nest parasitism by the brown-headed cowbird. This species is known to occur along the Santa Clara River. The Project site does not provide riparian habitat extensive enough to be suitable nesting habitat for the yellow-breasted chat, as the riparian habitat on site is sparse and patchy. Therefore, the yellow-breasted chat is not expected to occur for nesting, but may occur as a migrant.

Loggerhead Shrike

Loggerhead shrike (*Lanius ludovicianus*) is a California Species of Special Concern. This species is a fairly common resident of lowlands and foothills in Southern California. Shrikes inhabit grasslands and other dry, open habitats. They can often be found perched on fences and posts from which prey items (e.g., large insects, small mammals, lizards) can be seen. This species may be threatened by habitat loss in the Santa Clarita Valley; predation by Cooper's hawks; competition from urbanized species such as European starling and American kestrel; and pesticides. Suitable habitat for this species is present on the Project site. Loggerhead shrike was observed nesting on the Project site during the 2008 focused California gnatcatcher surveys.

Coastal California Gnatcatcher

Coastal California gnatcatcher is a federally listed Threatened species and a California Species of Special Concern. This species occurs in most of Baja California's arid regions, but is extremely localized in the United States where it predominantly occurs in coastal regions of highly urbanized Los Angeles, Orange, Riverside, and San Diego Counties. In California, this species is an obligate resident of several distinct subassociations of the coastal sage scrub vegetation type. Loss of optimal coastal sage scrub breeding habitat to urbanization and brood parasitism by brown-headed cowbirds have been cited as causes of the coastal California gnatcatcher population decline. This species is known to occur on Golden Valley Ranch (approximately nine miles from the Project site), Robinson Ranch Golf Course (approximately nine miles from the Project site), and near the intersection of Lowridge Place and San Francisquito Canyon Road (approximately one mile from the Project site), at Copper Hill Drive at Bouquet Canyon (approximately 3 miles from the Project site), and in Bee Canyon (approximately 11 miles from the Project site). The

Project site contains approximately 327 acres of suitable habitat for the species. Focused surveys performed in 2015 did not identify any nesting behavior, but a solitary individual gnatcatcher (presumed to be a dispersing juvenile) was observed during the final survey date. Previous focused surveys performed in 2005 and 2008 did not detect the presence of any gnatcatchers. Reports of all three focused survey efforts are provided in Appendix H of the Biota Report (Appendix C of this Supplemental EIR).

On December 19, 2007, the USFWS published a final rule revising critical habitat for the coastal California gnatcatcher. The revised critical habitat designates 197,303 acres of land in Ventura, Los Angeles, Orange, Riverside, San Bernardino, and San Diego Counties. The Project site is not within the revised designated critical habitat for this species.

Yellow Warbler

Yellow warbler (*Setophaga petechia*) is a California Species of Special Concern. *Dendroica petechia brewsteri* is the subspecies of yellow warbler that breeds in Southern California; most yellow warblers are migrants. This subspecies occurs in coastal areas from northwestern Washington south to western Baja California, Mexico. In Southern California, yellow warblers breed locally in riparian woodlands, but, during migration, they can forage in a variety of different habitat types. This species is threatened by loss of breeding habitat (specifically channelization of our major watercourses) and nest parasitism by brown-headed cowbirds. This species is known to occur along the Santa Clara River. The Project site does not have riparian habitat extensive enough to provide suitable nesting habitat for the yellow warbler since the riparian habitat on site is sparse and patchy; therefore, the yellow warbler is not expected to occur for nesting, but is expected to occur as a migrant.

Least Bell's Vireo

Least Bell's vireo (*Vireo bellii pusillus*) is a federally and State-listed Endangered species. The vireo is now a rare and local summer resident of Southern California's lowland riparian woodlands. While destruction of lowland riparian habitats has played a large role in driving this species to its present precarious situation, brood parasitism by brown-headed cowbirds is the most important factor in its decline. Local cowbird-control programs have been very effective in maintaining some populations, and the species has begun to recover. The least Bell's vireo breeds primarily in riparian habitats dominated by willows with dense understory vegetation. A dense shrub layer two to ten feet above ground is the most important habitat characteristic for this species. This species is known to occur along Castaic Creek and in the vicinity of Grasshopper Canyon, approximately four and five miles from the Project site, respectively. The Project site does not support enough cottonwood woodland and willow scrub habitats to constitute suitable nesting habitat for this species; therefore, least Bell's vireo is not expected to occur on the Project site.

On February 2, 1994, the USFWS published final critical habitat for the least Bell's vireo, designating approximately 37,560 acres of land in Santa Barbara, Ventura, Los Angeles, San Bernardino, Riverside, and San Diego Counties. Designated critical habitat in Los Angeles County is located only along the Santa Clara River from I-5 west to the Ventura County line. The Project site is not located in the designated critical habitat for this species.

Mammals

Pallid Bat

Pallid bat (*Antrozous pallidus*) is a California Species of Special Concern. This species occurs throughout California except for the high Sierra Nevada from Shasta to Kern Counties and in the

northwestern portion of the state. It most commonly occurs in mixed oak and grassland habitats. This large bat roosts in rock crevices and in tree cavities of trees, especially in oaks. The pallid bat is very sensitive to disturbance at its roosting sites. This species is known historically in the vicinity of Castaic, approximately three miles from the Project site. The Project site provides suitable foraging and roosting habitat for this species. Therefore, pallid bat may occur on the Project site for foraging and roosting.

Townsend's Big-Eared Bat

Townsend's big-eared bat (*Corynorhinus townsendii*) is a State Candidate for listing and California Species of Special Concern. Townsend's big-eared bat is considered an uncommon year-round resident throughout much of California. Townsend's big-eared bat occupies a variety of habitats, including oak woodlands, arid deserts, grasslands, and high-elevation forests and meadows. Known roosting sites in California include mine tunnels, limestone caves, lava tubes, buildings, and other man-made structures. The roosts, especially larger breeding colonies, are especially susceptible to disturbance. This species is known historically from Tick Canyon, approximately 9 miles from the Project site. The Project site provides suitable foraging habitat but no suitable roosting habitat for the Townsend's big-eared bat. Therefore, Townsend's big-eared bat may occur on the Project site for foraging but is not expected to roost on the Project site.

Spotted Bat

Spotted bat (*Euderma maculatum*) is a California Species of Special Concern. It is a rare species that is very striking in appearance but poorly known. This species may be considered one of North America's rarest mammals. Although more widespread in the deserts of Southern California, the range of the spotted bat includes parts of the coastal slope of the Transverse and Peninsular mountain ranges from Ventura County to San Diego County. The spotted bat occurs in a range of habitats from arid desert and grasslands through mixed conifer forests. This species forages near open water, and known roosting habitat for this species consists of rock crevices, which naturally limit their distribution. Threats to this species include loss of habitat due to development. This species is known to occur at the mouth of Castaic Creek, approximately two miles from the Project site. The Project site provides suitable foraging habitat and limited roosting habitat for this species. Therefore, spotted bat may occur on the Project site for foraging and roosting.

Western Mastiff Bat

Western mastiff bat (*Eumops perotis*) is a California Species of Special Concern. The subspecies that occurs in Southern California is the California mastiff bat (*Eumops perotis californicus*). The western mastiff bat, the largest bat in the United States, is a very wide-ranging and high-flying insectivore that typically forages in open areas with high cliffs. This species roosts in small colonies in crevices on cliff faces. It occurs in the southeastern San Joaquin Valley and Coastal Ranges from Monterey County southward through Southern California and from the coast eastward to the Colorado Desert. The western mastiff bat is found in many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, palm oases, chaparral, desert scrub, and urban areas. Threats to this species include loss of habitat due to development, drainage of marshes, and conversion of land to agriculture. The Project site provides suitable foraging habitat, but no suitable roosting habitat for the western mastiff bat. Therefore, the western mastiff bat may occur on the Project site for foraging, but is not expected to roost on the Project site.

San Diego Black-Tailed Jackrabbit

San Diego black-tailed jackrabbit (*Lepus californicus bennettii*) is a California Species of Special Concern. The San Diego subspecies of the widespread black-tailed jackrabbit is restricted to the Pacific slope from Santa Barbara County south to northwestern Baja California, Mexico. This nocturnal species prefers relatively open areas with sparse shrub cover. Threats to this species include loss of habitat to agriculture and development. This species is known to occur approximately one mile west of San Francisquito Canyon. The Project site provides suitable habitat for this species. Therefore, the San Diego black-tailed jackrabbit is expected to occur on the Project site.

California Leaf-Nosed Bat

California leaf-nosed bat (*Macrotus californicus*) is a California Species of Special Concern. This species is known to occur from Riverside, Imperial, San Diego, and San Bernardino Counties south to the Mexican border. Former populations have disappeared from coastal basins in Los Angeles to San Diego Counties. Habitat for this species includes desert riparian, desert wash, desert scrub, desert succulent scrub, alkali desert scrub, and palm oases. This species prefers to roost in caves and mines, but may also roost in bridges or buildings. Threats to this species include loss of habitat and human disturbance in mines used as roosts. The Project site provides suitable foraging habitat, but no suitable roosting habitat; however, this species is no longer found in Los Angeles County. Therefore, the California leaf-nosed bat is not expected to occur on the Project site because it is outside the species' current known range.

Southern Grasshopper Mouse

Southern grasshopper mouse (*Onchomys torridus ramona*) is a California Species of Special Concern. It is a territorial, predatory rodent of grassland and sparse scrub vegetation types that prefers sandy soils and has been found to occur from Los Angeles County to northwestern Baja California, Mexico. Threats to this species include the loss of habitat due to development. This species is known to occur in Mint Canyon, approximately ten miles from the Project site. Suitable habitat for this species is present on the Project site. Therefore, southern grasshopper mouse may occur on the Project site.

5.4.3 RELEVANT PLANS, POLICIES AND REGULATIONS

This section provides an overview of any new or substantially revised policies and regulations that have been passed, adopted or approved since certification of the 1999 Final EIR, or those that were not previously discussed in the 1999 Final EIR.

Federal

Federal Endangered Species Act

The Federal Endangered Species Act (FESA) of 1973 protects plants and animals that the government has listed as "Endangered" or "Threatened". The FESA is implemented by enforcing Sections 7 and 9 of the Act. A federally listed species is protected from unauthorized "take" pursuant to Section 9 of the FESA. "Take", as defined by the FESA, means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or to attempt to engage in any such conduct. All persons are presently prohibited from taking a federally listed species unless and until (1) the appropriate Section 10(a) permit has been issued by the USFWS or (2) an Incidental Take Permit is obtained as a result of formal consultation between a federal agency and the USFWS pursuant to Section 7 of the FESA and the implementing regulations that pertain to it

(*Code of Federal Regulations* [CFR], Title 50, Section 402). "Person" is defined in the FESA as an individual, corporation, partnership, trust, association, or any private entity; any officer, employee, agent, department or instrument of the federal government; any State, Municipality, or political subdivision of the State; or any other entity subject to the jurisdiction of the U.S. The Project Applicant is a "person" for purposes of the FESA.

Fish and Wildlife Coordination Act

The Fish and Wildlife Coordination Act (16 USC 661–666), enacted in 1934, applies to any federal project where the waters of any stream or other body of water are impounded, diverted, deepened, or otherwise modified. Project proponents are required to consult with the USFWS and the appropriate State wildlife agency. These agencies prepare reports and recommendations that document project effects on wildlife and identify measures that may be adopted to prevent loss or damage to wildlife resources. The term "wildlife" includes both animals and plants. Provisions of the Act are implemented through the NEPA process and Section 404 permit process.

Section 404 and 401 of the Clean Water Act of 1972

Section 404 of the Clean Water Act (CWA, 33 USC 1251 et seq.) regulates the discharge of dredged or filled material into "Waters of the U.S.", including wetlands. "Waters of the U.S." include navigable coastal and inland waters, lakes, rivers, streams, and their tributaries; interstate waters and their tributaries; wetlands adjacent to such waters; intermittent streams; and other waters that could affect interstate commerce. The USACE is the designated regulatory agency responsible for administering the 404 permit program and for making jurisdictional determinations. This permitting authority applies to all "Waters of the U.S." where the material has the effect of (1) replacing any portion of "Waters of the U.S." with dry land or (2) changing the bottom elevation of any portion of "Waters of the U.S.". These fill materials would include sand, rock, clay, construction debris, wood chips, and materials used to create any structure or infrastructure in the "Waters of the U.S.". Dredge and fill activities are typically associated with development projects; water-resource related projects; infrastructure development and wetland conversion to farming; forestry; and urban development.

Under Section 401 of the CWA, an activity requiring a USACE Section 404 permit must obtain a State Water Quality Certification (or waiver thereof) to ensure that the activity will not violate established State water quality standards. The U.S. Environmental Protection Agency (USEPA) is the federal regulatory agency responsible for implementing the CWA. However, the State Water Resources Control Board (SWRCB), in conjunction with the 9 California Regional Water Quality Control Boards (RWQCBs), has been delegated the responsibility for administering the Section 401 water quality certification program.

The RWQCB is the primary agency responsible for protecting water quality in California through the regulation of discharges to surface waters under the CWA and the California Porter-Cologne Water Quality Control Act. The RWQCB's jurisdiction extends to all "Waters of the State" and to all "Waters of the U.S.", including wetlands (isolated and non-isolated). Section 401 requires the RWQCB to provide "certification that there is reasonable assurance that an activity which may result in the discharge to 'waters of the U.S.' will not violate water quality standards". Water Quality Certification must be based on a finding that the proposed discharge will comply with water quality standards, which contain numeric and narrative objectives that can be found in each of the 9 Regional Boards' Basin Plans.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) of 1918 may have originally been intended to reduce hunting of migratory birds, but has been interpreted more broadly by some resource agencies in recent years. The broader interpretation is that bird nests containing eggs or young are protected under the MBTA from any disturbance that may directly or indirectly affect the success of the nesting attempt regardless of the intent of the activity that caused the disturbance. Although federal agencies have not enforced this interpretation, some State and local agencies have referred to it as a reason to require avoidance measures as part of project approval permits.

Bald and Golden Eagle Protection Act

The Bald and Golden Eagle Protection Act (16 USC 668) provides for the protection of the bald eagle (*Haliaeetus leucocephalus*) and the golden eagle (*Aquila chrysaetos*) by prohibiting—except under certain specified conditions—the taking, possession, and commerce of these 2 bird species. The 1972 amendments increased penalties for violating provisions of the Act and strengthened other enforcement measures. A 1978 amendment authorizes the Secretary of the Interior to permit the taking of golden eagle nests that interfere with resource development or recovery operations. A 1994 Memorandum (59 CFR 22953, April 29, 1994) from President William J. Clinton to the heads of Executive Agencies and Departments sets out the policy concerning collection and distribution of eagle feathers for Native American religious purposes.

State

California Endangered Species Act

Pursuant to the California Endangered Species Act (CESA) and Section 2081 of the *California Fish and Game Code*, an Incidental Take Permit from the CDFW is required for projects that could result in the take of a State-listed Threatened or Endangered species. Under the CESA, a "take" is defined as an activity that would directly or indirectly kill an individual of a species, but the definition does not include "harm" or "harass", as the federal act does. As a result, the criteria for a take under the CESA is less strict than that under the FESA. A CDFW-authorized Incidental Take Permit under Section 2081(b) is required when a project could result in the take of a State-listed Threatened or Endangered Species.

California Fish and Game Code

California Native Plant Protection Act

The Native Plant Protection Act (NPPA; *California Fish and Game Code,* Sections 1900–1913) of 1977 directed the CDFW to carry out the Legislature's intent to "preserve, protect and enhance rare and endangered plants in this State." The NPPA gave the California Fish and Game Commission the power to designate native plants as "Endangered" or "Rare" and to protect Endangered and Rare plants from take. The CESA expanded on the original NPPA and enhanced legal protection for plants, but the NPPA remains part of the *California Fish and Game Code.* To align with federal regulations, CESA created the categories of "Threatened" and "Endangered" species. It converted all "Rare" animals in the Act as Threatened species, but did not do so for Rare plants. Thus, there are three listing categories for plants in California: Rare, Threatened, and Endangered. Because Rare plants are not included in CESA, mitigation measures for impacts to Rare plants are specified in a formal agreement between the CDFW and the project proponent.

Chapter 6 of the California Fish and Game Code

Sections 1600–1616 of the *California Fish and Game Code* require a State, local governmental agency, or public utility to notify the CDFW before beginning construction on a project that will (1) divert, obstruct, or change the natural flow or the bed, bank, channel, or bank of any river, stream, or lake; (2) use materials from a streambed; or (3) result in the disposal or deposition of debris, waste, or other material containing crumbled, flaked, or ground pavement where it can pass into any river, stream, or lake. When an existing fish or wildlife resource may be substantially adversely affected, the CDFW is required to propose reasonable project changes to protect the resource. These modifications are formalized in a Streambed Alteration Agreement (SAA) that becomes part of the plans, specifications, and estimates documents for a project.

The term "stream," which includes creeks and rivers, is defined in the CCR as follows: "a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life. This includes watercourses having a surface or subsurface flow that supports or has supported riparian vegetation" (14 CCR 1.72). In addition, the term "stream" can include ephemeral streams, dry washes, watercourses with subsurface flows, canals, aqueducts, irrigation ditches, and other means of water conveyance if they support aquatic life, riparian vegetation, or stream-dependent terrestrial wildlife. Stream-dependent riparian habitat is defined in the *California Fish and Game Code* (Section 2785) as "lands which contain habitat which grows close to and which depends upon soil moisture from a nearby freshwater source". Removal of stream-dependent riparian vegetation may also require a Streambed Alteration Agreement from the CDFW.

Section 1802

State law confers upon the CDFW the trustee responsibility and authority for the public trust resource of wildlife in California. The CDFW may play various roles under the California Environmental Quality Act (CEQA) process. By State law, the CDFW has jurisdiction over the conservation, protection, and management of the wildlife, native plants, and habitat necessary to maintain biologically sustainable populations. The CDFW shall consult with lead and responsible agencies and shall provide the requisite biological expertise to review and comment on environmental documents and impacts arising from project activities.

As a trustee agency, the CDFW has jurisdiction over certain resources held in trust for the people of California. Trustee agencies are generally required to be notified of CEQA documents relevant to their jurisdiction, whether or not these agencies have actual permitting authority or approval power over aspects of the underlying project (*California Code of Regulations* [CCR], Title 14, Section 15386). The CDFW, as a trustee agency, must be notified of CEQA documents regarding projects involving fish and wildlife of the state as well as Rare and Endangered native plants, wildlife areas, and ecological reserves. Although, as a trustee agency, the CDFW cannot approve or disapprove a project, lead and responsible agencies are required to consult with them. The CDFW, as the trustee agency for fish and wildlife resources, shall provide the requisite biological expertise to review and comment upon environmental documents and impacts arising from project activities and shall make recommendations regarding those resources held in trust for the people of California (*California Fish and Game Code*, Section 1802).

Sections 3503, 3503.5, and 3513

Nesting birds are protected in Sections 3503, 3503.5, and 3513 of the *California Fish and Game Code.* These sections state that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code. Section 3503.5 explicitly provides

protection for all birds of prey, including their eggs and nests. Section 3513 makes it unlawful to take or possess any migratory non-game bird as designated in the MBTA.

Regional

County of Los Angeles Tree Planting Ordinance

Within Los Angeles County, the County of Los Angeles Tree Planting Ordinance (Ordinance No. 2016-0016) stipulates that a person shall not cut, destroy, remove, relocate, inflict damage, or encroach into the protected zone of any tree of the oak tree genus that is 8 inches or more in diameter 4½ feet above mean natural grade or, in the case of oaks with multiple trunks, a combined diameter of 12 inches or more of the 2 largest trunks, without first obtaining a permit.

5.4.4 THRESHOLD CRITERIA

CEQA Thresholds of Significance

Biological impacts associated with the Project were evaluated with respect to the following special status biological issues:

- Federally or State-listed Endangered or Threatened species of plant or wildlife;
- Non-listed species that meet the criteria in the definition of "Rare" or "Endangered" in the CEQA guidelines;
- Streambeds, wetlands, and their associated vegetation;
- Habitats suitable to support a federally or State-listed Endangered or Threatened plant or wildlife species;
- Species designated as California Species of Special Concern;
- Habitat, other than wetlands, considered special status by regulatory agencies (USFWS, CDFG, Los Angeles County) or resource conservation organizations; and
- Other species or issues of concern to regulatory agencies or conservation organizations (e.g., CNPS).

The following thresholds of significance are derived from the County of Los Angeles Department of Regional Planning's Initial Study checklist, which is based on Appendix G of the CEQA Guidelines.

Threshold 5.4-1: *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 Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?*

Threshold 5.4-2: *Would the Project have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?*

Threshold 5.4-3: *Would the Project have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined*

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

Threshold 5.4-4: *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?*

Threshold 5.4-5: *Would the Project convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?*

Threshold 5.4-6: *Would the Project conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 10)?*

Threshold 5.4-7: *Would the Project conflict with the provisions of an adopted state, regional, or local habitat conservation plan?*

Section 15065(a), Mandatory Findings of Significance, of the State CEQA Guidelines states that a project may have a significant effect on the environment if "… the project has 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, reduce the number or restrict the range of an endangered, rare or threatened species."

An evaluation of whether an impact on biological resources would be substantial must consider both the resource itself and how that resource fits into a regional or local context. The Project's regional setting includes the Santa Clarita Valley. Substantial impacts would be (1) those that would substantially diminish, or result in the loss of, an important biological resource or (2) those that would obviously conflict with local, State or federal resource conservation plans, goals, or regulations. Impacts are sometimes locally adverse but not significant because, although they would result in an adverse alteration of existing conditions, they would not substantially diminish or result in the permanent loss of an important resource on a population- or region-wide basis.

Section 15380 of State CEQA Guidelines indicates that a lead agency can consider a non-listed species to be Rare or Endangered for the purposes of CEQA if the species can be shown to meet the criteria in the definition of Rare or Endangered. For the purposes of this discussion, the current scientific knowledge on the population size and distribution for each special status species was considered according to the definitions for Rare and Endangered listed in Section 15380 of State CEQA Guidelines.

The actual and potential occurrence of these resources within the Project vicinity was correlated with the significance criteria to determine whether the impacts of the Project on these resources would be significant.

5.4.5 RELEVANT PROJECT CHARACTERISTICS

The Project's development footprint is approximately 393.6 acres. This is a reduction of 324.8 acres from the approved 1999 tract map footprint of 718.4 acres. Approximately 81 percent of the property remaining as open space (consisting of 1,031.3 acres of undisturbed natural open space, fuel modification areas, and manufactured slope areas). Appropriate water quality Best Management Practices (BMPs) would be incorporated into the Project to satisfy the requirements of the County SUSMP program.

5.4.6 REGULATORY REQUIREMENT

The following Regulatory Requirement (RR) is provided to emphasize that compliance with several sections of the Los Angeles County Code (County Code) is important to protect native wildlife and open space resources on the project site. The project will comply with the following RR and it is assumed in the analysis presented in this section.

RR Bio-1 Eventual residents of the proposed development and the HOA will comply with all provisions of the County Code. In particular, the following provisions of the County Code will be incorporated into the CC&Rs to emphasize their importance and relevance to the proposed development, subject to review by the LACDRP Biologist:

- Section 10.20.150: Pets must be properly licensed
- Section 10.20.185: All dogs and cats must be implanted with an identifying microchip
- Section 10.20.220: Dogs and cats must be vaccinated against rabies
- Section 10.20.350: Dogs and cats must be neutered or spayed
- Section 10.32.010: Dogs must be on leash while on public property or common areas of a private property. The loss of chamise chaparral–sage scrub, holly-leaf cherry woodland, mixed chaparral

5.4.7 ENVIRONMENTAL IMPACTS

Impact Analysis

Threshold 5.4-1: *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 Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?*

Threshold 5.4-2: *Would the Project have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?*

Level of Significance without Mitigation: Potentially Significant

Recommended 1999 FEIR Mitigation Measures: None. Although the 1999 FEIR included several mitigation measures related to biological resources, the Biota Report include new,

updated mitigation measures that are specific to the updated impact analysis and reflect updated regulatory agency protocols and requirements.

Level of Significance with 1999 FEIR Mitigation: Potentially Significant

Recommended Project Specific Mitigation Measures:

MM Bio-1 The loss of chamise chaparral–sage scrub, holly-leaf cherry woodland, mixed chaparral–alluvial scrub–annual grassland, sage scrub, sage scrub–annual grassland, and southern riparian scrub on the project site is considered to be a significant impact. These vegetation types shall be preserved or restored either on site or off site in order to offset the loss of ecological functioning that would result from project implementation. Preservation or restoration shall be provided at the following minimum ratios: (1) 2:1 to mitigate the direct loss of chamise chaparral–sage scrub (346.54 acres of mitigation), holly-leaf cherry woodland (0.24 acre of mitigation), mixed chaparral–alluvial scrub–annual grassland (7.12 acres of mitigation), sage scrub (147.94 acres of mitigation), sage scrub–annual grassland (41.06 acres of mitigation), and southern riparian scrub (2.86 acres of mitigation) via grading impacts and (2) 1:1 for impacts related to vegetation thinning in fuel modification zones to chamise chaparral–sage scrub (26.88 acres of mitigation), sage scrub (13.24 acres of mitigation), and sage scrub–annual grassland (9.23 acres of mitigation). Alternatively, grading impacts to chamise chaparral–sage scrub and sage scrub–annual grassland can be mitigated at 1:1 if offset with sage scrub; and mixed chaparral–alluvial scrub–annual grassland can be mitigated at 1:1 if offset with alluvial scrub vegetation.

Off-site preservation areas that would be considered candidates to mitigate project impacts shall be located within the Santa Clara River watershed and contain habitat types similar to those that would be impacted by project implementation. The Los Angeles County Department of Regional Planning (LACDRP) shall review site conditions and approve any off-site preservation areas that are proposed to mitigate the loss of on-site habitat. If off-site habitat types are of a lower quality than the impacted habitats, the reduced ecological functioning shall be offset by preserving habitat at a ratio greater than that listed above or by enhancing/restoring ecological functioning by controlling non-native species and/or increasing native plant cover or diversity. If off-site preservation areas contain additional sensitive biological resources or other beneficial qualities (e.g., the presence of special status plant or wildlife species; biological resources that are regionally sensitive; or local/regional importance as a wildlife corridor) the LACDRP Biologist shall have the discretion to reduce the mitigation requirements described above to account for these additional benefits.

Any habitat areas proposed for preservation shall be dedicated as permanent open space and preserved in perpetuity. This includes on-site habitat within the San Francisquito Canyon Area (SEA 20); on-site upland habitat outside the project development area; and any off-site habitat areas that are to be preserved to compensate for project impacts. A long-term management plan shall be prepared for all areas to be preserved that would, at a minimum, describe the following: (1) the entity responsible for implementing the management plan; (2) methods for protecting site resources (e.g., signage, fencing); (3) ongoing management activities to maintain site integrity (e.g., trash removal, non-native species control); and (4) sensitive resources that may require additional management actions. Signs that are created for open space areas shall be designed to strongly discourage

people and domestic animals from leaving trails; to identify and protect ecologically sensitive areas; and to promote public education and awareness of the native habitat. Prior to finalizing long-term management plans for open space areas, the plans shall be submitted to the LACDRP Biologist for review and approval.

If restoration is required to increase the ecological functioning of any on- or off-site areas to adequately mitigate the loss of on-site habitat, a Habitat Mitigation and Monitoring Program (HMMP) shall be implemented in accordance with a landscape palette that is approved by the LACDRP. The HMMP shall be developed by a qualified Biologist and shall be submitted for review and approval to the LACDRP prior to issuance of grading permits. The Project Applicant shall be responsible for plan implementation. Restoration shall consist of seeding and planting containers of appropriate native species. The HMMP shall be approved by the LACDRP prior to the initiation of grading activities that would impact special status vegetation types and will include the following items:

- **Responsibilities and Qualifications of the Personnel to Implement and Supervise the Plan.** The responsibilities of the Landowner, Specialists, and Maintenance Personnel that will supervise and implement the plan shall be specified.
- **Site Selection.** The site(s) for mitigation shall be determined in coordination with the Project Applicant and the LACDRP. The site shall be located in a dedicated open space area and will be contiguous with other natural open space areas.
- **Site Preparation and Planting Implementation.** Site preparation shall include (1) protection of existing native species; (2) trash and weed removal; (3) native species' salvage and reuse (i.e., duff); (4) soil treatments (i.e., imprinting, decompacting); (5) erosion-control measures (i.e., rice or willow wattles); and (6) seed mix application. The mitigation plan shall include a discussion of whether active restoration or enhancement is required to achieve the objectives of the HMMP or if passive restoration is expected to result in the desired HMMP objectives within a reasonable time frame.
- **Plant Material.** All plant material used for habitat restoration purposes shall consist of native species that are local to the immediate area of the mitigation site. The source of plant material used for habitat restoration shall come from areas within 10 miles of the mitigation site and within 1,000 feet of elevation. All plant material proposed for use in a habitat restoration program shall be inspected by a qualified biological monitor to ensure that all container plants are in good health and do not contain pests or pathogens that may be harmful to existing native plants or wildlife species. Container plants and other landscaping materials (including organic mulches) shall be inspected to ensure they do not contain Argentine ants. Any seeds to be used for habitat restoration purposes shall be collected, cleaned, stored, and packaged by a qualified seed supplier. Native seed mixes shall be inspected by a biological monitor prior to their application to ensure that they contain the proper species and that seed packages are in good condition and do not contain any pests or pathogens. Diseased or infested plant, seed, or landscape materials shall be removed from the site and transported to an appropriate off-site green waste facility.
- **Schedule.** Establishment of restoration/revegetation sites shall be conducted between October 15 and January 30. Introduction of hydroseed mix and

container plants shall occur immediately after the restoration sites are prepared.

- **Maintenance Plan/Guidelines.** The Maintenance Plan shall include (1) weed control; (2) herbivory control; (3) trash removal; (4) irrigation system maintenance; (5) maintenance training; and (6) replacement planting.
- **Monitoring Plan.** The Monitoring Plan shall include (1) qualitative monitoring (i.e., photographs and general observations); (2) quantitative monitoring (i.e., randomly placed transects); (3) monthly reports for the first year and every other month thereafter; and (4) annual reports for five years, which will be submitted to the LACDRP. Monitoring will be conducted for five years or until performance standards have been met.
- **Performance Standards.** The HMMP shall include a discussion of appropriate performance standards to determine habitat restoration success. Minimum native species coverage of approximately 90 percent relative to a nearby reference site at the end of the five-year monitoring period is a commonly utilized performance standard, though the final performance standards shall be determined based on specific site conditions. The restoration program shall be considered successful if the performance standards have been achieved at the end of the five-year monitoring period and once successful plant establishment has been documented (e.g., plant health is determined to be satisfactory by the biological monitor at least two years after supplemental watering has been discontinued). If performance standards have not been achieved at the conclusion of the five-year monitoring period, monitoring and maintenance activities shall be continued until performance standards have been met.
- **Signage and Fencing.** If necessary, the HMMP shall include specifications on fencing to protect biological resources and restrict human access. Signage specifications shall also be developed to indicate the site is a preserve area and to either indicate that trespassing is not allowed or to instruct visitors to stay on trails if public access is allowed.
- **Long-Term Site Management.** The HMMP shall identify an appropriate entity to manage any open space areas utilized for mitigation purposes. A long-term management plan shall also be developed which will be implemented by the long-term management entity. Potential land management entities include the Mountains Recreation and Conservation Authority; the Tesoro del Valle Homeowners Association; the Nature Conservancy, the City of Santa Clarita, or the County of Los Angeles. Any other management entities that may be identified would be subject to approval by the LACDRP. The County of Los Angeles shall be named as an enforcing party on any conservation easement or land dedication agreement to ensure compliance with any restrictions or required land management actions associated with the open space areas.
- **Proof of Funding for Site Management.** The HMMP shall provide a funding mechanism to ensure that sufficient funds are available to the long-term management entity for the ongoing management and protection of the mitigation sites. Possible funding mechanisms may include an endowment, payments from the HOA, or establishing a special financing district.

In addition, earth-moving equipment shall avoid maneuvering in areas outside the identified impact limits in order to avoid disturbing open space areas that will remain undeveloped. Prior to ground disturbance, the Construction Supervisor and

the Project Biologist shall mark the natural open space limits. These limits shall be identified on the grading plan. Construction limits shall be flagged in the field and no earth-moving equipment shall be allowed within open space areas..

MM Bio-2 The Oak Tree Survey Report (Appendix J-1 of the Biota Report included as Appendix C of this Supplemental EIR) identified 11 coast live oak trees that will be removed as a result of Project construction. Prior to the removal of any oak tree regulated by the CLAOTO, an oak tree removal permit shall be obtained from the County of Los Angeles. The loss of individual coast live oak trees and coast live oak woodland on the Project site is considered to be a significant impact. The loss of 11 on-site coast live oak trees shall be replaced at a ratio of not less than 2:1 as required by the CLAOTO. One additional coast live oak will have its protected area encroached upon by ground-disturbance activities. This tree shall be monitored annually for a period of two years to determine if encroachment has resulted in its death. If this tree dies as a result of encroachment, it shall be mitigated in the same manner as impacted trees.

Prior to ground disturbance, orange snow fencing shall be installed around trees (five feet outside the drip line) that are in the vicinity of proposed grading limits but would not be impacted by construction. Fencing shall be in place and inspected by the Project Biologist prior to commencement of ground disturbance. This fencing shall remain in place throughout construction in the vicinity of the fenced trees until the LACDRP determines that the fences can be removed without placing the trees in jeopardy of damage from construction activities.

Individual oak tree replacement as described above shall be performed in order to offset the loss of 0.31 acre of coast live oak woodland (as defined by the Los Angeles County Oak Woodlands Management Plan). This shall be accomplished by establishing trees in on-site open space areas in the vicinity of existing oak trees. Trees shall be spaced at a distance of 30 and 60 feet to provide at least 0.62 acre of oak woodland (to provide a minimum 2:1 replacement ratio). The restoration program shall be described in a HMMP in accordance with a LACDRP-approved landscape palette. The HMMP shall be developed by a qualified Biologist and shall be submitted for review and approval to the LACDRP prior to initiating project activities that would impact oak trees and/or oak woodland resources. The Project Applicant shall be responsible for plan implementation. Restoration shall consist of seeding and planting containers of appropriate native species. The HMMP will include the following items:

- **Responsibilities and Qualifications of the Personnel to Implement and Supervise the Plan.** The responsibilities of the Landowner, Specialists, and Maintenance Personnel that would supervise and implement the Plan shall be specified.
- **Site Selection.** The mitigation site(s) shall be determined in coordination with the Project Applicant and resource agencies. The site will be located in a dedicated open space area and will be contiguous with other natural open space.

- **Site Preparation and Planting Implementation.** Site preparation shall include (1) protection of existing native species; (2) trash and weed removal; (3) native species' salvage and reuse (i.e., duff); (4) soil treatments; (5) temporary irrigation installation; (6) erosion-control measures (i.e., rice or willow wattles); (7) seed mix application to create a native understory that is comparable to the impacted oak woodland areas; and (8) planting of container plants. The mitigation plan shall include a discussion of whether active restoration or enhancement is required to create an appropriate native understory or if passive restoration may be expected allow natural establishment of a native understory within a reasonable time frame.
- **Plant Material.** All plant material used for habitat restoration purposes shall consist of native species that are local to the immediate area of the mitigation site. The source of plant material used for habitat restoration shall come from areas within 10 miles of the mitigation site and within 1,000 feet of elevation. All plant material proposed for use in a habitat restoration program shall be inspected by a qualified biological monitor to ensure that all container plants are in good health and do not contain pests or pathogens that may be harmful to existing native plants or wildlife species. Container plants and other landscaping materials (including organic mulches) shall be inspected to ensure they do not contain Argentine ants. Any seeds to be used for habitat restoration purposes shall be collected, cleaned, stored, and packaged by a qualified seed supplier. Native seed mixes shall be inspected by a biological monitor prior to their application to ensure that they contain the proper species and that seed packages are in good condition and do not contain any pests or pathogens. Diseased or infested plant, seed, or landscape materials shall be removed from the site and transported to an appropriate off-site green waste facility.
- **Schedule.** A schedule shall be developed that includes planting in late fall and early winter, between October 15 and January 30.
- **Maintenance Plan/Guidelines.** The Maintenance Plan shall include (1) weed control; (2) herbivory control; (3) trash removal; (4) irrigation system maintenance; (5) maintenance training; and (6) replacement planting.
- **Monitoring Plan.** The Monitoring Plan shall include (1) qualitative monitoring (i.e., photographs and general observations); (2) quantitative monitoring (i.e., randomly placed transects); (3) monthly reports for the first year and reports every other month thereafter; and (4) annual reports that shall be submitted to the resource agencies for three to five years. The site shall be monitored and maintained for five years or until performance standards have been met to ensure successful establishment of oak woodland.

  In addition to monitoring the replacement trees, the remaining on-site oak trees will be monitored for five years to identify any deterioration in their health. If the health of these trees deteriorates during this five-year period, the Project Biologist shall recommend measures to improve tree health or additional tree replacement at a 2:1 ratio.
- **Performance Standards.** The HMMP shall include a discussion of appropriate performance standards to determine habitat restoration success. Performance standards would consist of 100 percent survival of replacement oak trees and minimum native species coverage for oak woodland understory stratum of approximately 90 percent relative to a nearby reference site at the end of the five-year monitoring period, though the final performance standards shall be

determined based on specific site conditions. The restoration program shall be considered successful if the performance standards have been achieved at the end of the five-year monitoring period and once successful plant establishment has been documented (e.g., plant health is determined to be satisfactory by the biological monitor at least two years after supplemental watering has been discontinued). If performance standards have not been achieved at the conclusion of the five-year monitoring period, monitoring and maintenance activities shall be continued until performance standards have been met.

- **Signage and Fencing.** If necessary, the HMMP shall include specifications on fencing to protect biological resources and restrict human access. Signage specifications shall also be developed to indicate the site is a preserve area and to either indicate that trespassing is not allowed or to instruct visitors to stay on trails if public access is allowed.
- **Long-Term Site Management.** The HMMP shall identify an appropriate entity to manage any open space areas utilized for mitigation purposes. A long-term management plan shall also be developed which will be implemented by the long-term management entity. Potential land management entities include the Mountains Recreation and Conservation Authority; the Tesoro del Valle Homeowners Association; the Nature Conservancy, the City of Santa Clarita, or the County of Los Angeles. Any other management entities that may be identified would be subject to approval by the LACDRP. The County of Los Angeles shall be named as an enforcing party on any conservation easement or land dedication agreement to ensure compliance with any restrictions or required land management actions associated with the open space areas.
- **Proof of Funding for Site Management.** The HMMP shall provide a funding mechanism to ensure that sufficient funds are available to the long-term management entity for the ongoing management and protection of the mitigation sites. Possible funding mechanisms may include an endowment, payments from the HOA, or establishing a special financing district.

MM Bio-3 Mariposa lily plants observed on the project site have characteristics of both club-haired mariposa lilies and slender mariposa lilies. Due to this hybridization, it is not possible to separate these two species on the site and impacts to club-haired mariposa lily and slender mariposa lily are considered significant, but will be mitigated to a level of less than significant by the following measure.

- Prior to the initiation of grading activities that would impact mariposa lily populations that have been documented to occur inside the project development footprint, a qualified Biologist will prepare an HMMP for review and approval by the LACDRP. The HMMP will include the following requirements:
    a. The Project Biologist shall monitor the existing lily locations every two weeks to determine when the seeds are ready for collection. When the seeds are ripe, a qualified Seed Collector shall collect all the seeds from the plants to be impacted. The seeds shall be cleaned and stored by a qualified nursery or another institution with appropriate storage facilities. Seed or bulbs that are collected but not utilized for this mitigation program shall be donated to the Rancho Santa Ana Botanic Garden or other similar educational/conservation organization to be approved by the LACDRP.

b. Mitigation shall consist of a combination of (1) enhancing existing mariposa lily populations via non-native vegetation control and (2) applying collected seed into dedicated open space areas on the project site that are suitable for mariposa lily establishment. Collected seed shall be installed in areas that do not currently contain mariposa lilies but are suitable for the establishment of the species. These areas generally consist of ridgelines or other areas of naturally low to moderate native plant cover, rocky soils, and low prevalence of non-native plants, especially non-native grasses. Seed will be applied so that the germination and maturation of the seeds can be documented. An experimental approach will be utilized so that seed is applied in at least ten areas that will be mapped using a GPS device and marked on the ground using flagging or staking for ongoing monitoring. The following information will be recorded at each seed application site in order to correlate seeding success with site conditions: (1) slope gradient; (2) slope aspect; (3) existing associated species; (4) percent coverage of grass and shrub species; and (5) percent coverage of leaf litter. Percent germination of seed at each location will be recorded along with percentage of germinated seed that develop into flowering plants.

c. The lily mitigation site shall be prepared for seeding, as detailed in the HMMP.

d. The HMMP shall include detailed descriptions of maintenance appropriate for the site, monitoring requirements, and annual report requirements. The Project Biologist shall have the full authority to suspend any operation in the mitigation site which is, in the Biologist's opinion, not consistent with the HMMP.

e. Performance standards shall be developed in the HMMP and approved by the LACDRP based on percent cover of non-native plant species in enhancement areas. Seed germination rates will not be a performance criterion but will be studied to determine the efficacy of seed installation to inform future mariposa lily mitigation programs.

f. Site enhancement and monitoring activities shall be performed for a minimum of five years. If the project is not in compliance with the third-year success criteria associated with the mitigation program, the monitoring and maintenance period will be extended for up to five additional years. The length of the additional monitoring period will be determined through consultation with the LACDRP Biologist and will be dependent on how close the project is to meeting the third-year success criteria and the type of remedial activities that are recommended by the Project Biologist. Results of the seed germination study will be included as part of annual reporting requirements associated with this mariposa lily enhancement program. Annual reports shall be provided to the LACDRP Biologist and SEATAC to provide information that may improve future mitigation activities concerning the species.

g. If necessary, the HMMP shall include specifications on fencing to protect biological resources and restrict human access. Signage specifications shall also be developed to prevent trespassing into mariposa lily areas.

The HMMP shall identify an appropriate entity to manage any open space areas utilized for mitigation purposes. A long-term management plan shall also be developed which will be implemented by the long-term management entity. Potential land management entities include the Mountains Recreation and Conservation Authority; the Tesoro del Valle Homeowners Association; the Nature Conservancy, the City of Santa Clarita, or the County of Los Angeles. Any other management entities that may be identified would be subject to approval by the LACDRP. The County of Los Angeles shall be named as an enforcing party on any conservation easement or land dedication agreement to ensure compliance with any restrictions or required land management actions associated with the open space areas.

MM Bio-4 Prior to the initiation of grading activities that would affect areas where western spadefoot have been observed, a qualified biologist shall conduct a survey for this species in habitat areas that are suitable for breeding activity. The survey shall be conducted at the height of breeding season (February through May) to determine the presence or absence of western spadefoot on the project site. If detected, a Western Spadefoot Mitigation Plan (WSMP) shall be developed by a qualified Biologist and submitted for review and approval by the LACDRP, in consultation with the CDFW. Generally, the WSMP will consist of (1) monitoring the presence and development of eggs and tadpoles within the project development area; (2) constructing ponds to replace the breeding habitat to be impacted; (3) relocating eggs and tadpoles from the project development area to the replacement ponds; and (4) monitoring and maintaining the replacement ponds to maintain conditions appropriate for western spadefoot breeding. Specifically, the WSMP shall include the following:

- **Responsibilities and Qualifications of the Personnel to Implement and Supervise the Plan.** The responsibilities of the Landowner, Specialists, and Maintenance Personnel that will supervise and implement the WSMP shall be specified.
- **Site Selection.** The site(s) for replacement ponds shall be determined in coordination with the Project Applicant, the LACDRP, and the CDFW. The site shall be located in a dedicated open space area, will be surrounded by native upland habitat areas that are suitable for adult spadefoot to create burrows during the summer months, and will be contiguous with other natural open space areas.
- **Pond Construction.** The mitigation plan will describe methods for constructing replacement ponds that will not allow infiltration into the soil so that water can be retained for periods long enough to allow spadefoot breeding to occur.
- **Site Preparation.** Site preparation shall include (1) protection of existing native species; (2) trash and weed removal; (3) soil treatments (i.e., compaction, placement of a restrictive layer to prevent soil infiltration).
- **Inspection of Materials.** Any plant material and other landscaping materials (including clay soil or organic mulches) shall be inspected to ensure they do not contain pests or pathogens, including Argentine ants. Diseased or infested plant, seed, or landscape materials shall be removed from the site and transported to an appropriate off-site green waste facility.
- **Schedule.** Relocation of western spadefoot eggs and tadpoles will be performed during the breeding season which generally occurs between

February and May. The replacement ponds shall be monitored for a period of approximately five years during years when sufficient rainfall occurs that create appropriate breeding conditions.

- **Maintenance Plan/Guidelines.** The maintenance plan shall include (1) weed control; (2) as-needed repair to replacement ponds; and (3) trash removal.
- **Monitoring Plan.** The WSMP shall include specifications for qualitative monitoring (i.e., photographs and general observations) during the western spadefoot breeding period. The condition of the ponds shall be inspected prior to the seasonal rainy period to determine if conditions exist that would prevent appropriate water retention (e.g., gopher activity) and to recommend any needed repairs. Monitoring activities will be summarized on an annual basis and reports will be submitted to the LACDRP and CDFW each year.
- **Performance Standards.** The WSMP shall include a discussion of appropriate performance standards to determine program success. Potential performance standards may include documentation of surface water retention for sufficient periods to allow western spadefoot breeding and observation of western spadefoot eggs or tadpoles. The restoration program shall be considered successful if western spadefoot breeding is confirmed in the replacement ponds.
- **Signage and Fencing.** If necessary, the WSMP shall include specifications on fencing to protect western spadefoot areas and restrict human access. Signage specifications shall also be developed to indicate the site is a preservation site to prevent trespassing.
- **Long-Term Site Management.** The mitigation plan shall identify an appropriate entity to manage any open space areas utilized for mitigation purposes. A long-term management plan shall also be developed which will be implemented by the long-term management entity. Potential land management entities include the Mountains Recreation and Conservation Authority; the Tesoro del Valle Homeowners Association; the Nature Conservancy, the City of Santa Clarita, or the County of Los Angeles. Any other management entities that may be identified would be subject to approval by the LACDRP. The County of Los Angeles shall be named as an enforcing party on any conservation easement or land dedication agreement to ensure compliance with any restrictions or required land management actions associated with the open space areas.
- **Proof of Funding for Site Management.** The WSMP shall provide a funding mechanism to ensure that sufficient funds are available to the long-term management entity for the ongoing management and protection of the mitigation sites. Possible funding mechanisms may include an endowment, payments from the HOA, or establishing a special financing district.

MM Bio-5 If grading activities are to begin during the raptor breeding season of February 1 through June 30, a qualified Biologist shall perform a survey for any active raptor nests (common or special status) that occur within 500 feet of the project impact area. Any active nest found during survey efforts shall be mapped on the construction plans. If no active nests are found, no further mitigation is required. Results of the surveys shall be provided to the CDFW.

If nesting activity is present at any raptor nest site, the active site shall be protected until nesting activity has ended to ensure compliance with Section 3503.5 of the *California Fish and Game Code.* To protect any nest site, the following restrictions on construction are required between February 1 and June 30 (or until nests are no longer active, as determined by a qualified Biologist): (1) clearing limits shall be established within a 500-foot buffer around any occupied nest or as otherwise determined by a qualified Biologist and (2) access and surveying shall be restricted within 300 feet of any occupied nest or as otherwise determined by a qualified Biologist. Any encroachment into the buffer area around the known nest shall only be allowed if a qualified Biologist determines that the proposed activity will not disturb the nest occupants. Construction during the non-nesting season can occur at the site only if a qualified Biologist has determined that fledglings have left the nest.

If an active nest is observed during the non-nesting season, the nest site shall be monitored by a qualified Biologist, and when the raptor is away from the nest, the Biologist shall flush any raptor to open space areas. The Biologist will then remove the nest site so raptors cannot return to it.

MM Bio-6 A pre-construction survey for burrowing owl shall be conducted within 14 days prior to start of construction/ground-breaking activities. A second survey will be conducted within 24 hours of any ground-breaking activities. If these surveys do not detect occupied burrowing owls, then no further mitigation is required. If burrows occupied by burrowing owls are detected on the Project site, the Applicant shall notify the CDFW and shall implement the following actions prior to construction (either Set A for breeding burrowing owls [March to July] or Set B for non-breeding burrowing owls [August to February]).

Set A Measures (for Breeding Burrowing Owls, between March and July)

A1) No work shall occur within 500 feet of the active nesting burrow; the CDFW may be consulted to determine whether a reduced buffer is acceptable.

A2) Provide weekly monitoring of the burrowing owl nesting burrow to determine nesting outcome.

A3) Provide CDFW with monthly updates of burrowing owl nesting success.

A4) Resume construction at the burrow site once the Biologist determines that fledglings have left the nest.

If burrows occupied by burrowing owls are detected within 500 feet of the Project site, the Project Biologist shall monitor the owl(s) to ensure that the project does not negatively impact breeding. If negative indirect impacts are suspected, the Project Biologist shall propose measures to reduce indirect impacts to the owl(s) during construction.

Set B Measures (for Non-Breeding Burrowing Owls, between August and February)

B1) A qualified Biologist shall notify the CDFW of the occupied burrow location and that either passive or active relocation measures will be implemented.

B2) The Biologist shall remove the burrow.

MM Bio-8 Prior to the issuance of a grading permit, the Project Applicant shall apply for coverage under the State Water Resources Control Board's General Permit for Storm Water Discharge Associated with Construction Activity (Construction Activities General National Pollutant Discharge Elimination System [NPDES] Permit) and shall comply with all the provisions of the permit, including the development of a Storm Water Pollution Prevention Plan, which includes provisions for the implementation of Best Management Practices and erosion-control measures. Best Management Practices shall include both structural and non-structural measures. The purpose of this mitigation measure is to ensure that site runoff does not adversely affect the Santa Clara River Significant Ecological Area (SEA) No. 20, or downstream biological resources.

MM Bio-9 Prior to issuance of a building permit, the Project Applicant shall develop a Lighting Plan in coordination with a qualified Biologist and an Electrical Engineer registered in the State of California for development areas that border natural open space resources. The Lighting Plan shall be subject to the Rural Outdoor Lighting District requirements (County of Los Angeles 2014) to ensure that all lighting has a minimal impact on open space areas and wildlife. Mercury vapor and halide lighting shall not be used on the perimeter of the developed areas or in areas that are adjacent to designated open space. The Lighting Plan shall provide guidelines for outdoor lighting used throughout the project site. Final lighting orientation and design shall be approved by the County of Los Angeles, Department of Building and Safety. The Lighting Plan shall include, but not be limited to, the following stipulations:

a. Illumination levels shall be compatible with the character and use of surrounding development. The Lighting Plan shall incorporate outdoor lighting recommendations developed by the Illuminating Engineering Society of North America.

b. Low-pressure sodium lighting fixtures or flashing lights shall not be used.

c. Exterior lighting standards and fixtures shall be located and designed to minimize direct glare beyond the site boundaries. Lighting shall be fully shielded and directed downward to confine light spread solely within necessary locations.

d. Security lighting fixtures shall not project above the roof line of the building on which they are mounted.

e. Where applicable, time-control devices shall be used on exterior lighting sources.

The Lighting Plan shall be submitted and approved by the LACDRP prior to issuance of building permits. Lighting requirements described in this mitigation measure shall be memorialized in the Codes, Covenants, and Restrictions (CC&Rs) for the project to ensure ongoing compliance. Prior to finalizing the CC&Rs, the LACDRP Biologist shall have the opportunity to review and comment on aspects of the CC&Rs that affect biological resources.

MM Bio-10 Prior to issuance of a grading permit, the Project Applicant shall ensure the incorporation of fencing into the Landscaping Plan to deter project occupants from entering the natural areas. The Landscaping Plan shall include provisions for signs and split-rail fencing to direct residents to keep out of sensitive natural open space and revegetation and/or mitigation areas. In areas bordering natural open space

and fuel modification zones, the Landscape Plan shall reflect a transition zone designed to buffer natural habitats from developed areas. This transition zone will reduce impacts associated with invasion by introduced species and will help buffer human activity adjacent to wildlife habitat. Landscaping in areas adjacent to natural open space will use species native to the project region and will be consistent with guidelines from the Los Angeles County Fire Authority. The Landscaping Plan shall be submitted to the Los Angeles County Fire Department and LACDRP for review and approval prior to issuance of a building permit.

To reduce the impact of trash in the open space areas, dispensers for dog waste bags and appropriate receptacles for cigarette butts shall be placed along sidewalks and trail heads, waste and recycling receptacles that discourage foraging by wildlife species adapted to urban environments shall be installed in common areas (i.e., any area where public trash receptacles would be placed) such as parks, sidewalks, community centers, and walking trails throughout the project site, and trash catching devices shall be installed at trail heads or other locations where trash can blow into the open space areas. Trash catching devices (e.g., staggered fencing and associated vegetation) will be incorporated into the project's landscape plan. The HOA or the future land management entity in charge of the open space areas shall devise and implement a trash management program for the open space areas that would include emptying all trash receptacles on a regular (approximately weekly) basis; regularly inspecting and maintaining all trash-catching devices; and regularly collecting all trash that accumulates along trails in the open space area (approximately weekly). All trails should include signage at trailhead locations and along trails that cite applicable CC&Rs to inform users that all dogs must be on leashes; that owners must clean up after their dogs; and that smoking is prohibited in open space areas.

Only passive recreational activities (e.g. hiking, bicycling, birdwatching, etc.) shall be permitted within the designated natural open space areas and shall be restricted to trails. The CC&Rs for the project shall include the following requirements to reduce potential human impacts on open space areas:

- smoking shall be prohibited in all open space areas.
- balloons shall not be utilized by the HOA for any community events (including events sponsored by the HOA or events that involve use of HOA facilities) and the use of balloons by individual homeowners shall be discouraged.
- prohibition of any homeowner reprisals against native wildlife species (i.e., killing or harming native wildlife species in any way) if homeowner pets are killed or harmed by wildlife.

Prior to finalizing the CC&Rs, the LACDRP Biologist shall have the opportunity to review and comment on the CC&Rs pursuant to the above-listed requirements.

Though no established equestrian trails exist in the preservation areas in San Francisquito Creek, the Cliffie Stone Trail and North Park Trail are mixed use trails that are managed by the Los Angeles County Department of Parks and Recreation (LACDPR) and are located in the vicinity of the preservation areas. Equestrian activities can have a detrimental effect on water quality and riparian habitat through the accumulation of manure (CBARCD 2014); trampling of native vegetation; spreading non-native or invasive plant species; soil compaction, and noise. As a result, educational signage shall be posted to strongly discourage equestrian

activity in the preservation areas and to minimize equestrian impact to riparian habitat and water quality. Signs shall be posted at locations that show evidence of equestrian traffic entering the preservation areas, outside of areas that are prone to flooding. Signs shall identify on-site portions of San Francisquito Creek as habitat preservation areas; require that riders stay on identified LACDPR trails; list negative impacts on riparian resources from equestrian use (e.g., manure accumulation, trampling of plants, carrying invasive plant seeds, soil compaction, and noise); and discuss the importance of horses avoiding channels that are subject to seasonal flows.

MM Bio-11 Prior to the issuance of a grading permit, the Project Applicant shall prepare and submit to the County a Storm Water Pollution Prevention Plan (SWPPP). The plan shall demonstrate that proposed water catchments and filtration structures will be sufficient to trap and remove pollutants and urban sediments to the degree necessary to ensure continued water quality. The SWPPP shall also demonstrate the project's compliance with Los Angeles RWQCB standards, which shall also be the performance standard for this measure. The general purposes of the plan shall be to protect and enhance water quality; to support the designated beneficial water uses; and to protect the functions and values of water quality resources (e.g., streams, wetlands, open space), which include, but are not limited to the following:

a. Providing a vegetated corridor to protect water features from development.
b. Maintaining and rehabilitating natural stream corridors and other protected water features.
c. Minimizing sediment, nutrient, and pollutant loading into water.
d. Providing filtration, infiltration, and natural water purification.
e. Stabilizing slopes to prevent landslides, which contribute to sedimentation of water features.
f. Maintaining the existing tree canopy where possible.
g. Minimizing impervious surfaces while providing for compact growth.

MM Bio-12 Prior to the approval of the final map, the Project Applicant shall prepare a Landscaping Plan. This plan will be subject to County review and will include a plant palette composed of native species for all common areas on the site. Common areas are defined herein as all open space areas, excluding homeowner lots, active recreation areas, and street rights-of-way. Native species to be used in common areas shall be sourced from plants within a 20-mile radius of the project site and within 500 elevational feet. During the preparation of the Landscaping Plan, the Landscape Architect shall consult with the Project Biologist to identify plant species that may be toxic to animals so that use of these species can be avoided. The Landscaping Plan will also include a list of invasive plant species prohibited from being planted on the project site. Invasive plant species to be prohibited and recommended drought-tolerant plants for resident landscaping shall be memorialized in the project's CC&Rs. The CC&Rs shall include language that encourages homeowners to utilize native plant species to landscape their properties. The LACDRP Biologist shall have the opportunity to review and comment on aspects of the CC&Rs pursuant to landscaping prior to finalization of the CC&Rs.

MM Bio-13 All landscaping materials (including organic mulches) for common areas (i.e., parks and intervening, unpaved areas that are not a part of any home owners parcel) shall be inspected and certified by landscape suppliers as being "free" of Argentine ants prior to planting. Additionally, to further guard against Argentine ants, the Homeowner's Association shall discourage irrigated landscape planting through distribution of educational information and other feasible methods to reduce the potential for importing Argentine ants. Planted slopes adjacent to native habitat areas shall be planted with native drought-resistant plants and soil moisture shall be maintained below approximately ten percent saturation to deter the establishment of nesting colonies of Argentine ants.

MM Bio-14 The Subdivider and Successor and Permittee shall make educational materials available to all residents either through the distribution of an educational book/pamphlet and/or development of a website. Topics to be discussed in these materials shall include the following:

a. the importance of preventing native wildlife from becoming accustomed to non-native food sources. Preventative measures would include not feeding wildlife, preventing wildlife access to trash that contains food; keeping the ground free of fallen fruit from trees and not leaving pet foot outside;

b. instructions to not transport firewood to prevent the introduction of pests and pathogens that can kill or damage native trees;

c. admonitions against allowing cats to go outside to prevent them from killing birds, arthropods, and herpetofauna;

d. references to Sections 10.20 through 10.32 of the Los Angeles County Code that require (1) appropriate licensing and tagging of cats and dogs; (2) keeping all dogs on leashes while in the designated natural open space areas; (3) ensuring that all dogs and cats are neutered or spayed; and (4) that all dogs and cats have a microchip

e. prohibiting any reprisals against native wildlife species (i.e., killing or harming native wildlife species in any way) if homeowner pets are killed or harmed by wildlife.

f. discouraging use of invasive plant species and encouraging the creation of landscaped areas that support native wildlife;

g. identifying ways to reduce urban runoff and maintaining water quality;

h. discouraging the use of pesticides that can move up the food chain and harm native carnivores (e.g., anti-coagulant rodenticides);

i. preventing fires in open space areas by prohibiting smoking while in native open space and taking steps to prevent flying embers from backyard fires.

j. identifying sources of trash that can blow into open space areas and discouraging their use (e.g., all types of balloons, plastic bags)

A recommended resource for development of these educational materials can be found at: http://www.livinglightly.org..

MM Bio-15 Prior to the issuance of a grading permit, the Project Applicant shall submit the proposed Best Management Practices (BMPs) for County review. Measures shall be included to control siltation and erosion into creek drainages; dewatering of

drainages by filling and diverting headwaters of drainages; and excessive dust accumulation on vegetation. BMPs shall also specify the use of silt fencing at the lower edges of graded slopes and the outer edges of drainage buffers and shall require that coir logs be placed on slopes to prevent erosion.

All oak tree driplines within 50 feet of land clearing (including brush clearing) or areas to be graded shall be enclosed within temporary fencing for the duration of the clearing or grading activities. Fencing shall extend to the root protection zone (RPZ) (that area at least 15 feet from the trunk or half again as large as the distance from the trunk to the dripline, whichever is greater). No parking or storage of equipment, solvents, or chemicals that could adversely affect the trees shall be allowed within 25 feet of the trunk at any time. Fence removal shall occur only after the Project Biologist confirms the health of preserved trees.

All upslope grading and drainage shall be engineered to minimize resultant erosion, soil compaction, or drainage into preserved oak tree areas. Whenever possible, utilities shall be designed to avoid crossing under the canopies of preserved trees unless the utilities are installed by drilling under the root zones (where feasible) to avoid impacts associated with cutting roots. Feasibility of drilling under trees will be based on soil conditions. Utilities will be clustered whenever possible to lessen impacts to oak RPZs.

MM Bio-16 To ensure that the mitigation measures listed in this section are fully and properly implemented, the Project Applicant shall submit annual reports to the LACDRP to document post-project compliance with all mitigation measures associated with the Supplemental EIR (SEIR) for the project. These annual post-project compliance reports will summarize the success of implementing habitat-related mitigation (Mitigation Measures 1, 2, 3, and 7) and will document the status of implementing species-related mitigation (Mitigation Measures 4, 5, and 6). These reports shall also describe the general condition of open space areas and identify any impacts that require actions by the land management entity. Successful implementation of construction-related mitigation measures and mitigation related to landscaping, lighting, or homeowner activities will be discussed as these measures are implemented. Annual reports shall be submitted to the LACDRP by December 31 each year, beginning after grading activities are initiated. Annual reports shall be submitted until the monitoring periods for Mitigation Measures 1, 2, 3, 4, and 7 are complete and successful implementation of the remaining mitigation measures is documented.

Prior to the issuance of a grading permit, the Project Applicant will provide a Funding Agreement that is subject to the approval of the LACDRP for the purpose of ensuring that sufficient funds are available to perform the required monitoring and reporting tasks described in the previous paragraph and in Mitigation Measures 1 through 7. This Funding Agreement may consist of the creation of an escrow account or other mechanisms acceptable to the LACDRP.

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The Project impacts would be less than the findings identified in Section 5.3, Biological Resources, of the 1999 FEIR.

Vegetation Type Impacts

Vegetation types and other areas that will be impacted by project grading activities are listed in Table 5.4-5. The summary of impacts from project grading includes a 50-foot buffer area that would account for any temporary impacts that would result from over-excavations and/or construction vehicle turnarounds. Any temporary impact areas within native vegetation types would be stabilized to prevent soil erosion (if necessary) and revegetated at the conclusion of grading activities.

Project impacts related to vegetation maintenance in fuel modification zones (e.g., selective thinning of native vegetation and removal of non-native grasses) are summarized in Table 5.4-6. Fuel modification zones were identified as all areas within 200 feet of all residential lots or other areas that may contain a structure.

Project impacts resulting from project grading activities and vegetation maintenance are illustrated in Exhibit 5.4-5.

A comparison of impacts to vegetation between the approved 1999 tract map design and the current design is provided in Table 5.4-7. A total of 1,031.3 acres would be preserved on the Project site as open space compared to 718.4 acres in the 1999 approved project design, representing an approximately 44 percent increase in open space.

TABLE 5.4-5
VEGETATION TYPES AND OTHER AREAS IMPACTED BY PROJECT GRADING ACTIVITIES

Vegetation Type/Other Area	On-Site Grading Footprint (acres)	50-foot Construction Buffer (acres)[1]	Areas Outside Grading and Buffer Area (acres)	Total On Site (acres)
Native Vegetation Types				
alluvial scrub	0.00	0.00	27.51	27.51
blue elderberry scrub	8.69	0.19	4.23	13.11
chamise chaparral	73.86	5.23	195.14	274.23
chamise chaparral/annual grassland	12.51	3.15	19.08	34.74
chamise chaparral–sage scrub	173.27	18.13	173.13	364.53
coast live oak woodland	0.23	0.30	4.81	5.34
coast live oak woodland/blue elderberry scrub	0.00	0.00	7.80	7.80
coast live oak woodland–holly-leaf cherry woodland	0.00	0.00	0.47	0.47
Fremont cottonwood woodland	0.00	0.00	1.58	1.58
holly-leaf cherry woodland	0.12	0.36	7.71	8.19
mixed chaparral–alluvial scrub/annual grassland	3.56	0.28	7.55	11.39
sage scrub	73.97	7.53	187.94	269.44
sage scrub/annual grassland	20.53	5.20	135.31	161.04
southern riparian scrub	1.43	0.00	3.20	4.63
Subtotal Native Vegetation Types	*368.17*	*40.37*	*775.46*	*1,184.00*
Non-Native Vegetation Types				
annual grassland	8.68	0.66	45.42	54.76
ornamental	3.82	1.78	2.36	7.96
Subtotal Non-Native Vegetation Types	*12.50*	*2.44*	*47.78*	*62.72*
Other Areas				
disturbed–developed	12.81	1.33	10.92	25.06
open water	0.12	0.00	2.70	2.82
Subtotal Other Areas	*12.93*	*1.33*	*13.62*	*27.88*
Total	***393.60***	***44.14***	***836.86***	***1,274.60***

[1] Areas within the 50-foot construction buffer may be affected by back cuts in grading or by grading equipment turnarounds; any such disturbance areas will be revegetated at the conclusion of grading activities. Therefore, impacts to these areas would be considered temporary.

TABLE 5.4-6
VEGETATION TYPES AND OTHER AREAS IMPACTED BY FUEL MODIFICATION ACTIVITIES

Vegetation Type/Other Area	On-Site Grading Footprint (acres)	Fuel Modification Zones (acres)	No Impact (acres)	Total Open Space (acres)[1]	Total On Site (acres)
Native Vegetation Types					
alluvial scrub	0.00	0.00	27.51	27.51	27.51
blue elderberry scrub	8.69	0.00	4.42	4.42	13.11
chamise chaparral	73.86	13.20	187.17	200.37	274.23
chamise chaparral/annual grassland	12.51	5.30	16.93	22.23	34.74
chamise chaparral–sage scrub	173.27	26.88	164.38	191.26	364.53
coast live oak woodland	0.23	0.34	4.77	5.11	5.34
coast live oak woodland/blue elderberry scrub	0.00	0.00	7.80	7.80	7.80
coast live oak woodland–holly-leaf cherry woodland	0.00	0.00	0.47	0.47	0.47
Fremont cottonwood woodland	0.00	0.00	1.58	1.58	1.58
holly-leaf cherry woodland	0.12	0.00	8.07	8.07	8.19
mixed chaparral–alluvial scrub/annual grassland	3.56	0.00	7.83	7.83	11.39
sage scrub	73.97	13.24	182.23	195.47	269.44
sage scrub/annual grassland	20.53	9.23	131.28	140.51	161.04
southern riparian scrub	1.43	0.00	3.20	3.20	4.63
Subtotal Native Vegetation Types	*368.17*	*68.19*	*747.64*	*815.83*	*1,184.00*
Non-Native Vegetation Types					
annual grassland	8.68	2.66	43.42	46.08	54.76
ornamental	3.82	3.46	0.68	4.14	7.96
Subtotal Non-Native Vegetation Types	*12.50*	*6.12*	*44.10*	*50.22*	*62.72*
Other Areas					
disturbed–developed	12.81	2.57	9.68	12.25	25.06
open water	0.12	0.00	2.70	2.70	2.82
Subtotal Other Areas	*12.93*	*2.57*	*12.38*	*14.95*	*27.88*
Total	***393.60***	***76.88***	***804.12***	***881.00***	**1,274.60**

[1] Total open space consists of no impact areas combined with fuel modification areas.

TABLE 5.4-7
COMPARISON OF VEGETATION IMPACTS
1999 APPROVED PROJECT VERSUS CURRENT DESIGN

Vegetation Type/Other Area	1999 Impacts (acres)	2017 Impacts* (acres)	Difference (acres)
Native Vegetation Types			
alluvial scrub	0.00	0.00	0.00
blue elderberry scrub	11.80	8.69	-3.11
chamise chaparral	177.60	73.86	-103.84
chamise chaparral–annual grassland	0.00	12.51	+12.51
chamise chaparral–sage scrub	188.10	173.27	-14.93
coast live oak woodland	1.20	0.23	-0.97
coast live oak woodland–blue elderberry scrub	0.00	0.00	0.00
coast live oak woodland–holly-leaf cherry woodland	0.00	0.00	0.00
Fremont cottonwood woodland	0.00	0.00	0.00
holly-leaf cherry woodland	10.40	0.12	-10.28
mixed chaparral–alluvial scrub–annual grassland	0.00	3.56	+3.56
sage scrub	206.10	73.97	-132.13
sage scrub–annual grassland	43.50	20.53	-22.97
southern riparian scrub	0.00	1.43	+1.43
Subtotal Native Vegetation Types	*638.70*	*368.17*	*-270.53*
Non-Native Vegetation Types			
annual grassland	29.60	8.68	-20.92
ornamental	0.00	3.82	+3.82
Subtotal Non-Native Vegetation Types	*29.60*	*12.50*	*-17.10*
Other Areas			
disturbed–developed	50.10	12.81	-37.29
open water	0.00	0.12	+0.12
Subtotal Other Areas	*50.10*	*12.93*	*-37.17*
Total	***718.40***	***393.60***	***-324.80***
*Impacts include direct grading impacts and fuel modification.			

Alluvial Scrub and Mixed Chaparral–Alluvial Scrub/Annual Grassland

Mixed chaparral–alluvial scrub/annual grassland is located in the eastern portion of the Project site. The acreage of the combined impact is 3.56 acres. Alluvial scrub is a component of this vegetation type and impacts to alluvial scrub would be considered significant (1) due to the low remaining acreage of this vegetation type in Southern California and in the Project region and (2) its CDFW listing as special status. Implementation of Mitigation Measure (MM) Bio-1 would reduce this impact to a level considered less than significant under CEQA.

Alluvial scrub is present in the San Francisquito Canyon area and would not be impacted by Project implementation; therefore, no mitigation is required.

Blue Elderberry Scrub

Blue elderberry scrub would be impacted by Project implementation. Impacts on blue elderberry scrub would be considered adverse, but less than significant because this vegetation type is considered relatively common in the Project region. Therefore, impacts to this vegetation type are considered less than significant and no mitigation would be necessary under CEQA**.**

Chamise Chaparral and Chamise Chaparral/Annual Grassland

Chamise chaparral and chamise chaparral/annual grassland would be impacted by construction of the Project. Additional impacts to these vegetation types would occur by thinning of vegetation (i.e., reduction of shrub density) to comply with Los Angeles County fuel modification guidelines. Impacts to chamise chaparral and chamise chaparral/annual grassland would be considered adverse but less than significant because this vegetation type is considered relatively common in the Project region. Chaparral is one of the most abundant vegetation types in Santa Clarita. Therefore, impacts to these vegetation types are considered less than significant and no mitigation would be necessary under CEQA.

Coast Live Oak Woodland

Coast live oak woodland would be impacted by construction of the Project as shown on Exhibit 5.4-6. Additionally, this vegetation type is located in areas subject to fuel modification, though any vegetation thinning should avoid tree removal. Impacts on this vegetation type would be considered significant due to the limited distribution of this vegetation type in California and in the Project region. Implementation of MM Bio-2 would require compensatory mitigation to reduce this impact to less than significant under CEQA.

Coast Live Oak Woodland/Blue Elderberry Scrub and Coast Live Oak Woodland–Holly-Leaf Cherry Woodland

Coast live oak woodland–holly-leaf cherry woodland and coast live oak woodland/blue elderberry scrub would not be impacted by Project implementation and do not occur in fuel modification areas; therefore, no mitigation is required.

Fremont Cottonwood Woodland

Fremont cottonwood woodland would not be impacted by construction of the Project; therefore, no mitigation is necessary under CEQA.

Holly-Leaf Cherry Woodland

Holly-leaf cherry woodland would be impacted by construction of the Project. Impacts on holly-leaf cherry woodland would be considered significant (1) due to the low remaining acreage of this vegetation type in Southern California and in the Project region and (2) its CDFW listing as special status. Implementation of MM Bio-1 would require compensatory mitigation to reduce this impact to less than significant under CEQA.

Trees 707 to 732
Trees 733 to 751
Exhibit 5.4-6d
Trees 824 to 864
823
Trees 752 to 822
Exhibit 5.4-6e
706
705
Exhibit 5.4-6c
704
865
Waysde Canyon Rd
Tapia Canyon Rd
San Francisquito Mtrwy
Shawnee Ct
Farmer John Ln
Reyes Adobe Way
Palo Verdo Dr
Tesoro del Valle Dr
Via Milagro
Madera Ln
Via Vizcaya
Via Esencia
Calle Primavera
Avenida Rancho Tesoro
Stoney Creek Rd
Duke Dr
W Dakota Dr
Low Ridge Pl
San Francisquito Canyon Rd
Las Terreno Ln
Las Brisas Rd
Via Cresta
Via Vista
Rio Ranch Way
Bernardo Way
Tango Dr
Mission Trail Ln
Joshua Dr
702
701
703
Exhibit 5.4-6b
Trees 866 to 870
Exhibit 5.4-6f

Sheet Index
Project Boundary
Grading Limits (2017)
Oak Tree Area of Influence

Tree Species

coast live oak (*Quercus agrifolia*)
scrub oak (*Quercus berberidifolia*)

Aerial Source: LAR-IAC 2014

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Oak Tree Impacts

Tesoro del Valle Phases A, B, and C SEIR

Exhibit 5.4-6a

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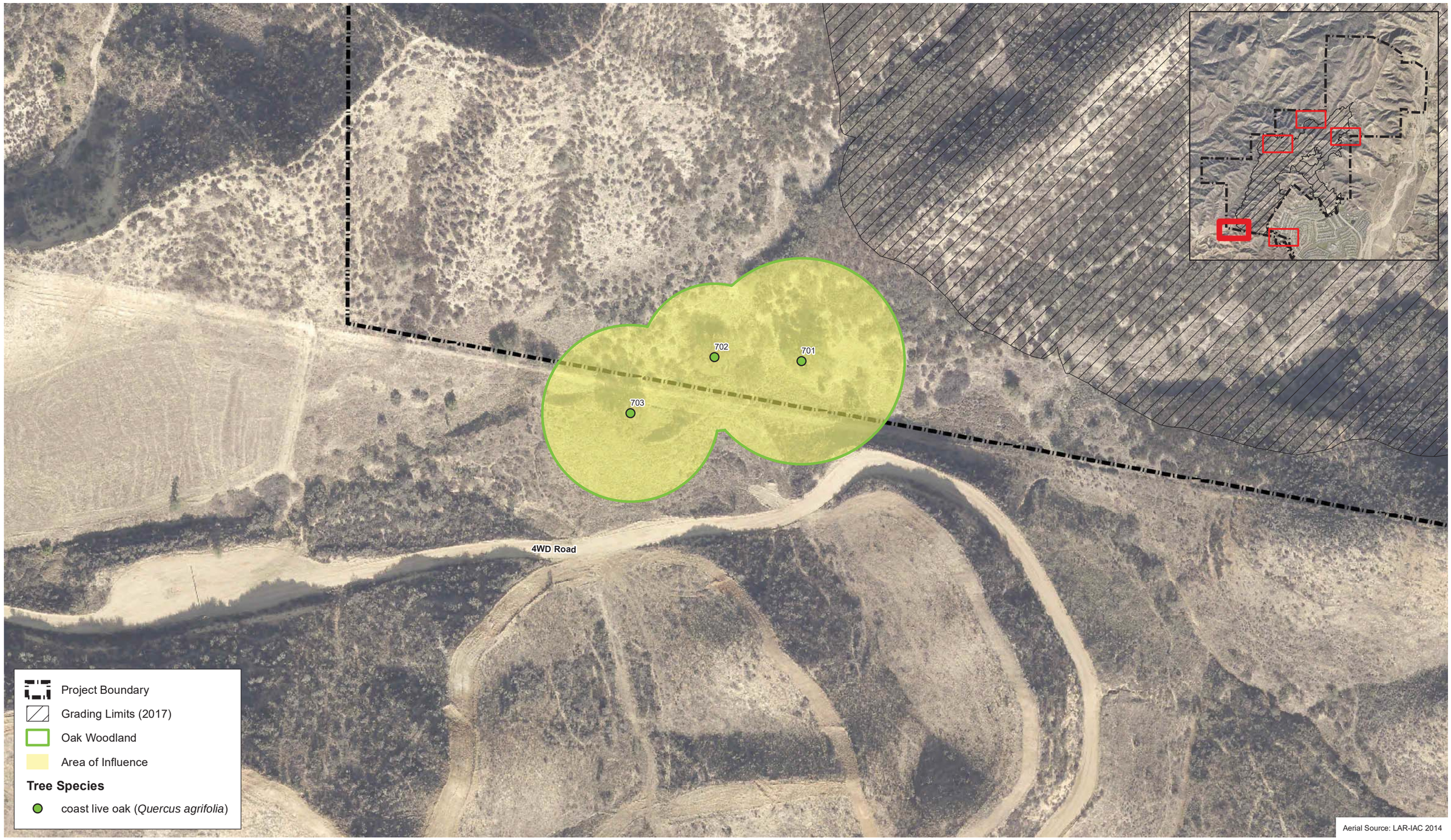

Oak Tree Impacts

Exhibit 5.4-6b

Tesoro del Valle Phases A, B, and C SEIR

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Oak Tree Impacts

Exhibit 5.4-6c

Tesoro del Valle Phases A, B, and C SEIR

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Project Boundary
Grading Limits (2017)
Oak Woodland
Area of Influence

Tree Species

coast live oak (*Quercus agrifolia*)
scrub oak (*Quercus berberidifolia*)

Aerial Source: LAR-IAC 2014

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Oak Tree Impacts

Exhibit 5.4-6d

Tesoro del Valle Phases A, B, and C SEIR

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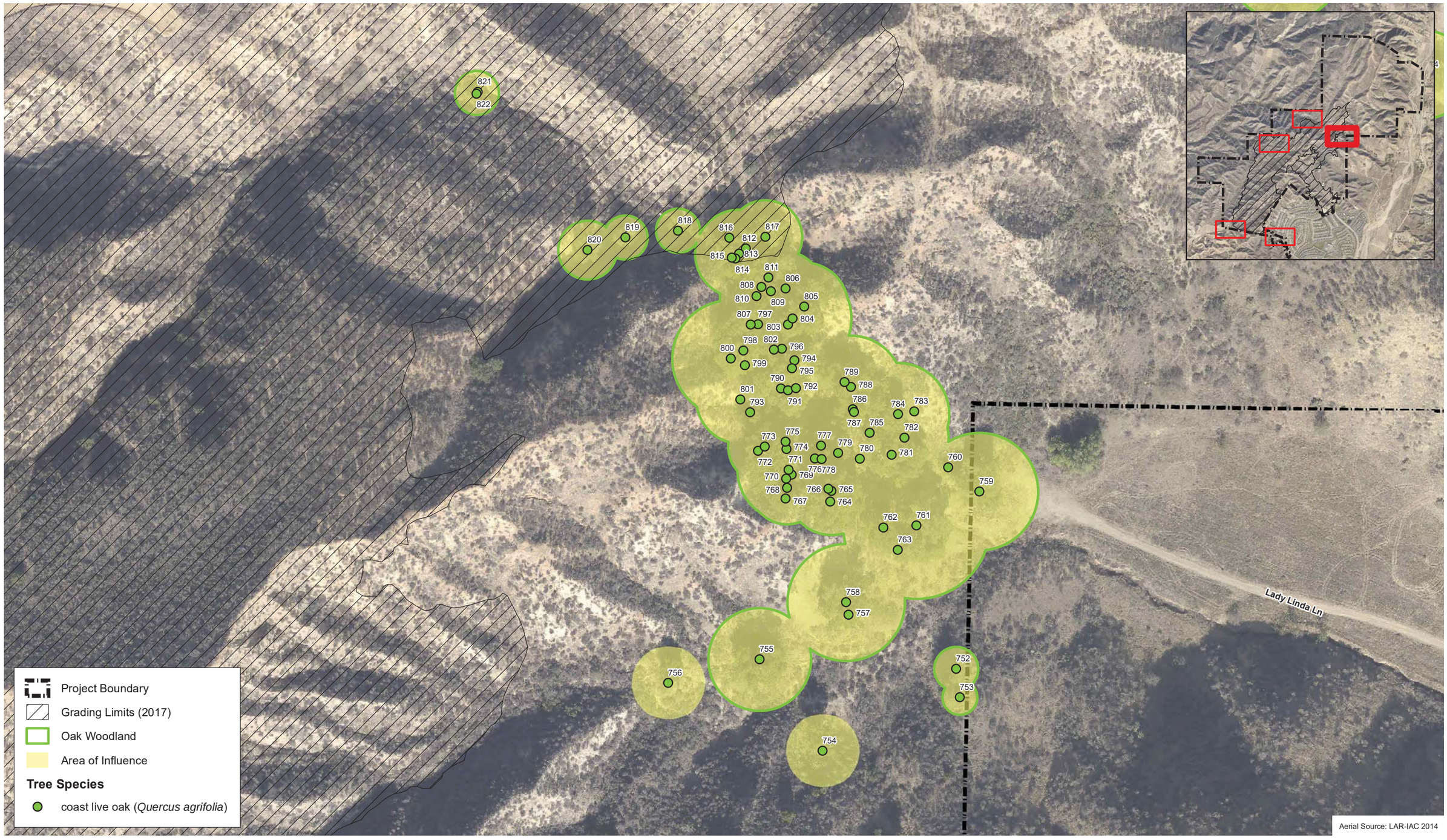

Oak Tree Impacts

Tesoro del Valle Phases A, B, and C SEIR

Exhibit 5.4-6e

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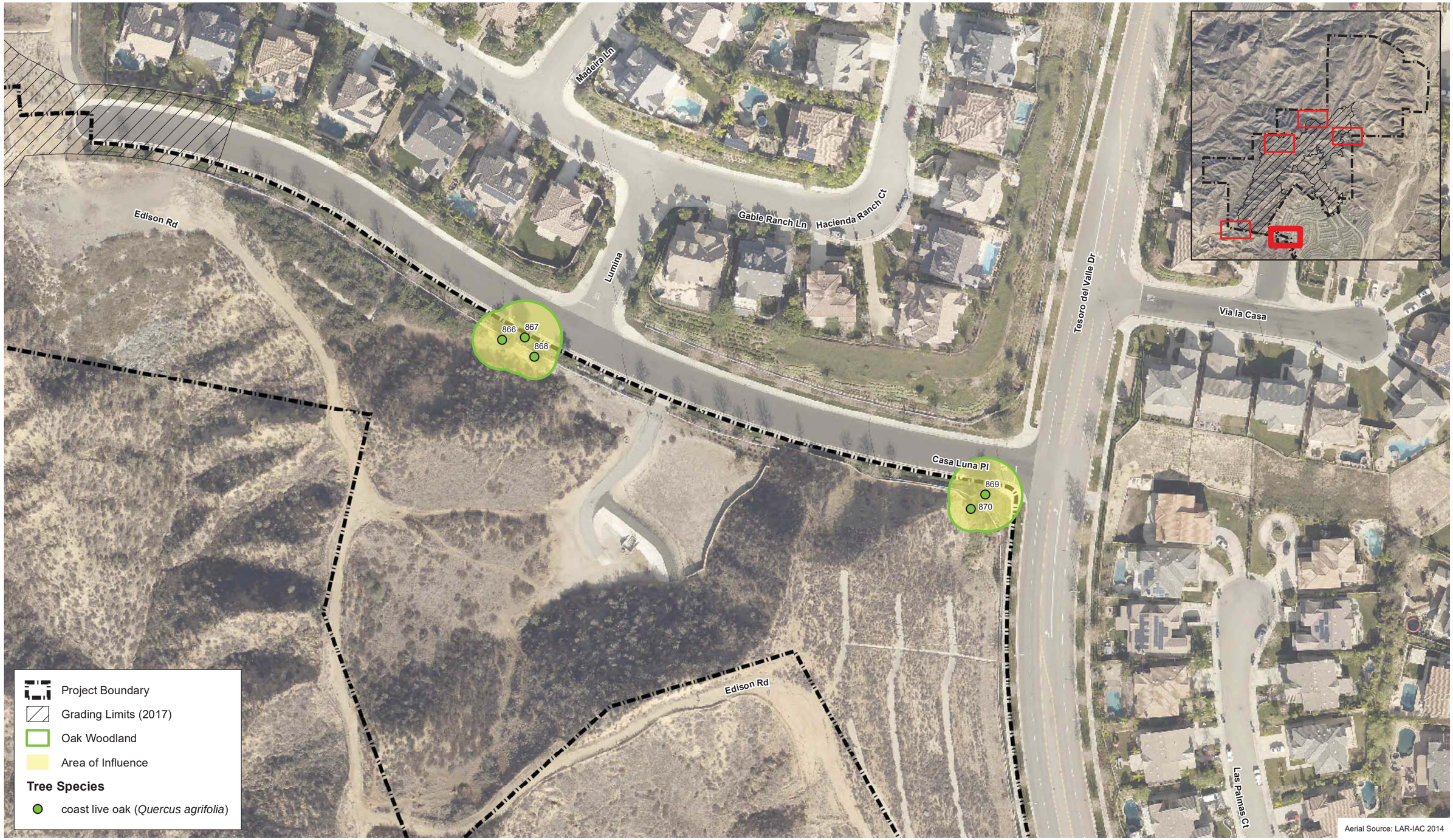

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Oak Tree Impacts

Tesoro del Valle Phases A, B, and C SEIR

Exhibit 5.4-6f

N W E S

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PSOMAS

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Chamise Chaparral–Sage Scrub, Sage Scrub, and Sage Scrub/Annual Grassland

Sage scrub would be impacted by Project implementation, which includes chamise chaparral–sage scrub, sage scrub, and sage scrub/annual grassland vegetation types. Additional impacts to these vegetation types would occur by thinning of vegetation to comply with Los Angeles County fuel modification guidelines. Impacts on these vegetation types would be considered significant (1) according to County standards; (2) due to the low remaining acreage of this vegetation type in Southern California and in the Project region; (3) its CDFW listing as special status; and (4) its potential to support special status species. Implementation of MM Bio-1 would require compensatory mitigation to reduce this impact to less than significant under CEQA.

Southern Riparian Scrub

Southern riparian scrub would be impacted by the construction of the Project. Impacts on southern riparian scrub would be considered significant (1) due to the low remaining acreage of this vegetation type in Southern California and in the Project region and (2) its CDFW listing as special status. Implementation of MM Bio-1 would require compensatory mitigation to reduce this impact to less than significant under CEQA.

Annual Grassland

Annual grassland would be impacted by construction of the Project and through thinning for fuel modification compliance. Impacts on this vegetation type would not be considered significant because (1) these areas are dominated by non-native annual grasses and forbs (mostly of European origin) that are indicators of significant previous site disturbance and (2) this association is common throughout Southern California and the region. Therefore, impacts to this vegetation type are considered less than significant and no mitigation would be necessary under CEQA.

Ornamental

Ornamental (i.e., woodland landscaped) areas would be impacted by Project implementation. Impacts on these areas would be considered less than significant because these areas are considered to have a low biological value; therefore, no mitigation would be necessary.

Disturbed–Developed

Disturbed and developed areas would be impacted by Project implementation. Impacts on these areas would be considered less than significant because these areas are considered to have a low biological value; therefore, no mitigation would be necessary.

Open Water

One area of open water would be impacted by Project implementation. As this area occurs on an ephemeral basis and is located in a constructed flood-control basin, impacts would be considered less than significant and no mitigation would be necessary.

Wildlife Impacts

To assess impacts on wildlife, the total impact of the proposed development on vegetation types that provide habitat for that wildlife species is described, though 83.5 percent of the acreage was analyzed previously as developed in the 1999 EIR. A summary of impacts on vegetation types (i.e., wildlife habitat) that would be impacted as a result of Project construction is shown in Table 5.4-5. The distribution of these vegetation types and relation to the Project impact boundary

is shown in Exhibit 5.4-5. The following discussion of wildlife impacts focuses on the common species occurring on the Project site.

General Habitat and Wildlife Loss

The Project would result in the loss of approximately 368 acres of native habitat, which provides valuable nesting, foraging, roosting, and denning opportunities for a wide variety of wildlife species. The approved 1999 project design would have impacted 638.70 acres of native habitat. Therefore, the currently proposed Project design represents an approximate 42 percent reduction in impacts to native habitat. In addition, implementation of the Project would result in the loss of approximately 12 acres of non-native habitats that provide lower quality wildlife habitat. However, these non-native habitats do provide limited nesting, foraging, roosting, and denning opportunities for some species. Removing or altering habitats on the Project site would result in the loss of small mammals, reptiles, amphibians, and other animals of slow mobility that live in the Project's direct impact area. More mobile wildlife species now using the Project site would be forced to move into remaining areas of open space, consequently increasing competition for available resources in those areas. This situation may result in the loss of individuals that cannot successfully compete. Although the Project would impact a large quantity of high quality habitat, it would also preserve high quality habitat as permanent open space. Project implementation would not significantly reduce wildlife populations in the region, nor would it reduce any specific wildlife population in the region to below self-sustaining numbers. Therefore, Project impacts on wildlife would be considered adverse but less than significant and no mitigation is required. However, direct impacts on wildlife and wildlife habitat would be reduced by implementation of MM Bio-1 and MM Bio-2.

Special Status Biological Resource Impacts

Special Status Plants

Of the special status plant species known to occur in the Project region, four were observed on the Project site during focused plant surveys: slender mariposa lily (CRPR 1B.2), club-haired mariposa lily (CRPR 4.3), Peirson's morning-glory (CRPR 4.2), and Palmer's grapplinghook (CRPR 4.2). As discussed above, lily plants present on the Project site are probable hybrids of club-haired mariposa lily and slender mariposa lily. During focused botanical surveys in 2016, a total of 93 occurrences (groups) of mariposa lilies were documented; several occurrences contained a single lily plant, while 150 lily plants was the largest number observed in a single location. Of the 93 total occurrences (groups) of slender mariposa lily observed in 2016, approximately 38 occurrences (about 41 percent) are within the currently proposed impact boundary (Exhibit 5.4-7). Focused surveys conducted in 2011 identified lily populations in the same general locations, with quantities varying over time (approximately 1,165 plants were observed in 2016 compared with 2,647 in 2011 and 496 in 2005). Implementation of MM Bio-3 would require seed installation and enhancement of lily populations in project open space areas and would reduce impacts to club-haired and slender mariposa lily to less than significant.

Several small populations of Peirson's morning glory were observed scattered throughout the Project site. One large population of Palmer's grapplinghook was observed. While the 1999 project design would have impacted populations of Peirson's morning glory and Palmer's grapplinghook, the reduction in the current design's development footprint avoids any impacts to these species. Therefore, impacts to these species are considered less than significant and no mitigation would be required.

Project Boundary
Grading Limits (2017)
50-Foot Construction Buffer
Fuel Modification Impacts

Special Status Plant Species (2016)

Palmer's grapplinghook (*Harpagonella palmeri*)
Peirson's morning glory (*Calystegia peirsonii*)
Slender mariposa lily (*Calochortus clavatus var. gracilis*)

Special Status Plant Species (Previously Surveyed)

Slender mariposa lily (*Calochortus clavatus var. gracilis*)

Special Status Wildlife Species (Previously Surveyed)

Arroyo Chub (*Gila orcutti*)
Santa Ana Sucker (*Catostomus santaanae*)
Unarmored Threespine Stickleback (*Gasterosteus aculeatus williamsoni*)
Western Spadefoot (*Spea hammondii*)

N Quail Trl
Riverview Rd
Tapia Canyon Rd
San Francisquito Mtr Wy
Farmer John Lat
Reyes Adobe Way
Palo Verde Dr
Tesoro del Valle Dr
Via Milagro
Madeira Ln
Las Brisas Rd
Las Terreno Ln
Via Vizcaya
Via Cresta
Via Vista
Via Estancia
Calle Primera
Avenida Rancho Tesoro
Stoney Creek Rd
Duke Dr
W Dakota Dr
Bernardo Way
Mission Trail Ln
Tango Dr
Joshua Dr
Casa Luna Pl
San Francisquito Canyon Rd
Low Ridge Pl
Valley Oak Ln
Black Pine Way
Raintree Ln
Boxwood Ln
Startree Ln
Deodar Pl
Secco Canyon Rd
Pepper Pl
Tamarack Ln
Avocado Pl
White Pine Pl
Lemon St
Poplar St

Aerial Source: LAR-IAC 2014

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Biological Resources Impacts

Tesoro del Valle Phases A, B, and C SEIR

Exhibit 5.4-7

N W E S

1,400 700 0 1,400 Feet

PSOMAS

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The 2011 and 2016 botanical reports for the Project noted the presence of Great Basin sagebrush in San Francisquito Canyon. This may actually be Parish's sagebrush (a subspecies of Great Basin sagebrush) which is regionally uncommon, though it is not listed as a special status species by the CNPS or State and federal resource agencies. Regardless, this species is located outside the Project development footprint and no impacts are proposed.

Wildlife

The Project would result in the loss of potential habitat for ten special status wildlife species known to be present or expected to occur on the Project site. An additional 13 special status wildlife species may occur on site due to the presence of suitable habitat conditions (including foraging habitat). All of the species that have the potential to occur on the Project site now were considered as part of the original EIR. Since the original EIR was approved, four of these species have been observed on the site where they weren't previously: western spadefoot (California Species of Special Concern [SSC]), silvery legless lizard (SSC), loggerhead shrike (SSC), and coastal California gnatcatcher (federally Threatened). The 1999 project design had the potential to impact special status fish species (Santa Ana sucker, arroyo chub, unarmored threespine stickleback) due to proposed development immediately adjacent to San Francisquito Wash. The currently proposed Project design does not have the potential to affect any fish habitat.

The following discussion evaluates impacts on those wildlife species observed and those that may occur on the Project site. For those species with potential to occur, potential impacts were evaluated for the habitat that the species is expected to occupy.

Fish

The Santa Ana sucker, unarmored threespine stickleback, and arroyo chub are known to occur in the upper reaches of San Francisquito Canyon several miles upstream of the Project site and were observed within the Tesoro del Valle property boundaries during focused surveys in 2005. The current Project design does not impact San Francisquito Canyon or its immediately adjacent areas (Exhibit 5.4-7). Storm water will drain in a southerly direction and will tie into existing storm water facilities. Therefore, no direct impacts on these species are expected from Project construction. Construction activities are not expected to result in any increased levels of sedimentation, erosion, or release of pollutants to San Francisquito Canyon. Because no direct or indirect impacts to San Francisquito Canyon are expected from Project construction, no mitigation related to fish habitat in this area is required.

Amphibians

Western spadefoot tadpoles were observed in several pools in an unnamed drainage in the southwestern portion of the Project site (Exhibit 5.4-7). Impacts on this species would be considered significant according to Section 15380 of the State CEQA Guidelines. Implementation of MM Bio-4 would require relocation of the species to suitable habitat and would reduce this impact to less than significant under CEQA.

The arroyo toad and California red-legged frog are not expected to occur on the Project site due to lack of suitable habitat. Therefore, there would be no impact on these species and no mitigation would be required under CEQA.

Reptiles

Special status reptile species were observed or potentially occur on the Project site: the silvery legless lizard, coastal whiptail, coast horned lizard, coast patch-nosed snake, and two-striped

garter snake. Although the Project would impact potential habitat for these species, none of these species are listed as Threatened or Endangered by State or federal resource agencies. The loss of native habitat would be considered an adverse impact on these species, but would not be expected to substantially reduce regional populations of any of these species. Therefore, Project impacts on these special status reptile species would be considered adverse but less than significant and no mitigation is required.

The western pond turtle is not expected to occur on the Project site due to lack of suitable habitat. Therefore, there would be no impact on this species and no mitigation would be required.

Birds

Six federally and/or State-listed Threatened or Endangered or Candidate bird species occur in the Project region: tricolored blackbird, Swainson's hawk, western yellow-billed cuckoo, southwestern willow flycatcher, coastal California gnatcatcher, and least Bell's vireo. The Swainson's hawk may occur as a rare migrant, but is not expected to nest on the Project site. Project implementation would result in an incremental loss of non-critical foraging habitat for the Swainson's hawk, which is considered adverse but less than significant per CEQA; therefore, mitigation is not required. The coastal California gnatcatcher was not observed during the 2005 or 2008 focused surveys and only a solitary dispersing juvenile was observed during 2015 focused surveys. Given the lack of nesting activity on the site, no impact to this species is expected and no mitigation would be required. The Project development footprint is clustered in the southern portion of the site with 815.83 acres of preserved native vegetation to the north, east, and west of the development footprint. These open space areas help to maintain dispersal areas for the gnatcatcher north of the Project site and preserving north-south movement up San Francisquito Canyon.

The western yellow-billed cuckoo, southwestern willow flycatcher, and least Bell's vireo are not expected to occur because there is not riparian habitat extensive enough to support these species on the Project site. Therefore, Project implementation would not result in any impacts on these three species and no mitigation would be necessary under CEQA.

Additional passerine bird species that are California Species of Special Concern but are not listed as Threatened or Endangered by State or federal resources agencies were observed or potentially occur on the Project site: grasshopper sparrow, yellow warbler, and yellow-breasted chat. If present, the Project would impact potential habitat for these species. The loss of native habitat would be considered an adverse impact, but would not be expected to substantially reduce regional populations of any of these species. Therefore, Project impacts on these special status bird species would be considered adverse but less than significant and no mitigation is required.

Loggerhead shrike is noted to be in decline throughout its range, particularly in the Los Angeles County coastal slope where it is now virtually extirpated as a breeder (Allen et al 2016). The shrike has been observed during coastal California gnatcatcher surveys in 2005, 2008, and 2015, though nesting activity was identified only during the 2008 surveys. Since nesting activity has been only detected in the northern portion of the property outside the Project development footprint, the Project is not expected to have a significant impact on loggerhead shrike breeding in the region. Preservation of the northern half of the property as permanent open space will help to offset the loss of any habitat that has the potential to support breeding of the species. The Project would result in the loss of suitable foraging habitat for a variety of raptor species that are California Species of Special Concern, including the golden eagle, long-eared owl, northern harrier, and white-tailed kite. Of these species, the golden eagle and white-tailed kite are also considered Fully Protected Species. Although the loss of preferred foraging habitat (annual grassland and sage scrub/ annual grassland) as well as other suitable foraging habitat (sage scrub) would contribute

to the ongoing loss of foraging habitat for these species, the impact would be considered less than significant due to the regional abundance of available foraging habitat. Therefore, Project impacts on foraging habitat for these special status raptor species would be considered adverse but less than significant and no mitigation is required.

The golden eagle, long-eared owl, northern harrier, white-tailed kite, and common raptor species (such as red-tailed hawk) have the potential to nest on the Project site. Should an active raptor nest (common or special status species) be found on the Project site, the loss of an active nest would be considered a violation of the *California Fish and Game Code* (Sections 3503, 3503.5, and 3513). The loss of any active raptor nest occurring on the Project site would be considered significant. MM Bio-5 would require preconstruction nesting surveys and construction buffer areas if active nests are detected. Impacts on these species would be reduced to less than significant under CEQA with the implementation MM Bio-5.

The burrowing owl is not expected to occur on the Project site as a habitat assessment in 2007 did not detect any burrows on the site and vegetation has steadily become more dense as the site continues to recover from the 2002 Copper Fire. Therefore, suitable habitat for this species is not currently present on the Project site and the burrowing owl is not expected to inhabit the site at this time. Future disturbance on the site may create suitable conditions for the presence of this species. Implementation of MM Bio-6 will confirm that the Project will have no impact on this species or, if detected, MM Bio-6 will reduce impacts to a less than significant level.

Several additional species have been recognized by the Los Angeles Audubon Society as "at-risk" in the region (Allen et al 2016). In addition to species listed in Table 5, the Audubon "at-risk" species that have the potential to occur on the site include greater roadrunner (*Geococcyx californianus*), turkey vulture (*Cathartes aura*), ferruginous hawk (*Buteo regalis*), prairie falcon (*Falco mexicanus*), black swift (*Cypseloides niger*), olive-sided flycatcher (*Contopus cooperi*), gray vireo (*Vireo vicinior*), purple martin (*Progne subis*), cactus wren (*Campylorhynchus brunneicapillus*), and summer tanager (*Piranga rubra*). Although not recognized by State or Federal agencies, the Los Angeles Audubon Society considers these species sensitive. Per CEQA, these and all other common species (i.e., those species that are not considered special status by State and federal agencies) are evaluated within the assessment of common species for impact by Project-related activities.

Mammals

Special status mammal species potentially present on the Project site include the pallid bat, Townsend's big-eared bat, spotted bat, western mastiff bat, San Diego black-tailed jackrabbit, California leaf-nosed bat, and southern grasshopper mouse. Of these species, only the Townsend's big-eared bat is State Candidate for listing. It has potential to occur for foraging. None of these species are listed as Threatened or Endangered. If present, the Project would impact potential habitat for these species. The loss of native habitat would be considered an adverse impact but would not be expected to substantially reduce regional populations of any of these species. Therefore, Project impacts on these special status mammal species would be considered adverse, but less than significant and no mitigation is required.

The pallid bat and spotted bat may also have limited potential to roost in or adjacent to the impact area. Project implementation would result in the loss of some marginal roosting habitat for these species. Therefore, impacts on bat roosts would be considered adverse, but less than significant and no mitigation would be required.

Indirect Impacts

Indirect impacts are those related to disturbance by construction (such as noise, dust, and urban pollutants), long-term use of the Project site, and the Project's operational effect on adjacent habitat areas. The indirect impact discussion below includes a general assessment of the potential indirect effects (noise, increased dust and urban pollutants, night lighting, and human activity) of the construction and operation of the Project.

Construction-Related Noise Impacts

Noise levels on the Project site would increase over present levels during construction of the Project. Temporary construction noise impacts associated with the approved Project were analyzed previously in the 1999 EIR. During construction, temporary noise impacts have the potential to disrupt foraging, nesting, roosting, and denning activities for a variety of wildlife species. Because most species in the Project vicinity are not listed as Threatened or Endangered by State or federal resource agencies, these impacts are considered adverse but less than significant. However, the construction noise BMP listed in Section 7.5.1 is recommended to ensure the Project is consistent with regulations that protect biological resources.

Increased Dust and Urban Pollutants

Ground disturbance activities would disturb soils and result in the accumulation of dust on the surface of the leaves of trees, shrubs, and herbs; excessive dust accumulation can impair plant respiratory function. This indirect effect from proposed construction on native vegetation would be considered adverse, but less than significant, since it would not reduce the Project site's plant populations to below self-sustaining levels. In addition, the Project reduces grading as compared to the approved Project design. Therefore, no mitigation would be required.

Additional impacts on biological resources in the area could occur as a result of changes in water quality and water velocity. Urban runoff from the proposed development site containing petroleum residues and the improper disposal of petroleum and chemical products from construction equipment (temporary) or residential areas (permanent, i.e., cars, improper disposal of chemicals) could have the potential to adversely affect water quality and, in turn, affect populations of wildlife species (including special status species) by (1) reducing the amount of available habitat; (2) smothering eggs of aquatic species (fish and amphibians); and (3) impacting other wildlife species that use riparian areas (amphibians, reptiles, birds, and mammals). Water quality could also be adversely affected by the runoff of nutrients from urban development. While these indirect impacts are considered potentially significant, the reduction in grading and disturbed area as compared to the approved Project design would reduce impacts and implementation of MM Bio-8 would further reduce impacts to less than significant levels.

Night Lighting

Lighting of the homes and yards in the proposed residential development could result in an indirect impact on the behavioral patterns of nocturnal and crepuscular (i.e., active at dawn and dusk) wildlife adjacent to the lighted areas. Of greatest concern is the effect on small, ground-dwelling animals that use the darkness to hide from predators and on owls, which are specialized night foragers. The Project would introduce lighting over less of the site as compared to the approved Project, thereby reducing impacts. However, to further reduce this impact, implementation of MM Bio-9 is recommended.

Increased Human and Domestic Animal Presence

Though the project site is adjacent to residential areas and moderate recreational activity (e.g., hiking, mountain biking, horseback riding) occurs there, the added human population would potentially cause increased human disturbances to (and the ongoing degradation of) conserved areas that will be adjacent to developed areas. Increased recreational and other human activities along trails and in open space areas could result in increased noise disturbances to wildlife (especially if within the breeding season of birds), which can result in nest abandonment; result in the harassment and/or capture of slower moving species, such as some reptiles and amphibians; the displacement of other wildlife species; increased amount of refuse and pollutants in the area; soil compaction; and trampling of ground-dwelling flora and fauna.

Increased use of open space and natural areas by residents of the proposed project would also result in a corresponding increase in use of these areas by domestic animals. Dogs can disturb nesting or roosting sites and disrupt the normal foraging activities of wildlife in adjacent habitat areas. Should this activity occur frequently, and over a long time period, these disturbances may have a long-term effect on the behavior of both common and special status animals and can result in their extirpation from the area. Feral cats and house cats can cause substantial damage to species in the natural areas through predation of birds, herpetofauna, and arthropods, possibly including populations of special status species. While spay/neuter programs may prevent the establishment of feral cat populations, all cats have the potential to cause harm to native wildlife as mentioned above.

Horseback riding occurs in the San Francisquito Creek area and in the adjacent upland areas. No established equestrian trails exist in San Francisquito Creek, though the Cliffie Stone Trail and North Park Trail are mixed use trails that are managed by the Los Angeles County Department of Parks and Recreation (LACDPR) and are located in the vicinity of San Francisquito Creek. No equestrian facilities are proposed by the proposed project that would be expected to increase or intensify horseback riding in the area, however, equestrian activities have the potential for negative impacts on water quality and riparian habitat (e.g., manure accumulation, trampling of native vegetation, spreading non-native or invasive plant species, soil compaction, and noise).

Increased use of open space areas by residents and the general increase in people living on the property has the potential for an increase in trash in the open space areas. The open space areas may be affected by trash that directly placed by visitors to the areas (e.g., plastic bottles or food wrappers) or trash may blow in from areas in the general vicinity of the open space areas (e.g., balloons or plastic bags). Implementation of MM Bio-10 will reduce this impact to a level of less than significant.

Landscaping Irrigation and Storm Water Runoff

The Project would alter drainage patterns on the site. The following discussion addresses the potential impacts of landscape irrigation and storm water runoff on biological resources.

Over-irrigation of landscaped areas, especially when combined with the use of chemicals, could lead to runoff that contains pesticides, herbicides, nitrates, and other contaminants. Any runoff containing high levels of nutrients (particularly fertilizers and waste products) that flows into the remaining drainages on the site could result in eutrophication (excessive nutrient buildup). This, in turn, could result in depletion of available oxygen due to increased biological oxygen demand and reduce available dissolved oxygen for aquatic organisms. Other chemicals, pesticides, and herbicides could also adversely affect aquatic systems. The proposed private residences and the parks could contribute to the runoff into on-site drainages.

Paved surfaces would also contribute to runoff flowing into drainages during storm events. Depending on the magnitude and frequency of storm events and the overall level of the water quality, this runoff could cause increased eutrophication; depleted oxygen levels; long-term buildup of toxic compounds and heavy metals; and other adverse effects to biological resources associated with aquatic systems.

Since the use of chemicals and the extent of over-irrigation for landscaping cannot be determined prior to Project implementation, impacts related to storm water and irrigation runoff could substantially diminish habitat for wildlife or plants occurring within the remaining drainages and substantially degrade the quality of the environment; therefore, indirect impacts resulting from landscaping irrigation and storm water runoff are potentially significant.

The Project would involve paving and landscaping over a smaller area as compared to the approved project. In addition, implementation of storm water and water quality improvements associated with MM 11, along with use of native drought-tolerant plants to reduce urban runoff as described in MM 12 will reduce these impacts to a less than significant level. Educational material for homeowners described in MM 14 will help to reduce the potential of over-irrigation and the resulting impacts to adjacent streambeds.

Increase in Non-Native Species Populations

After Project completion, a number of non-native plant species that are more adapted to urban environments could increase in population and displace native species because of their ability to more effectively compete for resources. It is unknown to what degree non-native plant species will displace the native species that remain on the Project site or in adjacent areas; however, because the Project reduces the development and landscaping footprint as compared to the approved project and use of non-native and exotic plants will be prohibited in landscaping plans, such impacts would be substantially reduced. It can be reasonably concluded that Project development would result in only small increases in non-native plant populations. These plant species are often more adapted to a wider variety of growing conditions and can out-compete native plant populations for available nutrients, prime growing locations, and other resources. These species generally produce prolific quantities of seed and establish successfully in disturbed soils. Therefore, they can quickly replace many native plant populations, resulting in lower species diversity; loss of areas suitable for breeding and/or nesting by common and special status wildlife species; and overall reductions in habitat values. Though use of potentially invasive plant species will not be allowed in landscape plans, the impact on native biological resources as a result of a small increase in non-native plant species is considered significant. Implementation of MM Bio-12 will reduce the level of impact to less than significant.

Urban development also tends to attract wildlife species that are more typical of, and more adaptable to, urban settings, including house sparrows (*Passer domesticus*), European starlings (*Sturnus vulgaris*), rock doves (*Columba livia*), brown-headed cowbirds, American crows (*Corvus brachyrhynchos*), ravens (*Corvus corax*), striped skunks, opossum, red foxes (*Vulpes vulpes*), raccoons, and Norway rats (*Rattus norvegicus*). A number of native species are not adapted to urban development and their populations tend to decrease in the vicinity of residential or recreational developments. In addition, the increase in meso-predators (i.e., skunk, opossum, fox) in an area can also adversely impact native rodent and bird populations. Developed areas also attract non-native Argentine ants (*Linepithema humile*) due to the high soil moisture from irrigation. These ants have the potential to negatively impact native ant populations, which serve as secondary pollinators and seed dispersers of many native flower species. The impact on native biological resources as a result of increased non-native animal species is considered potentially significant. However, the Project would reduce the development footprint as compared to the

approved Project and implementation of MM Bio-13 will further reduce this impact to a level considered less than significant.

Educational material for homeowners described in MM Bio-14 will further help to reduce the impacts of non-native plants and wildlife.

Construction and Grading Activities

Consistent with the analysis presented in the 1999 Final EIR, construction and grading activities may result in the following impacts: direct deposition of fill as well as siltation and erosion into creek drainages; excessive dust accumulation on vegetation that could result in the degradation or loss of some plant species; and soil compaction around remaining trees. These impacts, either permanent or temporary, are considered significant. Implementation of MMs 1, 2, 7, and 8 will reduce these impacts to less than significant.

Indirect impacts to oak trees within or bordering the proposed development area could occur if machinery occurs within the dripline of these oaks during construction and grading activities, though the Oak Tree Survey Report identifies one oak tree that may be affected by such encroachment. These impacts are considered significant. MM Bio-15 will reduce this impact to a level considered less than significant by monitoring this tree's health and possibly compensating for the tree's loss by planting two replacement trees.

Threshold 5.4-3: *Would the Project have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?*

Level of Significance without Mitigation: Potentially Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Potentially Significant

Recommended Project Specific Mitigation Measures:

MM Bio-7 Prior to the construction of any phase or component of the proposed project that involves impacting drainages, streams, or wetlands through filling, stockpiling, conversion to a storm drain, channelization, bank stabilization, road or utility line crossings, or any other modification to a jurisdictional drainage, permits from the U.S. Army Corps of Engineers (USACE), the Regional Water Quality Control Board (RWQCB), and the CDFW would be required before any such activities could commence. Both permanent and temporary (construction-related) impacts are regulated and would therefore trigger the need for permits.

Regulatory permits, acquired from resource agencies in 1999, included mitigation requirements to compensate for impacts to 3.84 acres of waters under the jurisdiction of the USACE, RWQCB, and CDFW. The permits were issued to address all four phases of project impacts (Phases A through D). All mitigation requirements specified in the resource agency permits were implemented concurrent with Phase A development in an attempt to pre-mitigate impacts to jurisdictional waters associated with Phases B through D. The following mitigation

activities have been performed: (1) fee payment to the U.S. Forest Service to facilitate removal of 7.68 acres of giant reed from upper San Francisquito Canyon; (2) removal of 1.11 acres of giant reed to enhance on-site portions of San Francisquito Creek; (3) installation of 12 acres of alluvial fan sage scrub revegetation in Phase D; (4) installation of one acre of willow riparian habitat; and (5) preservation of 60.2 acres within San Francisquito Canyon in Phases C and D (28.6 acres in Phase D dedicated to the MRCA in 2008, the remaining 31.6 acres in Phase C shall be dedicated prior to the initiation of grading activities for Phases B and C).

Given the reduced development footprint of the currently proposed project (versus 1999), it is possible that the resource agencies will consider the mitigation activities performed to date adequate to offset impacts associated with Phase B and C development.

If additional mitigation is required by the resource agencies to compensate for impacts to jurisdictional waters, these mitigation activities shall consist of (1) riparian habitat restoration, enhancement, or preservation or (2) participation in an agency-approved habitat mitigation bank. If the resource agencies identify project impacts that are not adequately mitigated by the activities described above, those impacts shall be mitigated at a minimum ratio of 2:1 (i.e., no fewer than 2 acres of mitigation shall be provided for each acre of streambed loss).

The RHMP will analyze the quality and amount of streambed impact areas and will demonstrate through the use of a functional analysis method such as the California Rapid Assessment Method that the mitigation sites and activities (e.g., restoration, enhancement, and/or preservation) adequately compensate for the loss of the on-site streambed resources.

If additional mitigation activities are required by the resource agencies, the Applicant shall prepare a Riparian Habitat Mitigation Plan (RHMP) for review and approval by the LACDRP prior to the initiation of project grading activities that would affect streambed resources and will include the following items:

- **Responsibilities and Qualifications of the Personnel to Implement and Supervise the Plan.** The responsibilities of the Landowner, Specialists, and Maintenance Personnel that will supervise and implement the plan shall be specified.
- **Site Selection.** The site(s) for mitigation shall be determined in coordination with the Project Applicant and the LACDRP. The site shall be located in a dedicated open space area and will be contiguous with other natural open space areas.
- **Site Preparation and Planting Implementation.** Site preparation shall include (1) protection of existing native species; (2) trash and weed removal; (3) native species' salvage and reuse (i.e., duff); (4) soil treatments (i.e., imprinting, decompacting); (5) erosion-control measures (i.e., rice or willow wattles); and (6) seed mix application. The mitigation plan shall include a discussion of whether active restoration or enhancement is required to achieve the objectives of the RHMP or if passive restoration is expected to result in the desired RHMP objectives within a reasonable time frame.

- **Plant Material.** All plant material used for habitat restoration purposes shall consist of native species that are local to the immediate area of the mitigation site. The source of plant material used for habitat restoration shall come from areas within 10 miles of the mitigation site and within 1,000 feet of elevation. All plant material proposed for use in a habitat restoration program shall be inspected by a qualified biological monitor to ensure that all container plants are in good health and do not contain pests or pathogens that may be harmful to existing native plants or wildlife species. Container plants and other landscaping materials (including organic mulches) shall be inspected to ensure they do not contain Argentine ants. Any seeds to be used for habitat restoration purposes shall be collected, cleaned, stored, and packaged by a qualified seed supplier. Native seed mixes shall be inspected by a biological monitor prior to their application to ensure that they contain the proper species and that seed packages are in good condition and do not contain any pests or pathogens. Diseased or infested plant, seed, or landscape materials shall be removed from the site and transported to an appropriate off-site green waste facility.
- **Schedule.** Establishment of restoration/revegetation sites shall be conducted between October 15 and January 30. Introduction of hydroseed mix and container plants shall occur immediately after the restoration sites are prepared.
- **Maintenance Plan/Guidelines.** The Maintenance Plan shall include (1) weed control; (2) herbivory control; (3) trash removal; (4) irrigation system maintenance; (5) maintenance training; and (6) replacement planting.
- **Monitoring Plan.** The Monitoring Plan shall include (1) qualitative monitoring (i.e., photographs and general observations); (2) quantitative monitoring (i.e., randomly placed transects); (3) monthly reports for the first year and every other month thereafter; and (4) annual reports for five years, which will be submitted to the LACDRP. Monitoring will be conducted for five years or until performance standards have been met.
- **Performance Standards.** The RHMP shall include a discussion of appropriate performance standards to determine habitat restoration success. Minimum native species coverage of approximately 90 percent relative to a nearby reference site at the end of the five-year monitoring period is a commonly utilized performance standard, though the final performance standards shall be determined based on specific site conditions. The restoration program shall be considered successful if the performance standards have been achieved at the end of the five-year monitoring period and once successful plant establishment has been documented (e.g., plant health is determined to be satisfactory by the biological monitor at least two years after supplemental watering has been discontinued). If performance standards have not been achieved at the conclusion of the five-year monitoring period, monitoring and maintenance activities shall be continued until performance standards have been met.
- **Signage and Fencing.** If necessary, the RHMP shall include specifications on fencing to protect biological resources and restrict human access. Signage specifications shall also be developed to indicate the site is a preservation site and to either indicate that trespassing is not allowed or to instruct visitors to stay on trails if public access is allowed.
- **Long-Term Site Management.** The RHMP shall identify an appropriate entity to manage any open space areas utilized for mitigation purposes. A long-term

management plan shall also be developed which will be implemented by the long-term management entity. Potential land management entities include the Mountains Recreation and Conservation Authority; the Tesoro del Valle Homeowners Association; the Nature Conservancy, the City of Santa Clarita, or the County of Los Angeles. Any other management entities that may be identified would be subject to approval by the LACDRP. The County of Los Angeles shall be named as an enforcing party on any conservation easement or land dedication agreement to ensure compliance with any restrictions or required land management actions associated with the open space areas.

- **Proof of Funding for Site Management.** The HMMP shall provide a funding mechanism to ensure that sufficient funds are available to the long-term management entity for the ongoing management and protection of the mitigation sites. Possible funding mechanisms may include an endowment, payments from the HOA, or establishing a special financing district.

If preservation of streambed resources is proposed, the RHMP will describe (1) the amount and quality of streambed resources at the site; (2) management requirements to control invasive non-native plants, littering and illegal trash dumping, and trespassing; and (3) a mechanism for permanent preservation and management of the site. The 31.6 preservation area in Phase C shall be dedicated to an appropriate entity prior the initiation of grading activities for development of Phases C and D. A long-term management plan shall also be developed which will be implemented by one of the long-term management entities listed above. The County of Los Angeles shall be named as an enforcing party on any conservation easement or land dedication agreement to ensure compliance with any restrictions or required land management actions associated with the open space areas.

Net Level of Significance: Less than Significant

Comparison to 1999 FEIR: The Project impacts would be consistent with the findings identified in Section 5.3, Biological Resources, of the 1999 FEIR.

U.S. Army Corps of Engineers Determination

An area must exhibit all three wetland parameters as provided in the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region* (USACE 2008) and the 1987 *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987) to be considered a jurisdictional wetland. For ease of reference, the Project site was divided into 28 different drainage features. Hydric soils, wetland hydrology, and wetland vegetation were observed in a small stretch of drainage area within Drainage 14 outside the impact limits in the eastern portion of the site. The remaining drainage features on the site majority do not meet these criteria. Therefore, the limits of non-wetland USACE jurisdiction were defined by the ordinary high water mark.

The USACE issued an Individual Permit for compliance with Section 404 of the Clean Water Act (Permit No. 1999-15629-AOA) in 1999, which authorized impacts to 3.84 acres of “waters of the U.S.” (3.73 acres of non-wetland waters and 0.11 acre of wetlands). This Section 404 permit was subsequently extended in 2004, 2009, 2014, and 2015. Construction of the Phase A portion of the project impacted 1.43 acres of “waters of the U.S.”, so that 2.41 acres of authorized impacts remained for the other phases of the project. Psomas prepared an updated Jurisdictional Delineation Report in 2016 in support of a new Section 404 permit that identified 4.82 acres of “waters of the U.S.” in the Phases B and C portion of the site. Though the documented quantity

of "waters of the U.S." is greater than the amount authorized in the USACE permit, the actual impacts are less, reflected by the overall reduction in the Phases B and C Project area. A summary of impacts to USACE "waters of the U.S." is provided in Table 5.4-8.

It should be noted that the original Section 404 permit included various conditions meant to mitigate Project impacts to jurisdictional waters. These conditions were satisfied as part of Phase A development. Based on the changes in the updated Jurisdictional Delineation Report, it has yet to be determined if additional mitigation will be required by the USACE.

TABLE 5.4-8
IMPACTS TO U.S. ARMY CORPS OF ENGINEERS/REGIONAL WATER QUALITY CONTROL BOARD JURISDICTIONAL WATERS

USACE/RWQCB Jurisdiction	Permanent Impact (acres)	Total Existing (acres)	Percent Impacted
Wetland	0.00	0.02	0.0%
Non-Wetland "waters of the U.S."	4.82	38.00	12.7%
Total	**4.82**	**38.02**	**12.7%**

USACE: U.S. Army Corps of Engineers; RWQCB: Regional Water Quality Control Board
Source: Psomas 2016a

California Regional Water Quality Control Board Determination

The RWQCB jurisdictional boundaries are the same as those determined for the USACE "waters of the U.S." for drainages on the Project site. Unlike the USACE, the RWQCB also asserts jurisdiction over "isolated waters" (i.e., waters that do not have a connection to a Traditional Navigable Water). Because no isolated waters occur on the site, the quantity of jurisdictional waters for the RWQCB and the USACE are the same.

The RWQCB Water Quality Certification (WQC) No. 99-053 was issued on August 5, 1999, and is tied to the USACE permit. The term of the WQC was for a total of five years and expired on August 5, 2004. A new WQC should be obtained prior to any impacts to jurisdictional "waters of the U.S.". Therefore, MM Bio-7 recommends that a new RWQCB WQC be obtained prior to impacts to jurisdictional waters.

It should be noted that the original WQC included various conditions meant to mitigate Project impacts to jurisdictional waters. These conditions were satisfied as part of Phase A development. Based on the changes in the updated Jurisdictional Delineation Report, it has yet to be determined if additional mitigation will be required by the RWQCB.

California Department of Fish and Wildlife Determination

The limits of CDFW jurisdictional waters on the Project site are generally defined by the top of the bank of the channel. For streambeds that support riparian vegetation, the CDFW's jurisdictional limits extend to the outer drip line of such vegetation. The 2016 Jurisdictional Delineation Report identified a total of 9.31 acres of CDFW jurisdictional waters that would be impacted by the Project (Table 5.4-9). Generally, these streambeds support only upland vegetation so that CDFW jurisdictional limits extended to the top of the channel banks.

Streambed Alteration Agreement (SAA) No. 5-126-99 was issued on November 17, 1999, and authorized the permittee to impact 3.84 acres of streambeds. The agreement also authorized

impacts to 12 acres of Riversidian alluvial fan scrub. Beginning in 2004, annual extensions to the SAA were granted by the CDFW for five years. Because the SAA was associated with an approved tract map, the SAA was automatically extended by various California Senate and Assembly Bills until July 2015. The CDFW provided a final extension to the SAA until September 2020. If Project impacts have not been completed by the current expiration date, a new SAA will be issued prior to impacts to jurisdictional waters, as required by MM Bio-7.

TABLE 5.4-9
IMPACTS TO CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE JURISDICTIONAL WATERS

CDFW Jurisdiction	Permanent Impact (acres)	Total Existing (acres)	Percent Impacted
Streambed Bed/Bank and Riparian Vegetation	9.31	72.81	12.8%
Total	**9.31**	**72.81**	**12.8%**

CDFW: California Department of Fish and Wildlife.

Source: Psomas 2016a

Based on field observations and collected data, implementation of the Project would result in direct impacts to 4.82 acres of non-wetland "waters of the U.S." under the jurisdiction of the USACE; 4.82 acres of "waters of the State" under the jurisdiction of the RWQCB; and 9.31 acres of jurisdictional streambeds and riparian habitat under the jurisdiction of the CDFW (Exhibit 5.4-8). These impacts would be considered significant, but implementation of MM Bio-7 would reduce the impact to a less than significant level under CEQA.

It should be noted that the original SAA included various conditions meant to mitigate Project impacts to jurisdictional waters. These conditions were satisfied as part of Phase A development. Based on the changes in the updated Jurisdictional Delineation Report, it has yet to be determined if additional mitigation will be required by the CDFW.

Threshold 5.4-4: *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?*

Level of Significance without Mitigation: Less Than Significant

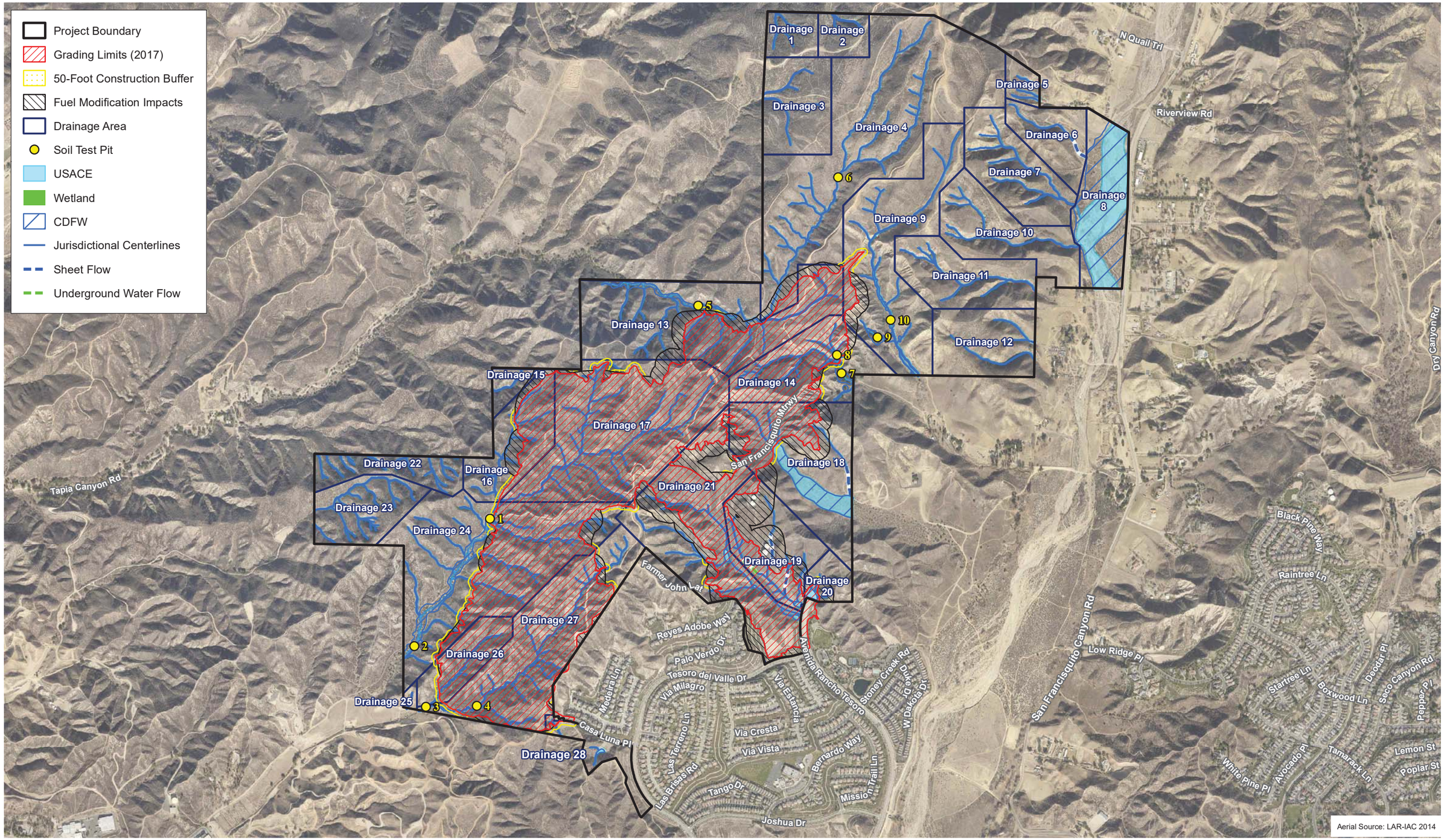
Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less Than Significant

Recommended Project Specific Mitigation Measures: MMs Bio-1 and Bio-2, Bio-9, and Bio-10

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The Project impacts would be less than the findings identified in Section 5.3, Biological Resources, of the 1999 FEIR.



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Jurisdictional Impacts

Exhibit 5.4-8

Tesoro del Valle Phases A, B, and C SEIR

N W E S

1,350 675 0 1,350 Feet

PSOMAS

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Wildlife Movement and Habitat Fragmentation

The ability of Wayside Canyon and other smaller canyons and ridges on and adjacent to the site to support regional wildlife movement has been compromised by development in Wayside Canyon and the surrounding area. As a result, these features are expected to support local wildlife movement almost exclusively with very little potential for regional wildlife movement. The Project would develop the north-south trending ridgeline and the upper reach of Wayside Canyon, which is expected to further limit local wildlife movement that still occurs in this drainage. Furthermore, increased light and noise pollution and the concomitant increase in human activity after the proposed development is completed would likely further degrade the quality of this drainage and other local travel routes used by wildlife in the Project vicinity. Direct and indirect impacts, such as increased light and human activity, on Wayside Canyon and other smaller canyons and ridges on and adjacent to the site are considered adverse but less than significant since the loss of local movement areas would not have a substantial effect on regional wildlife populations. In addition, greater opportunities for regional movement would still be available in the general region north of the Project site in the vicinity of Castaic Lake and the Angeles National Forest. Therefore, these impacts would be considered adverse but less than significant. However, implementation of MMs Bio-1, Bio-2, Bio-9 and Bio-10 would further reduce any impacts.

Threshold 5.4-5: *Would the Project convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?*

Level of Significance without Mitigation: Potentially Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Potentially Significant

Recommended Project Specific Mitigation Measures: MM Bio-2

Net Level of Significance: Less than Significant

Comparison to 1999 FEIR: The Project impacts would be consistent with the findings identified in Section 5.3, Biological Resources, of the 1999 FEIR.

The Oak Tree Survey Report (Appendix J-1 of the Biota Report included as Appendix C of this Supplemental EIR) identified oak trees subject to protection per the CLAOTO as well as oak woodlands as defined by the County of Los Angeles Oak Woodlands Management Plan (LACOWHCSA 2011). The Oak Tree Survey Report identified a total of 140 oak trees that are sufficiently large to contribute to oak woodlands. These trees constitute a total of 10.28 acres of oak woodlands on the Project site. Implementation of the Project would result in impacts to 0.31 acres of these woodland resources. The loss of 0.31 acre of coast live oak woodland would be considered a significant impact and would require mitigation. MM Bio-2 would require compensatory mitigation at a 2:1 ratio and would reduce this impact to a less than significant level.

Threshold 5.4-6: *Would the Project conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological*

Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

Level of Significance without Mitigation: Potentially Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Potentially Significant

Recommended Project Specific Mitigation Measures: MM Bio-2

Net Level of Significance: Less than Significant

Comparison to 1999 FEIR: The Project impacts would be less than the findings identified in Section 5.3, Biological Resources, of the 1999 FEIR.

Implementation of the Project would result in the removal of 11 coast live oak trees that meet the CLAOTO criteria for protection. None of these oak trees are considered to be heritage trees as defined by the CLAOTO. One additional coast live oak tree that meets the CLAOTO heritage oak criteria is located close to the impact area and is expected to have its protected area encroached upon (the protected zone is defined by the CLAOTO as five feet outside the tree's outer canopy). The loss of 11 coast live oak trees within the impact limits and the potential loss of 1 additional coast live oak that is adjacent to the impact limits would be considered a significant impact and would require mitigation. MM Bio-2 would require replacement of removed trees at a 2:1 ratio and would reduce this impact to a less than significant level.

The northeastern corner of the Project site includes a small portion of San Francisquito Canyon, which the County of Los Angeles has designated as SEA No. 20 (formerly known as SEA 19), also known as the Santa Clara River SEA. This SEA is outside the Project impact boundary; therefore, no direct impacts will occur to the SEA. The SEA is approximately 0.75 mile from the northern grading limits and a north-south ridgeline separates the Project development footprint from the SEA. Therefore, water in the development area will drain to the south and west, not eastward to the SEA. As a result, the Project will not affect the hydrology of the SEA. Because implementation of the Project will not directly or indirectly affect the SEA, no mitigation is required.

Threshold 5.4-7: *Would the Project conflict with the provisions of an adopted state, regional, or local habitat conservation plan?*

Level of Significance without Mitigation: No Impact

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: No Impact

Recommended Project Specific Mitigation Measures: None

Net Level of Significance: No Impact

Comparison to 1999 FEIR: The 1999 FEIR did not address impacts related to habitat conservation plans.

The Project would not affect any state, regional, or local habitat conservation plan. Therefore, no impacts will occur and no mitigation is required.

5.4.8 CUMULATIVE IMPACTS

In order to determine what the cumulative impacts of the Project would be, all past, present, and probable future projects producing related or cumulative impacts in the region will be considered. The geographic area used in selecting the related projects will broadly include the northern Santa Clarita Valley, extending from the northwestern portion of the City of Santa Clarita on the south to Castaic Lake on the north, to the west of the Project site to include projects generally north of Henry Mayo Drive that would have regional access via I-5, and to the east of the Project site to include projects that would have local access via San Francisquito Canyon Road or other major City thoroughfares in proximity to the Project site, such as Seco Canyon Road and Haskell Canyon Road.

Cumulatively, urban development eliminates and/or diminishes the quality of habitat for native flora and fauna; eliminates or causes evacuation of on-site native wildlife; often introduces non-native species; and produces potential conflict between the activities of man and the natural environment. Without mitigation, development of the Project would result in significant impacts to biological resources due to the loss of oak woodland, holly-leaf cherry woodland, and sage scrub vegetation types; special status plant species (club-haired mariposa lilies and slender mariposa lilies); special status wildlife species (western spadefoot and nesting raptors); oak trees; jurisdictional waters; wildlife movement and habitat fragmentation; and indirect impacts to wildlife and their foraging and breeding habitat. Although these Project impacts are reduced to a level considered less than significant with mitigation and other impacts are considered less than significant without mitigation, the Project will have impacts on biological resources. It is assumed that other projects in the region will have similar impacts after mitigation. The combined impact of each of these projects on the biological resources of the region is substantially adverse.

The Project would contribute incrementally to the cumulative loss of biological resources in the Santa Clarita Valley region. Particularly impacted resources include upland and riparian vegetation communities, oak trees, special status plant and wildlife species, wildlife habitat and movement, and jurisdictional waters. However, the increment of increase in these impacts that is contributed by the Project is minimal relative to the whole of the cumulative impacts of regional projects. Therefore, the cumulative impacts of the Project will likely be considered adverse, but less than significant given the implementation of mitigation measures identified in Section 5.4-6.

5.4.9 IMPACT CONCLUSION

Implementation of MMs Bio-1 through Bio-16 would reduce impacts to biological resources to a less than significant level.

5.4.10 REFERENCES

Psomas. 2017 (December). *Biota Report Tesoro del Valle Phases B and C Revised VTTM 51644-1 Significant Ecological Area (SEA) No. 20 Santa Clara River SEA Project Number: 92-074-(5)*. Pasadena, CA: Psomas.

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5.5 CULTURAL RESOURCES

As demonstrated in the remainder of this section, all anticipated Project impacts would be consistent with the findings identified in the 1999 Final Environmental Impact Report (EIR) prepared for the Tesoro del Valle project.

This section of the Draft Supplemental Environmental Impact Report (EIR) describes potential cultural and paleontological resources impacts relative to the project and is based on information incorporated by reference and contained in the Phase I Cultural Resources Assessment (Phase I CRA) (2016a) and Phase I Paleontological Resources Assessment (Phase I PRA) (2016b) prepared by Psomas and included as Appendix D. Preparation of the Phase I CRA included a cultural resources records search, Native American scoping, and a pedestrian survey of the property to identify known resources and formally record any cultural resources that were discovered as a result of the survey. Preparation of the Phase I PRA included a paleontological records search, an interview with an expert on the paleontology of the Castaic Formation, and a paleontological resources survey.

5.5.1 BACKGROUND INFORMATION

This section summarizes the conclusions regarding archeological resource impacts reached in the 1999 Tesoro del Valle Final EIR.

The cultural resources investigation performed for the 1999 Final EIR did not identify any significant archaeological resources on the entire Tesoro del Valle development, including the project site. Therefore, the project was determined to result in no impacts to archaeological resources and no mitigation measures related to archaeological monitoring, apart from monitoring during construction around the historic Harry Carey Ranch, were adopted. Impacts related to paleontological resources were not analyzed in the previously certified 1999 Final EIR.

This Supplemental EIR incorporates by reference the 1999 Final EIR and the associated Mitigation Monitoring Program (MMP), which was adopted as part of the Final EIR documentation. This project reduces the overall development footprint as compared to the project analyzed previously in the 1999 EIR, although some new development areas are proposed.

5.5.2 EXISTING CONDITIONS

Prehistoric Background

Several chronologies are generally used to describe the sequence of the prehistoric periods of Southern California. William Wallace developed the first comprehensive California chronologies and defines four periods for the southern coastal region.

Wallace's synthesis is largely "descriptive and classificatory, emphasizing the content of archaeological cultures and the relationships among them". He relies on the concept of "cultural horizons", which are generally defined by the temporal and spatial distribution of a set of normative cultural traits, such as the distribution of a group of commonly associated artifact types. As a result, his model does not allow for much cultural variation within the same time period, nor does it provide precise chronological dates for each temporal division. Nonetheless, although now more than 50 years old, the general schema of the Wallace chronology has provided a general framework for Southern California prehistory that remains valid today.

Horizon I: Early Man or Paleo-Indian Period (11,000 BCE[1] to 7,500 BCE). While Wallace initially termed this period the Early Man Horizon (I), this early stage of human occupation is commonly referred to as the Paleo-Indian Period today. The precise start of this period is still a topic of considerable debate. At inland archaeological sites, the surviving material culture of this period is primarily lithic, consisting of large, extremely well-made stone projectile points and tools such as scrapers and choppers. Encampments were probably temporary, located near major kills or important resource areas.

Horizon II: Milling Stone Assemblages (7,500 BCE to 1,000 BCE). Encompassing a broad expanse of time, the Milling Stone Period was named for the abundant milling stone tools associated with sites of this period. These tools, the mano and metate, were used to process small, hard seeds from plants associated with shrub-scrub vegetation communities. An annual round of seasonal migrations was likely practiced, with movements coinciding with ripening vegetal resources and the periods of maximal availability of various animal resources. Along the coast, shell-midden sites are common site types. Some formal burials, occasionally with associated grave goods, are also evident. This period of time is roughly equivalent to Warren's Encinitas Tradition. Warren suggests that, as milling stones are common and projectile points are comparatively rare during this period of time, hunting was less important than the gathering of vegetal resources.

More recent studies suggest that a diversity of subsistence activities, including hunting of various game animals, were practiced during this period. At present, little is known about cultural change during this time period in Southern California. While this lack of noticeable change gives the appearance of cultural stasis, almost certainly many regional and temporal cultural shifts did occur. Future research that is focused on temporal change within the Milling Stone Period would greatly benefit the current understanding of Southern California prehistory.

Horizon III: Intermediate Cultures (1,000 BCE to 750 CE[2]). The Intermediate Period is identified by a mixed strategy of plant exploitation, terrestrial hunting, and maritime subsistence strategies. Chipped stone tools, such as projectile points, generally decrease in size but increase in number. Abundant bone and shell remains have been recovered from sites dating to these time periods. In coastal areas, the introduction of the circular shell fishhook and the growing abundance of fish remains in sites over the course of the period suggest a substantial increase in fishing activity during the Intermediate Horizon. It is also during this time period that mortar and pestle use intensified dramatically. The mano and metate continued to be in use on a reduced scale, but the greatly intensified use of the mortar and pestle signaled a shift away from a subsistence strategy based on seed resources to that of the acorn. It is probably during this time period that the acorn became the food staple of the majority of the indigenous tribes in Southern California. This subsistence strategy continued until European contact. Material culture became more diverse and elaborate and included steatite containers, perforated stones, bone tools, ornamental items, and asphalt adhesive.

Horizon IV: Late Prehistoric Cultures (750 CE to 1769 CE). During the Late Prehistoric Period, exploitation of many food resources, particularly marine resources among coastal groups, continued to intensify. The material culture in the Late Prehistoric Horizon increased in complexity in terms of the abundance and diversity of artifacts being produced. The recovery and identification of a number of small projectile points during this period likely suggests a greater utilization of the bow and arrow, which was likely introduced near the end of the Intermediate

1 BCE is defined as "Before Common Era" and generally refers to that time period commonly referred to as "Before Christ" (B.C.).

2 CE is defined as "Common Era" and generally refers to that time period commonly referred to as "annō Dominī" (A.D.).

Period. Shell beads, ornaments, and other elements of material culture continue to be ornate, varied, and widely distributed; the latter evidence suggests elaborate trade networks. Warren's (1968) scheme divides the late prehistoric period into several regional traditions. Western Riverside County, Orange County, and the Los Angeles Basin area are considered part of the "Shoshonean" tradition, which may be related to a possible incursion of Takic speakers into these areas during this period. The Late Prehistoric Period includes the first few centuries of early European contact (1542–1769 CE); it is also known as the Protohistoric Period as there was a low level of interaction between native Californians and Europeans prior to Portolá's overland expedition in 1769.

In the few centuries prior to European contact, the archaeological record reveals substantial increases in the indigenous population. Some village sites may have contained as many as 1,500 individuals. Apparently, many of these village sites were occupied throughout the year rather than seasonally. This shift in settlement strategy was likely influenced by improved food procurement and storage technology, which enabled population growth and may have helped stimulate changes in sociopolitical organization.

Evidence is growing that prehistoric cultural change has been much more variable through time and across cultural areas than previously thought. Cultural traits such as maritime economies, seafaring, complex trade networks, and year-round occupation of villages appear to have developed much earlier than previously thought. Culture change during the Late Prehistoric Period, in particular, may have been driven more by environmental and resource pressures than optimal adaptation to the environment.

Ethnographic Background

Late Period archaeology is generally better understood because the late 19th and early 20th century descendants of these groups provided additional information to early Anthropologists. However, so few descendants could be identified from the Tataviam or *Alliklik*, whose territory included the Castaic Creek area, that very little of them is known. By the time Anthropologists began to collect data about traditional native cultures in California (about 1900), virtually no Tataviam could be found. Decimated by Spanish missionization and absorbed by other groups through intermarriage, the Tataviam vanished rapidly from the cultural landscape. What is known about their culture has been reconstructed through linguistic and ethnohistoric research, archaeological analysis, and remembrances of individuals from neighboring bands.

Most of what is known about the Tataviam has been gleaned from raw field notes taken by Anthropologists John P. Harrington and Alfred L. Kroeber; from records at Mission San Fernando, where many Tataviam were taken; and diaries of early Spanish explorers. Recent work with these materials has helped considerably in understanding more about Tataviam life. Their territory encompassed a roughly triangular area from the Piru area; eastward along the upper Santa Clara River through the Newhall area to Soledad Pass; and northward across the Sierra Pelona, Sawmill, and Liebre Mountains to the westernmost edge of the Antelope Valley and southernmost slopes of the Tehachapi Mountains.

The Tataviam were hunter-gatherers that spoke a variant of the indigenous Takic language. Takic-speakers are believed to have migrated into Southern California from the Great Basin sometime between 1,000 and 3,000 years ago, an event some archaeologists believe interrupted the long-standing milling stone way of life. Tataviam subsistence centered upon the seasonal gathering of plant foods (yucca, acorns, sage seeds, and juniper berries) and hunting (rabbit, rodents, deer, and antelope). Acorns, the staple food of most Late Period groups in California, may have been less important to the Tataviam, who utilized yucca more extensively. The plant was roasted in stone-lined earth ovens, often identified archaeologically.

With the Santa Clara River Valley and Antelope Valley acting as east-west corridors between the deserts and coast, the Tataviam likely participated in "down the line" long-distance trade. Shell beads found in the western Mojave Desert, for example, were acquired by the Takic-speaking Kitanemuk through a trade network in which the Tataviam may have been linked with Hokan-speaking Chumash on the coast.

A number of Tataviam villages have been identified through historic registers at Mission San Fernando, including *tsawayung* at the original Newhall Ranch site near Castaic Junction; *naqava'atang* in the Elderberry Canyon area along Castaic Creek; and *pi'ing* at the confluence of Castaic Creek and Elizabeth Lake Canyon. The village site of *pi'ing* probably lies under Castaic Lake, which was created when Castaic Creek was dammed in 1972. The Castaic area and Lake Castac near Lebec, though separated by some 25 miles, are named from the same Native American root: the Chumash *kashtik*.

Historic Background

The major historic periods for the greater Los Angeles area are defined by key events documented by participants, witnesses, historians, and cartographers:

- **Spanish Period** (1769–1822, or 247–194 years ago)
- **Mexican Period** (1822–1848, or 194–168 years ago)
- **American Period** (1848–Present, or since 168 years ago)

Spanish explorer Juan Rodríguez Cabrillo made a temporary landfall at the Chumash village of *šišolop* (present-day Ventura) on October 12, 1542. However, the beginning of the post-prehistoric era in Southern California is marked by the arrival of the Gaspar de Portolá overland expedition from New Spain (Mexico) and the founding of the first Spanish settlement at San Diego on July 16, 1769. With the onset of the Spanish Period, the Tataviam first came into direct contact with Europeans when the Portolá expedition passed through their territory about two weeks later, reaching the upper Santa Clara River in the Newhall-Saugus area and camping briefly as they continued west toward Ventura. In 1772, Pedro Fages, a soldier searching for Spanish deserters, traveled through the Antelope Valley and into the San Joaquin Valley via Tejon Pass. In 1776, Friar Francisco Garcés arrived in the Newhall-Saugus area and turned northward, following lower Castaic Creek and Elizabeth Lake Canyon to reach the Antelope Valley.

Three of the 21 Franciscan missions established by the Spanish in *Alta California* impacted Tataviam people profoundly: Mission San Gabriel Arcángel (1771), Mission San Fernando Rey de España (1797), and Mission San Buenaventura (1782). An *assistencia* (outlying chapel and granary) of Mission San Fernando was established in 1802 along the upper Santa Clara River. In 1820, Friar Mariano Payéras, *Presidente* of the California missions, reported to Spain that a mission should be established on the Santa Clara River in the Newhall area, referring to the location as *Cajon de los Difuntos* (Canyon of the Dead) because native people had killed two Spanish soldiers there. However, the rebellion in Mexico against Spain was already under way, and Payéras received no support for his campaign to establish additional missions in California's interior.

Mexico's independence from Spain in 1822 brought the Mexican Period to California. Mexico secularized the missions but continued the Spanish practice of granting large tracts of ranch land to soldiers, civil servants, and pioneers. The project site is not located within any grant. The land grant nearest the project site was the 13,339-acre *Rancho Temescal* (or *Temascal*), located just 1.25 miles to the west at its nearest point. *Temescal* was granted to Francisco Lopez and Jose Arellanes in 1843 by Manuel Micheltorena, one of several Mexican governors of *Alta California*.

The ranch was patented by the United States in 1871, but little is known of historic developments there.

Located 2.5 miles to the southeast at its nearest point, the massive 48,612-acre Rancho San Francisco was granted in 1839 to Antonio del Valle, a Spanish Lieutenant, by Governor Juan Bautista Alvarado. Rancho San Francisco became popularly known as Rancho de Valle and is designated California Historical Landmark No. 556. On March 9, 1842, gold was discovered on the great ranch in Placerita Canyon by Francisco Lopez, six years before the famous discovery at Sutter's Mill that unleashed the Gold Rush. Lopez is said to have dreamed about finding the gold, and an oak growing at the spot came to be known as "Oak of the Golden Dream", now designated California Historical Landmark No. 168.

Anglo-Americans began to explore *Alta California* as early as 1826, when trapper Jedediah Smith arrived at Mission San Gabriel. Mountain men James Ohio Pattie and Ewing Young passed through the Upper Santa Clara River Valley during the early 1830s. Preceding an American challenge for the California territory, John C. Fremont's topographical engineers began to survey the region for the United States during the 1840s. Before long, the Mexican-American War broke out, with Fremont in command of the California Battalion for the United States. Fremont's battalion marched through the Santa Clara River Valley and south to Mission San Fernando, where the hostilities ended on January 13, 1847, with the Treaty of Cahuenga. The American Period followed with Mexico's concession of *Alta California* to the United States under the Treaty of Guadalupe Hidalgo on February 2, 1848. The transition was more apparent in 1850, when the new State of California was apportioned into 27 original Counties, including Los Angeles County.

The Gold Rush created a need for roads between the mining camps and major trade centers of San Francisco and Los Angeles. Early in 1855, shipping pioneer Phineas Banning blazed a wagon road north from Los Angeles to the newly established Fort Tejon, opening direct freight service among the growing business center, the Mojave Desert, and southern Kern County. The arduous route was improved in 1862 when a deep passageway was cut through an intervening ridge. Known as Beale's Cut, the feature is located in the Newhall area and designated California Historical Landmark No. 1006. In 1858, the Butterfield transcontinental stage line began to utilize Banning's road. The route followed San Francisquito Canyon rather than the steep grade north of Castaic presently used for Old Route 99/Interstate 5.

During the winter of 1861–1862, relentless rains in Southern California produced catastrophic floods that washed away buildings, crops, and livestock by the thousands. The floods were followed by two years of catastrophic drought that dealt another crippling blow to crops and livestock. Land values fell dramatically, and most ranchers were forced to sell their holdings. The crisis opened the door to speculators and entrepreneurs from the East Coast who envisioned profitable new developments on cheap land. One of these was Thomas A. Scott of the Pennsylvania Railroad. Scott sent Thomas Bard to California to purchase land in the quest for oil, and Bard purchased Rancho San Francisco in 1865. The enterprise was unsuccessful, and Bard sold Rancho San Francisco to rancher Henry Mayo Newhall in 1875. Oil speculation in the region, however, continued at a brisk pace as discoveries were made in other locations.

On September 6, 1876, the Southern Pacific Railroad was completed through Soledad Canyon and crossed Newhall's Rancho San Francisco along the upper Santa Clara River. The golden spike driven at Lang Station represented a critical link among Los Angeles, Northern California, and transcontinental routes to the east. The site of Lang Station is designated California Historical Landmark No. 590. A station aptly named Newhall was established on October 28, 1876, but was renamed Saugus two years later when the original name was transferred to a new station constructed two miles to the south. A small depot was constructed at Castaic Junction a few years later in 1887.

The history of the Castaic Valley and upper Santa Clara River Valley is perhaps best known for the Newhall Land and Farming Company founded in 1883 by the heirs of Henry Mayo Newhall after his death in 1882. Upon the company's 100-year anniversary, President and Chairman of the Board James Dickason summarized its history in terms of the chief economic pursuits during the first four quarters:

- **1883–1908:** cattle industries, including feed yards supplied by the company's own crops
- **1908–1933:** farming development and land sales
- **1933–1958:** mineral development and cultivation and irrigation improvements
- **1958–1983:** urban development (the communities of Newhall, Saugus, Valencia, and Canyon Country were incorporated as the City of Santa Clarita in 1987).

The earliest attempts to commercialize oil in Southern California occurred during the 1850s. The region was already well known to Native Americans and early explorers for tar seeps and petroleum springs, but the first saleable petroleum-based products were lamp fuels such as camphene and kerosene (made to replace the more expensive alternative, whale oil) and lubricants. Crude petroleum for these products was skimmed or dipped from pools on the surface or in pits or shafts. According to Hutchinson, the first "true" oil well in Southern California was drilled in 1865 near Piru.

Oil speculation in Rancho San Francisco had commenced under Thomas Bard in 1865. However, Henry Mayo Newhall, who acquired the ranch from Bard ten years later, was not interested in the oil business and concentrated instead on traditional ranching pursuits—raising cattle, sheep, and horses—as well as agricultural endeavors (e.g., growing wheat and fruit trees) and irrigation improvement. Even so, he allowed speculation by "wildcatters" to continue. In 1875, Well No. 4 in Pico Canyon struck oil, becoming the State's first successful well and establishing the Newhall Field. This well, known as "Pico No. 4", is designated California Historical Landmark No. 516. All other speculation efforts on the ranch failed, however, and as late as 1934 Newhall's son William declared that "there is no indication that this ranch is an oil property". It wasn't until 1936—more than 60 years after the strike at Pico No. 4—that oil was struck on the ranch again in Potrero Canyon. By 1940, however, most pools in the Greater Newhall Field had been exhausted, and the majority of operations in the Newhall area were shut down. The Castaic Junction and Honor Rancho fields were discovered in 1950 but did not produce substantial yields.

In August 1924, work began on a dam that would create the St. Francis Reservoir in upper San Francisquito Canyon. The facility was the vision of William Mulholland, then Chief Engineer for the Los Angeles Bureau of Water Works and Supply. Mulholland planned to route an aqueduct from Owens Valley through the canyon, bringing water and hydroelectric power to the metropolis, and the Newhall directors agreed to an easement for the project through the ranch. The 185-foot-high dam was completed in May 1926, but on March 12, 1928, it collapsed and a catastrophic flow of water surged down the canyon and into the Santa Clara River Valley, destroying everything in its path and taking more than 400 lives. The site of the St. Francis Dam disaster is designated California Historical Landmark No. 919.

The Tesoro Adobe was built and owned by noted western film actor, Harry Carey, in the 1920s and 1930s. During Carey's prolific film career, he is credited with at least 233 movies; the western elite, including John Wayne, William S. Hart, and Gary Cooper, visited Tesoro Adobe. In June 2005, the County accepted the donation of the Tesoro Adobe Historic Park from Montalvo Properties LLC, the developer of the Tesoro residential community that surrounds the park.

5.5.3 RELEVANT PLANS, POLICIES, AND REGULATIONS

This section provides an overview of any new or substantially revised policies and regulations that have been passed, adopted or approved since certification of the 1999 Final EIR, or those that were not previously discussed in the 1999 Final EIR.

State

California Health and Safety Code (Sections 7050.5, 7051, and 7054)

These sections of the *California Health and Safety Code* collectively address the illegality of interference with human burial remains (except as allowed under applicable sections of the *California Public Resources Code*). These sections also address the disposition of Native American burials in archaeological sites and protects such remains from disturbance, vandalism, or inadvertent destruction. Procedures to be implemented are established for (1) the discovery of Native American skeletal remains during construction of a project; (2) the treatment of the remains prior to, during, and after evaluation; and (3) reburial.

Section 7050.5 of the *California Health and Safety Code* specifically provides for the disposition of accidentally discovered human remains. It states that, if human remains are found, no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined the appropriate treatment and disposition of the human remains.

California Public Resources Code (Section 5097.98)

Section 5097.98 of the *California Public Resources Code* states that, if remains are determined by the Coroner to be of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours, which, in turn, must identify the person or persons it believes to be the most likely descended from the deceased Native American. The descendants shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains. This section of the *California Public Resources Code* has been incorporated into Section 15064.5(e) of the California Environmental Quality Act (CEQA) Guidelines.

Regional and Local

Santa Clarita Valley Area Plan

The project site falls within the *Santa Clarita Valley Area Plan* (SCVAP) (1990, as updated)[3], a component of the Los Angeles County General Plan. The SCVAP is designed to provide decision makers with a policy framework to guide them in efforts to improve the quality of life in the Santa Clarita Valley. The SCVAP contains area-wide policies that address individual plan elements. The project's consistency with specific policies is evaluated in Section 5.11, Land Use, of this Supplemental EIR.

[3] It is noted that the SCVAP was updated in 2012; however, the project is being evaluated for consistency pursuant to the SCVAP that was in place at the time the Vesting Tentative Map and related applications were deemed complete.

5.5.4 THRESHOLD CRITERIA

California Environmental Quality Act Thresholds of Significance

The following thresholds of significance are derived from the County of Los Angeles Department of Regional Planning's Initial Study checklist, which is based on Appendix G of the State CEQA Guidelines.

Threshold 5.5-1: *Would the Project cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?*

Threshold 5.5-2: *Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?*

Threshold 5.5-3: *Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?*

Threshold 5.5-4: *Would the Project disturb any human remains, including those interred outside of formal cemeteries?*

Other Agency Thresholds

Archaeological Resources

A significant archaeological impact would occur if grading and construction activities would result in a substantial adverse change to archaeological resources determined to be "unique" or "historic".

"Unique" resources are defined in *California Public Resources Code* Section 21083.2(g) as follows:

> As used in this section, "unique archaeological resource" means an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:
>
> 1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
> 2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
> 3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

"Historic" resources are defined in *California Public Resources Code* Section 21084.1 and Section 15064.5 of the State CEQA Guidelines. For determining the significance of a prehistoric archaeological resource, the eligibility for the California Register of Historical Resources (CRHR) was considered. Criteria for eligibility for the CRHR are very similar to those that qualify a property for the National Register of Historic Places (NRHP). Under CEQA, a cultural resource (these include built-environment, historic, and prehistoric archaeological resources) is considered significant if it meets the criteria for listing on the CRHR. Any property that is eligible for the NRHP

is also eligible for the CRHR. The criteria for the CRHR are set forth in Section 15064.5 of the State CEQA Guidelines and include the following:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with lives of persons important in our past;
3. 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
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Using the information outlined above, the first level of evaluation was to determine whether a site within a development area is considered eligible for the CRHR and, therefore, a significant cultural resource.

Paleontological Resources

An impact to paleontological materials would be considered significant if the project would result in the direct or indirect destruction of a unique or important paleontological resource or site. The following criteria are used to determine if a resource is unique or important: the past record of fossil recovery from the geologic unit(s); the recorded fossil localities in the project area; observation of fossil material on site; and type of fossil materials previously recovered from the geologic unit (e.g., vertebrate, invertebrate).

5.5.5 RELEVANT PROJECT CHARACTERISTICS

The project would involve development on approximately 393.6 acres of the project site. Project site grading would require approximately 9.1 million cubic yards (mcy) of cut and 9.1 mcy of fill as shown on Exhibit 4-8, Cut and Fill Plan, which also includes minor grading associated with off-site improvements. These figures are inclusive of bulking and shrinkage and cut and fill volumes would balance on site. Remedial grading would also require an additional 2.7 mcy of cut and 2.7 mcy of fill.

Regulatory Requirements

The project will comply with the following Regulatory Requirements (RR) and they are assumed in the analysis presented in this section.

RR Cult-1 If human remains are encountered during excavation activities, all work shall halt in the vicinity of the remains and the County Coroner shall be notified (*California Health and Safety Code,* Section 7050.5). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of a qualified Archaeologist, determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC). The NAHC will be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the *California Health and Safety Code*. The MLD shall make his/her recommendation within 48 hours of being granted access to the site. If feasible, the MLD's recommendation shall be followed and may include non-destructive removal and analysis of the human remains and any items associated with Native American remains (*California Public Resources Code,* Section 5097.98). If the landowner rejects the

MLD's recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (*California Public Resources Code,* Section 5097.98).

5.5.6 ENVIRONMENTAL IMPACTS

Impact Analysis

Threshold 5.5-1: *Would the Project cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?*

Threshold 5.5-2: *Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?*

Threshold 5.5-4: *Would the Project disturb any human remains, including those interred outside of formal cemeteries?*

Level of Significance without Mitigation: Potentially Significant

Recommended 1999 Final EIR (FEIR) Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Potentially Significant

Recommended Project-Specific Mitigation Measures:

MM Cult-1 In the event archaeological cultural resources are encountered during Project construction, all ground-disturbing activities within the vicinity of the find shall cease and a qualified archaeologist and designated Native American representative shall be notified of the find. The archaeologist shall record all recovered archaeological resources on the appropriate California Department of Parks and Recreation Site Forms to be filed with the California Historical Resources Information System–South Central Coastal Information Center, evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation in accordance with the U.S. Secretary of the Interior and California Office of Historic Preservation guidelines, including but not limited to a Phase III data recovery and associated documentation, and in consultation with the designated Native American representative. The archaeologist shall prepare a final report about the find to be filed with the Applicant, the County of Los Angeles Department of Regional Planning, and the California Historical Resources Information System–South Central Coastal Information Center, as required by the California Office of Historic Preservation. The report shall include documentation of the resources recovered, a full evaluation of the eligibility with respect to the California Register of Historical Resources, and treatment of the resources recovered. In the event of a find, archaeological and Native American monitoring shall be provided thereafter for any ground-disturbing activities in the area of the find.

Net Level of Significance: Less Than Significant.

Comparison to 1999 FEIR: The project impacts would be consistent with the findings identified in Section 5.11, Cultural Resources, of the 1999 FEIR.

The records search revealed that 15 cultural resource studies have been conducted within a ½ mile of the project site. Three of those included all or a portion of the project site. The records search also identified 14 cultural resources within a ½-mile radius of the project site. These sites were characterized as historic in nature, consisting of foundations and related features and/or standing structures, such as old farm buildings and residences; however, none of these are located on the project site.

The pedestrian survey of the project site resulted in the discovery of two stone features near the middle of the site. Each feature consists of a circular arrangement of small boulders and cobbles approximately 2.5 to 3.0 meters in diameter. The central part of each feature is generally free of stone. The age and function of the features is unknown. However, given the weathered appearance of the features and the growth of vegetation within each feature, they both appear to be at least several decades old and possibly older. Department of Parks and Recreation site record forms have been completed for each feature and are included in Appendix D.

Subsequently, during a return visit to the site to examine additional acreage, the two features were tested with three shovel-test pits each. No cultural materials, either historic or prehistoric in nature, were found in association with the stone features. No further work was recommended for the two features.

Excavation in native soils always has the potential to uncover unknown archaeological resources. Implementation of Mitigation Measure (MM) Cult-1, requiring the diversion of ground-disturbing activities from a potential archaeological find and immediate consultation with a qualified specialist, would reduce this potential impact to a less than significant level.

The Phase I CRA did not reveal evidence of human remains within the project area. However, excavation in native soils always has the potential to uncover unanticipated remains. Procedures for conduct following a discovery of human remains have been mandated by California law and would be implemented as described in RR Cult-1. With implementation of MM Cult-1, the project would not result in a substantial adverse change to potential unknown archaeological resources and impacts would be less than significant.

Threshold 5.5-3: *Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?*

Level of Significance without Mitigation: Potentially Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Potentially Significant

Recommended Project-Specific Mitigation Measures:

MM Cult-2 Prior to construction, in areas where depth of excavation will exceed five feet below ground surface, a Paleontological Resource Impact Mitigation Plan (PRIMP) shall be developed by a qualified Paleontologist. The PRIMP shall include recovery, preparation (to the point of identification), identification, and curation of fossil materials. The PRIMP shall also include provisions for significant paleontological specimens recovered during mitigation to be deposited for curation in an accredited and permanent scientific institution with a research and/or educational interest in the materials (e.g., the Natural History Museum of Los Angeles County). The Paleontologist shall have a written repository agreement prior to initiating

mitigation activities. These requirements shall be included as notes on the contractor grading plans and shall be verified by the Lead Agency, or its designee, prior to commencement of grading activities.

MM Cult-3 Prior to the issuance of the grading permit for ground-disturbance activities (i.e., grading and excavation), the property owner/developer shall submit the PRIMP, prepared by the Supervising Paleontologist retained for the project, to the Department of Regional Planning for review and approval. The following mitigation measures shall be outlined in greater detail in the PRIMP:

a. The Supervising Paleontologist shall be retained and be present at all pre-construction planning and pre-grading meetings.

b. Prior to the approval of grading plans for any grading permit, a Paleontological Assessment Report shall be submitted to the Department of Regional Planning for review and approval. This report shall identify the geological formations that would be exposed to grading/disturbance activities and each formation's paleontological sensitivity. Paleontological resource requirements shall be incorporated as a note on the grading plan cover sheet. For most grading activities, a qualified Paleontologist shall be retained by, and at the expense of, the Project Applicant to monitor and, if necessary, salvage scientifically significant fossil remains during grading operations. The duration of these inspections shall be determined by the Supervising Paleontologist and shall depend on the sensitivity of the rock units, the rate of excavation, and the abundance of fossils.

c. Paleontological monitoring shall be conducted during grading and other excavation work as determined necessary by the Supervising Paleontologist. Recommended hours for monitoring activities shall be established by the Supervising Paleontologist and shall be outlined in the PRIMP. It shall be the responsibility of the Supervising Paleontologist to demonstrate, to the satisfaction of the Lead Agency, the appropriate level of monitoring necessary based on the grading plans.

d. Any paleontological work at the site shall be conducted under the direction of the Supervising Paleontologist.

e. Prior to the start of grading activities, Paleosols No. 5 and No. 8 shall be tested for microvertebrate fossils.

f. Grading activities in the Castaic and Saugus Formations shall require full-time monitoring by a qualified Paleontologist.

g. Geologic units of low or moderate paleontological sensitivity shall require part-time monitoring. If significant fossils are observed during grading as determined by the Supervising Paleontologist, full-time monitoring shall be implemented. Monitoring may be reduced if the potentially fossiliferous units described in this assessment are not present in the subsurface or, if present, are determined upon exposure and examination by a qualified Paleontologist to have low potential to contain fossil resources.

h. Qualified Paleontologists shall have the authority to temporarily divert or direct grading efforts to allow for evaluation and any necessary salvage of exposed fossils.

i. Because of the potential for producing small fragments of vertebrate microfossils, periodic screening of fine-grained sediment from cuts in the

Castaic and Saugus Formations shall be performed by the qualified Paleontologist. Such material may be removed in bulk and screened off site to minimize interference with grading operations.

j. If a fossil discovery occurs during grading operations when a qualified Paleontologist is not present, grading shall be diverted around the area until he or she can access the find.

k. Recovered specimens shall be prepared to the point of identification and permanent preservation, including washing sediments to recover small vertebrate or invertebrate fossils.

l. Any fossils recovered, along with their contextual stratigraphic data, shall be donated to the Natural History Museum of Los Angeles County or another appropriate institution with an educational and research interest in the materials. A final report detailing findings and disposition of specimens shall be submitted to the Lead Agency and repository institution.

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The project impacts would be consistent with the findings identified in Section 5.11, Cultural Resources, of the 1999 FEIR.

Exposures of rock units ranging in age from less than 10,000 Years Before Present (YBP)[4] (Quaternary alluvium) to over 8 to 9 million YBP (Castaic Formation) are present within the project site. Surficial deposits of younger Quaternary alluvium are present only at the tributary drainages of Wayside Canyon and San Francisquito Canyon and, because of their youthfulness, typically do not contain fossil resources. However, most of the project site is underlain by rocks of the Saugus Formation. The paleontological survey of the project site revealed 15 paleosols (ancient soil horizons) that have the potential to yield significant small vertebrate fossils. Also, there are two outcrops of the marine Castaic Formation that have the potential to yield significant fossils.

Geological and paleontological information on rock formations that were used to rate the paleontological sensitivity of the units and their potential for containing and yielding fossils is presented in Table 5.5-1. The Society of Vertebrate Paleontology guidelines are used to denote sensitivity.

TABLE 5.5-1
PALEONTOLOGICAL SENSITIVITY

Rock Unit	Sensitivity
Castaic Formation (Tc)	High
Saugus Formation (QTs)	High
Quaternary alluvium (Qa)	Low
Source: SVP 2010.	

Large areas of the project site that are proposed for development are within the Saugus Formation and, to a lesser extent, the Castaic Formation. Because of their high paleontological sensitivity, direct impacts to paleontological resources would result from grading, road construction, subsurface utilities placement, and other development activities that would require excavation in excess of 5 feet below ground surface. Such excavations in sensitive sediments must be

[4] Years Before Present assumes 1950 is “present”.

monitored by a qualified Paleontologist. With implementation of MM Cult-2 and MM Cult-3, which requires the preparation and submittal of a Paleontological Resources Impact Mitigation Plan (PRIMP), the project would not result in a substantial adverse change to potential unknown paleontological resources and impacts would be less than significant.

5.5.7 CUMULATIVE IMPACTS

The Santa Clarita Valley area, including the project site, played a role in the archaeological and historical past of Southern California. Although there are no known archaeological or historic resources on the project site, the potential to encounter unanticipated resources represents a potential incremental contribution to the cumulative loss of archaeological resources in the region. There would be no cumulative contribution to the loss of historical resources. Additionally, the project's location overlying the documented fossil-rich Saugus and Castaic Formations may contribute to the cumulative loss of accessibility to potentially significant paleontological resources (a non-renewable scientific resource) within the Santa Clarita Valley area. However, implementation of the recommended mitigation program would reduce cumulative cultural resources impacts to a less than significant level.

5.5.8 IMPACT CONCLUSION

With implementation of the mitigation measures described above, there would be less than significant direct and cumulative impacts to archaeological and paleontological resources, including human remains. No impacts are anticipated to historical resources as the only historic resource within the Tesoro development (i.e., the Harry Carrey Ranch) is located within Phase A.

5.5.9 REFERENCES

Psomas 2016 (November). *Phase I Cultural Resources Assessment, Tesoro del Valle Phases B and C Revised VTTM 51644-1*. Santa Ana, CA: Psomas.

Psomas 2016b (November). *Phase I Paleontological Resources Assessment, Tesoro del Valle Phases B and C Revised VTTM 51644-1*. Santa Ana, CA: Psomas.

5.6 ENERGY

As demonstrated in the remainder of this section, all anticipated Project impacts would be consistent with the findings identified in the 1999 Final Environmental Impact Report (EIR) prepared for the Tesoro del Valle project. It is noted that the 1999 Final EIR did not address impacts related to inefficient use of energy resources; however, based on a comparison of calculations included in Section 5.10, Public Services and Utilities, of the 1999 Final EIR, the Project is expected to have a smaller impact.

This section of the Draft Supplemental Environmental Impact Report (Supplemental EIR) addresses potential impacts to energy that would result from implementation of Project Phases B and C, and the unrecorded portion of Phase A.

5.6.1 BACKGROUND INFORMATION

Electricity

This section summarizes the analysis of electrical service in the 1999 Tesoro del Valle Final EIR.

The entire Tesoro del Valle development, was estimated to consume approximately 18 million kilowatt hours per year. The 1999 Final EIR determined that there would be sufficient electrical facilities to serve the development. Impacts related to energy consumption were determined to be less than significant with the incorporation of Title 24 energy efficiency standards into the project's design as required by State law. No mitigation measures were identified. In addition, the 1999 Final EIR determined that there would be no significant cumulative impacts related to electrical service.

Natural Gas

This section summarizes the analysis of natural gas consumption in the 1999 Tesoro del Valle Final EIR.

At full build-out, the entire Tesoro del Valle development was estimated to consume approximately 17.5 million cubic feet per month. The 1999 Final EIR determined that the overall project would require minimal infrastructure improvements in order to provide service to the project site; however, impacts on natural gas facilities or resources were determined to be less than significant. Impacts related to natural gas consumption were determined to be less than significant with the incorporation of Title 24 energy efficiency standards into the project's design as required by State law. No mitigation measures were identified. In addition, the 1999 Final EIR determined that, although there would be an increase in the consumption of nonrenewable energy resources, there would be no significant cumulative impacts related to natural gas consumption.

The Project proposes 108 additional dwelling units beyond those analyzed previously in the 1999 Final EIR, in a reduced development footprint. While additional units will need to be supplied with electricity and natural gas, the need to extend infrastructure further into the Project site would be reduced by the smaller development footprint.

5.6.2 EXISTING CONDITIONS

Electricity

Southern California Edison Company (SCE) provides electricity to the region. Existing underground electrical facilities near the Project site are located in Avenida Rancho Tesoro and Tesoro del Valle Drive.

Natural Gas

Southern California Gas Company (SCGC) provides natural gas services to the region. Existing natural gas facilities near the Project site include four-inch gas main lines in Casa Luna Place and six-inch gas main lines in Avenida Rancho Tesoro.

5.6.3 RELEVANT PLANS, POLICIES, AND REGULATIONS

This section provides an overview of any new or substantially revised policies and regulations that have been passed, adopted or approved since certification of the 1999 Final EIR, or those that were not previously discussed in the 1999 Final EIR.

This section includes relevant federal, State, and local programs and regulations that apply to Energy. In addition to those discussed below, the following relevant programs and regulations from Section 5.8, Greenhouse Gas Emissions, are applicable to the Energy discussion: Light-Duty Vehicle Greenhouse Gas Emissions Standards and Corporate Average Fuel Economy Standards; the California Air Resources Board (CARB) Scoping Plan; the California Code of Regulations (Title 24, Part 6, Energy Efficiency Standards and Title 24, Part 11, Green Building Standards); the Countywide Energy and Environmental Policy; and the Los Angeles County Green Building Standards Code (Title 31).

Federal

Energy Independence and Security Act of 2007

The Energy Independence and Security Act of 2007 (Public Law 110-140) seeks to provide the nation with greater energy independence and security by increasing the production of clean renewable fuels; improving vehicle fuel economy; and increasing the efficiency of products, buildings, and vehicles. It also seeks to improve the energy performance of the federal government. The Act sets increased Corporate Average Fuel Economy Standards; the Renewable Fuel Standard; appliance energy efficiency standards; building energy efficiency standards; and accelerated research and development tasks on renewable energy sources (e.g., solar energy, geothermal energy, and marine and hydrokinetic renewable energy technologies), carbon capture, and sequestration.

State

California Public Utilities Commission

The California Public Utilities Commission (CPUC) regulates utility companies and ensures the provision of safe, reliable utility service and infrastructure related to electric, natural gas, telecommunications, water, railroad, rail transit, and passenger transportation companies. CPUC General Order 112E, which is based upon the Federal Department of Transportation Guidelines contained in Part 192 of the *Code of Federal Regulations,* specifies a variety of design, construction, inspection, and notification requirements. The CPUC conducts annual audits of

pipeline operations to ensure compliance with these safety standards. In addition, the SoCalGas has a safety program which has reduced the risk of gas distribution fires by improving welds on the larger diameter (24- to 30-inch) pipelines and by replacing old distribution pipes with flexible plastic pipes. According to SoCalGas staff, high-pressure gas mains are common in developed areas throughout the country, and SoCalGas lines are inspected regularly and must comply with CPUC mandated safety requirements.

Renewables Portfolio Standard

The California Renewables Portfolio Standard (RPS) was established in 2002 under Senate Bill 1078 and was amended in 2006 and 2011. The RPS program requires investor-owned utilities, electric service providers, and community choice aggregators to increase the use of eligible renewable energy resources to 33 percent of total procurement by 2020. The CPUC is required to provide quarterly progress reports regarding the State's progress toward RPS goals. This has accelerated the development of renewable energy projects throughout the State. Based on the 3rd quarter 2014 report, the 3 largest retail energy utilities provided an average of 20.9 percent of its supplies from renewable energy sources. Since 2003, 8,248 megawatts (MW) of renewable energy projects have started operating (CPUC 2014).

California Energy Commission

In 1974, the California Energy Commission (CEC) was created to be the State's principal energy planning organization and in order to meet the energy challenges facing the state in response to the 1973 oil embargo. The CEC is charged with seven basic responsibilities when designing State energy policy:

- Advancing State Energy Policy;
- Achieving Energy Efficiency;
- Certifying Thermal Power Plants;
- Investing in Energy Innovation;
- Transforming Transportation;
- Developing Renewable Energy; and
- Preparing for Energy Emergencies.

State Alternative Fuels Plan

Assembly Bill (AB) 1007 requires the CEC to prepare a plan to increase the use of alternative fuels in California. The State Alternative Fuels Plan was prepared by the CEC with CARB and in consultation with other federal, State, and local agencies to reduce petroleum consumption; to increase use of alternative fuels (e.g., ethanol, natural gas, liquefied petroleum gas, electricity, and hydrogen); to reduce greenhouse gas (GHG) emissions; and to increase in-state production of biofuels. The State Alternative Fuels Plan recommends a strategy that combines private capital investment, financial incentives, and advanced technology that will increase the use of alternative fuels; result in significant improvements in the energy efficiency of vehicles; and reduce trips and vehicle miles traveled through changes in travel habits and land management policies. The Alternative Fuels and Vehicle Technologies Funding Program legislation (AB 118, Statutes of 2007) proactively implements this plan (CEC 2007).

Appliance Efficiency Regulations

California's Appliance Efficiency Regulations (*California Code of Regulations* [CCR], Title 20, Parts 1600–1608) contain energy performance, energy design, water performance, and water design standards for appliances (including refrigerators, wine chillers, ice makers, vending machines, freezers, water heaters, fans, boilers, washing machines, dryers, air conditioners, pool equipment, and plumbing fittings) that are sold or offered for sale in California. These standards are updated regularly to allow consideration of new energy efficiency technologies and methods.

Energy Efficiency Standards

The Energy Efficiency Standards for Residential and Nonresidential Buildings (24 *California Code of Regulations* [CCR] Part 6) were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The CEC adopted the 2008 changes to the Building Energy Efficiency Standards in order to (1) "Provide California with an adequate, reasonably-priced, and environmentally-sound supply of energy" and (2) "Respond to Assembly Bill 32, the Global Warming Solutions Act of 2006, which mandates that California must reduce its greenhouse gas emissions to 1990 levels by 2020". Title 24, Part 6 of the 2013 California Building Standards Code (known as the 2013 California Energy Code or "Title 24") went into effect on July 1, 2014, and includes energy efficiency updates (CBSC 2015). The California Energy Efficiency Standards are updated on an approximately 3-year cycle. The 2016 Standards will continue to improve upon the 2013 Standards for new construction of, and addition and alterations to, residential and nonresidential buildings. The 2016 Standards will go into effect on January 1, 2017 (http://www.energy.ca.gov/title24/2016standards/index.html).

Green Building Standards

The 2013 California Green Building Standards Code (24 CCR 11), also known as the CALGreen Code, is a code with mandatory requirements for new residential and nonresidential buildings throughout California. The CALGreen Code is intended to (1) reduce GHG emissions from buildings; (2) promote environmentally responsible, cost-effective, healthier places to live and work; (3) reduce energy and water consumption; and (4) respond to the directives by the Governor. In short, the code is established to reduce construction waste; make buildings more efficient in the use of materials and energy; and reduce environmental impact during and after construction. The CALGreen Code contains requirements for construction site selection; storm water control during construction; construction waste reduction; indoor water use reduction; material selection; natural resource conservation; site irrigation conservation; and more. The code provides for design options allowing the designer to determine how best to achieve compliance for a given site or building condition. The code also requires building commissioning, which is a process for verifying that all building systems (e.g., heating and cooling equipment and lighting systems) are functioning at their maximum efficiency (CBSC 2015).

County

Renewable Energy Ordinance

The County adopted a Renewable Energy Ordinance in December, 2016 to establish regulations for the development of small-scale (for on-site or off-site use) and utility-scale renewable energy systems (solar and wind energy facilities).

5.6.4 THRESHOLD CRITERIA

California Environmental Quality Act Thresholds of Significance

The following thresholds of significance are derived from the County of Los Angeles Department of Regional Planning's Initial Study checklist, which is based on Appendix G of the CEQA Guidelines. It is noted that Threshold 5.6-3 can be found in the Utilities section of the Initial Study checklist, but for purposes of this Draft SEIR, has been included as part of the Energy analysis.

Threshold 5.6-1: *Would the Project conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?*

Threshold 5.6-2: *Would the Project involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?*

Threshold 5.6-3: *Would the Project create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

5.6.5 RELEVANT PROJECT CHARACTERISTICS

Currently, existing electrical distribution circuitry extends to the outskirts of the electrical needs area. The Project would require extensions of the existing electricity and natural gas distribution systems to provide the electrical and natural gas backbone infrastructure for the interconnection of the proposed land uses, but to a reduced area as compared to the approved Project design.

5.6.6 ENVIRONMENTAL IMPACTS

Impact Analysis

Threshold 5.6-1: *Would the Project conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?*

Level of Significance without Mitigation: No Impact

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: No Impact

Recommended Project Specific Mitigation Measures: None

Net Level of Significance: No Impact

Comparison to 1999 FEIR: The Project impacts would be less than the findings identified in Section 5.10, Public Services and Utilities, of the 1999 FEIR.

All newly constructed buildings in California are subject to the requirements of the CALGreen Code; therefore, the Project would be required to comply with the CALGreen Code, as adopted by Los Angeles County as L.A. County Code Title 31. Therefore, no conflicts would occur.

Threshold 5.6-2: *Would the Project involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?*

Level of Significance without Mitigation: Less Than Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less Than Significant

Recommended Project Specific Mitigation Measures: None

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The 1999 FEIR did not address impacts related to inefficient use of energy resources; however, based on a comparison of calculations included in Section 5.10, Public Services and Utilities, of the 1999 FEIR, the Project is expected to have a smaller impact.

Short-Term Construction Impacts

Construction energy use could be considered wasteful, inefficient, or unnecessary if construction equipment is old or not well maintained such that its energy efficiency is lower than newer equipment; if equipment idles even when not in use; if construction trips utilize longer routes than necessary; or if excess electricity and water[1] are used during construction activities. Pursuant to the *California Code of Regulations* (specifically, Title 13, Section 2485), all diesel-fueled commercial motor vehicles must not idle for more than five consecutive minutes at any location. Mandatory compliance should reduce fuel use by construction vehicles. Further, compliance with 1999 Air Quality MMP-4, as stated in Section 5.3, Air Quality, requires that construction equipment not be left idling for a period longer than 60 seconds, which would avoid the inefficient use of energy resources.

Transportation energy use depends on the type and number of trips; vehicle miles traveled; fuel efficiency of vehicles; and travel mode. During construction, transportation energy would be used for the transport and use of construction equipment; from delivery vehicles and haul trucks; and from construction employee vehicles that would use diesel fuel and/or gasoline. The use of these energy resources fluctuates according to the phase of construction and would be temporary as construction activities are anticipated to occur over a 6-year period and would range from less than one month to 34 months. Construction traffic is expected to access the Project site from I-5 at either Newhall Ranch Road or Magic Mountain Parkway, via The Old Road and Rye Canyon Road, which both lead to Copper Hill Drive, the two most direct and shortest routes from the site to the regional freeway system. Table 5.6-1, quantifies anticipated energy use during construction activities.

[1] Indirect energy use for the extraction, treatment, and conveyance of water.

TABLE 5.6-1
CONSTRUCTION-RELATED ENERGY USE

Source	Horsepower-hours	Vehicle Miles Travelled	Diesel Fuel - gallons	Gasoline - gallons	Mega-Watt hours
Off-road Construction Equipment	9,875,078		493,754		
Worker commute		5,032,457		188,482	
Vendors		442,345	36,862		
On-road haul		0[a]			
Water [b]- dust control					107.54
Totals	**9,875,078**	**5,474,802**	**530,616**	**188,482**	**107.54**

Notes:

[a] On-road haul trucks represent the trucks utilized for demolition and/or import/export of dirt to the Project site, since the Project would not require any demolition and the site will be balanced, no on-road haul trips will be required.

[b] The Water emissions are based on the conveyance of water to the project site via the Municipal Water District's system of electrical pumps.

Source: Vista Environmental 2016.

Additionally, Mitigation Measure GHG-6 requires that contractors working on the proposed project to install temporary power poles so that there is a temporary power pole located within 200 feet of every home under construction in order to avoid the use of generators that are less efficient than tying into SCE infrastructure.

Thus, energy use during construction of the Project would not be considered inefficient, wasteful, or unnecessary. Although no significant impacts are identified, implementation of 1999 Air Quality MMP-4 would ensure that construction-related impacts would be less than significant. It is noted that the 1999 Final EIR did not quantify construction-related energy usage; however, it can be assumed that due to the reduction of overall grading, the similarities in the overall number of residential units, and the advancement of more efficient equipment, the construction energy usage is expected to be less than what is anticipated for construction of Phases B and C.

Long-Term Operational Impacts

Long-term energy use would be considered inefficient if alternative energy sources are not used when they are feasible/available, and if construction techniques and materials are not compliant with building code requirements for energy efficiency. The regulations, plans, and polices adopted for the purpose of maximizing energy efficiency that are directly applicable to the Project include (1) California's Title 24 Energy Efficiency Standards for Residential and Nonresidential Buildings; (2) the CALGreen Code; and (3) Title 31 of the County Code (the Los Angeles County Green Building Standards Code). The Project would comply with these regulations, plans, and policies. Therefore, the Project would be consistent with the requirements of these energy-related regulations.

Analysis by the California Energy Commission concludes that the 2017 energy efficiency standards will be at least 28 percent more efficient than the current 2013 standards (CEC 2015b). Based on the CalEEMod, the electricity usage from the Project would be approximately 2.4 million kilowatt hours per year (kWh/yr), which equals an average of 2,932 kWh/yr per home. It is noted the electricity usage rate for the Project would be lower than the 5,627 kWh/yr per home consumption rate previously utilized in Table 5.10-7 of the 1999 Final EIR. Due to the

advancement of more efficient technologies, the annual electricity usage is expected to be less than what is detailed in the 1999 Final EIR for Phases B and C, and the unrecorded portion of Phase A. The total electrical consumption for Los Angeles County in 2014 was approximately 70,000 million kWh (CEC, 2015). At full build-out, the Project's electricity usage would be approximately 0.008 percent of the existing electricity use in Los Angeles County. The Project would not result in excessive long-term operational electricity usage.

The natural gas consumption for the Project would be approximately 9,061 million British Thermal Units per year (BTU/year), 90,628 Therms per year, or 9,060,700 cubic feet per year. This equates to 11,050 cubic feet per home per year or 921 cubic feet per home per month. It is noted that the natural gas usage rate for the Project would be lower than the 6,665 cubic feet per home per month consumption rate that was utilized in Table 5.10-9 of the 1999 Final EIR. Due to the advancement of more efficient technologies, the annual natural gas usage is expected to be less than what is detailed in the 1999 Final EIR for Phases B and C, and the unrecorded portion of Phase A. The total natural gas consumption for Los Angeles County in 2014 was approximately 2,860 million Therms (CEC, 2015). At full build-out, the Project's natural gas usage would be approximately 0.003 percent of the existing natural gas usage in Los Angeles County. The Project would not result in excessive long-term operational natural gas usage.

Transportation energy use would be associated with daily trips associated with the Project, (including internal trips to points within the Project site); local trips (including vehicular trips to local area destinations); and longer commuter trips to external employment areas. Based on the Project-generated 17,812,540 annual vehicle miles traveled (VMT) obtained from CalEEMod, the gasoline and diesel consumption rates were calculated using estimated miles per gallon factors based on Los Angeles County data from CARB's Emissions Factors (EMFAC 2014) model that provides average vehicle emissions rates for California. It is estimated that the Project-generated traffic would use 18,700 gallons of diesel fuel and 649,300 gallons of gasoline per year. Fuel consumption associated with vehicle trips generated by the Project would not be considered inefficient, wasteful, or unnecessary. It is noted that EMFAC 2014 forecasts that 4.0 percent of the Los Angeles County passenger car and light truck VMT would be by electric vehicle.

Additionally, as discussed in Section 4.0, Project Description, the Project proposes pedestrian facilities and trail system connecting parks, amenities, and neighborhoods throughout the Phases B and C community as well as the existing Phase A development. The creation of a walkable community with safe pedestrian connections to the proposed recreation and park facilities within the proposed project, the elementary school located within the existing Phase A development, and the existing retail center located approximately one mile south of the project site is expected to encourage pedestrian and bike travel within the Project site and larger Tesoro development. The vehicular energy (i.e., gasoline and diesel) associated with long-term operation of the Project would not be considered wasteful, inefficient, or unnecessary and the Project would not generate unnecessary vehicular travel.

Impacts would be less than significant. No mitigation is required.

Threshold 5.6-3: *Would the Project create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Level of Significance without Mitigation: Less Than Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less Than Significant

Recommended Project Specific Mitigation Measures: None

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The Project impacts would be consistent with the findings identified in Section 5.10, Public Services and Utilities, of the 1999 FEIR.

Murow CM prepared a Dry Utility Project Summary (Dry Utility Report) (Appendix E) for the Project to determine the existing facilities that serve the Project site; what additional facilities may be needed for the Project; and whether the utility demands of the Project can be accommodated by the various providers. As part of the Dry Utility Report, the affected dry utility providers (SCE, AT&T, Charter, and SCGC) were contacted regarding the Project. Each utility determined whether the Project could be adequately served by their existing or planned infrastructure and supplies, and provided a "will serve" letter for the Project. The Dry Utility Report summarizes the existing utility lines on and adjacent to the Project site as well as the potential and requirements for removal and/or relocation of existing facilities and new service connections.

Electrical Facilities

Southern California Edison is the power provider for this site. After conducting loading calculations on the current feeder systems in the surrounding area, SCE confirmed the ability to facilitate power to the entire site. The development of a substation is not necessary. Southern California Edison is willing and able to provide the entire development with power.

Existing underground facilities are present in the area running north and south along Avenida Rancho Tesoro, and east and west on Tesoro Del Valle Drive. These existing underground facilities would serve as tie in points at Project entries. Based on site plans for the Project, east and west entrances on Casa Luna Place and Avenida Rancho Tesoro have structures no more than a couple hundred feet away.

The Project would not significantly impact SCE's current level of service. Impacts related to electrical facilities would be less than significant.

Natural Gas Facilities

Southern California Gas Company is the main provider for natural gas in the Project area. Based on SCGC plans, 4 inch main lines running east and west are available on Casa Luna Place and 6 inch main lines running north and south are available on Avenida Rancho Tesoro. The Project would tie into the existing facilities at the Project entrances from the existing mainline, which runs down both Casa Luna Place and Rancho Tesoro Road. Southern California Gas Company would provide a main line distribution gas system along with service extensions per identified phasing when the Project is further developed.

As discussed in the Will Serve Letter from SCGC, included in its entirety in the Dry Utility Report (refer to Appendix E), the availability of natural gas is based on supply conditions. The SCGC is a public utility that is under the jurisdiction of the CPUC and federal regulatory agencies; provision of natural gas service would be provided in accordance with the CPUC and federal rules and regulations. SCGC has indicated that they have the ability to serve the Project and there are existing facilities in the immediate area that will serve the Project. Therefore, it can be concluded that the Project would not significantly impact SCGC's current level of service. Impacts related to natural gas facilities resulting from the Project would be less than significant.

In summary, the impact of the Project related to additional demand for electricity and natural gas would be less than significant. Physical impacts related to installation of on-site infrastructure are addressed as part of the Project. The primary environmental impacts associated with on-site infrastructure installation and adjacent connections to existing facilities would be related to air quality and noise, as this component of construction involves mainly grading, excavation, and movement and placement of the infrastructure materials. Any applicable MMs for construction identified would address potential significant impacts associated with construction and installation of utilities. Therefore, through consistent implementation of a variety of measures related to construction impacts, no additional impacts related to construction and operation of utility systems would occur.

5.6.7 CUMULATIVE IMPACTS

Electrical power and natural gas service would be provided by SCE and SoCalGas on demand, consistent with CPUC requirements. The federal and State governments have enacted legislation to improve energy efficiency in vehicles, equipment, and appliances; to reduce vehicle miles traveled; and to develop alternative fuels or energy sources. Utility companies are also increasing their renewable energy sources to meet the RPS mandate of 33 percent renewable supplies by 2020.

On-site energy use would be reduced through compliance with Title 24, the CalGreen Code (as adopted by the County into Title 31 of the County Code), and other energy conservation programs and policies. Cumulative projects in the County would also comply with the same regulations.

Transportation energy use would increase with implementation of the Project and cumulative projects in the area. As discussed previously, it is estimated that the Project-generated traffic would use 18,700 gallons of diesel fuel and 649,300 gallons of gasoline per year which is compared to zero consumption of fuel associated with the Project site under current conditions. However, this transportation energy use would not represent a major amount of energy use in the County of Los Angeles or the region when compared to the amount of existing development and to the total number of vehicle trips and vehicle miles traveled throughout the County and the region. Improved fuel economy in newer vehicles and alternative fuel vehicles are also expected to reduce transportation energy use.

As older appliances, equipment, and vehicles are replaced with newer ones, total energy use is expected to decrease over time. All future related projects would be subject to separate impact analyses and would be subject to mitigation to reduce potential impacts, as appropriate. Thus, energy use from the Project and cumulative projects would not represent a substantial demand for energy and would not be considered inefficient, wasteful, or unnecessary. Cumulative impacts would be less than significant and no mitigation is required.

5.6.8 IMPACT CONCLUSION

Impacts on Energy would be less than significant through compliance with applicable plans, policies, and regulations; implementation of recommended mitigation measures would further ensure that a significant impact would not occur.

5.6.9 REFERENCES

Air Resources Board 2016. Assembly Bill (AB) 1007- State Alternative Fuels Plan - http://www.arb.ca.gov/fuels/lcfs/ab1007.pdf

California Department of General Services (DPG) 2016. 2013 California Green Building Standards Code (24 CCR 11), also known as the CALGreen Code - http://www.documents.dgs.ca.gov/bsc/CALGreen/2013-California-Green-Building-Standards-Code.PDF; http://www.bsc.ca.gov/Home/CALGreen.aspx

California Energy Commission (CEC) 2016. California Energy Commission Core Responsibilities. http://www.energy.ca.gov/commission/fact_sheets/documents/core/CEC-Core_Responsibilities.pdf

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5.7 GEOLOGY AND SOILS

As demonstrated in the remainder of this section, all anticipated Project impacts would be consistent with the findings identified in the 1999 Final Environmental Impact Report (EIR) prepared for the Tesoro del Valle project. The 1999 FEIR did not address impacts related to the Hillside Management Area Ordinance.

This section of the Draft Supplemental Environmental Impact Report (EIR) addresses impacts related to the existing geologic, seismic, and soils conditions that are associated with implementation of the Project. The analysis is based on the following:

- *Geotechnical Investigation of Revised Vesting Tentative Tract 51644-1 "Tesoro Highlands" Planning Areas B & C, Santa Clarita Area, Los Angeles County, California*, (Geotechnical Report) prepared by RMA GeoScience in May 2016.
- *Response to Los Angeles County, Department of Public Works Engineering Geology and Geotechnical Engineering Review Letter dated June 22, 2016 Revised Vesting Tentative Tract 51644-1 "Tesoro Highlands" Planning Areas B & C, Santa Clarita area, Los Angeles County, California* prepared by RMA GeoScience in August 2016.
- *Response to Los Angeles County, Department of Public Works Engineering Geology and Geotechnical Engineering Review Letter dated October 17, 2016 Revised Vesting Tentative Tract 51644-1 Tesoro Highlands@ Planning Areas B & C, Santa Clarita area, Los Angeles County, California* prepared by RMA GeoScience in December 5, 2016.
- *Response to Los Angeles County, Department of Public Works Engineering Geology and Geotechnical Engineering Review Letter dated April 3, 2017 Revised Vesting Tentative Tract 51644-1 "Tesoro Highlands" Planning Areas B & C, Santa Clarita area, Los Angeles County, California* prepared by RMA GeoScience in May 2017.
- *Response to Los Angeles County, Department of Public Works Engineering Geology and Geotechnical Engineering Review Letter dated May 30, 2017 Revised Vesting Tentative Tract 51644-1 "Tesoro Highlands" Planning Areas B & C, Santa Clarita area, Los Angeles County, California* prepared by RMA GeoScience in July 17, 2017.

These documents are located in Appendix F of this Supplemental EIR. It is noted that these documents each address the entirety of the proposed project site, including the small portion of Phase A at the southeast corner of the intersection of Casa Luna Place and Tesoro del Valle Drive.

5.7.1 BACKGROUND INFORMATION

Geotechnical studies prepared for the 1999 Final Environmental Impact Report (EIR) determined that development would be subject to certain geologic and soil constraints requiring implementation of specific engineering measures during grading and construction. As with most of Southern California, the site would be expected to experience strong ground shaking within the lifetime of the project from an earthquake on any of several active regional faults. However, no active or potentially active faults were identified traversing or adjacent to the project site and no portion of the site is within an Alquist-Priolo Earthquake Fault Zone. Shallow slope failures, as well as landslides, were identified in the hillside areas of the site. Deeper landslides were primarily underlain by bedrock of the Castaic Formation in the northeasterly portion of the site. Several smaller landslides were also identified within the Saugus Formation in the central-southern portion of the site.

The geotechnical study determined that portions of the project contained soil units (fill, topsoil, slopewash, and alluvium) subject to potential settlement and consolidation. A very low to negligible potential for liquefaction was identified at the southeastern portion of the project site, in Phase A, east of San Francisquito Creek, which is outside of the Phases B and C project site. In this area, the groundwater table periodically rises to within 30 feet or less of the ground surface; however, the alluvial materials present are relatively dense sands with gravel, which presents a low potential for liquefaction. It was also determined that the topsoil, slopewash, as well as some of the claystone beds of the Saugus Formation may be subject to expansion. However, no mapped areas of highly expansive or critically expansive soils were identified on the project site.

Mitigation measures were identified for all geotechnical constraints on the project site to reduce impacts to a less than significant level and to ensure the project was compliant with all Building Code and County of Los Angeles Department of Public Works requirements in effect at the time of the 1999 approval.

This Supplemental EIR incorporates by reference the Final EIR and the associated Mitigation Monitoring Program (MMP), which was adopted as part of the Final EIR documentation. Mitigation measures from the adopted MMP are summarized below based on their relevance to the proposed Phases B and C Project (i.e., whether they will be carried forward as adopted, be revised or replaced to reflect new conditions or requirements, or are no longer applicable to the Project).

Grading

This section summarizes the analysis of geologic and soil conditions in the 1999 Tesoro del Valle Final EIR.

Implementation of the project approved in 1999 for Phases A, B, C, and D involved the development of approximately 1,173.5 acres of the project site, with approximately 621.5 acres remaining substantially undisturbed. The approved development anticipated the grading of approximately 16.6 million cubic yards (cy) of cut and fill, to be balanced on site. Of this total (for Phases A, B, C, and D), approximately 9.6 million cy of cut and 9.6 million cy of fill were identified for Phases B and C. All manufactured slopes were proposed to be at a gradient of 2:1 or less, with the maximum cut slope vertical heights of approximately 140 feet.

5.7.2 EXISTING CONDITIONS

Regional and Local Topography

The Project site is located on the east side of the Soledad Basin (basin) in the Transverse Ranges Geomorphic Province. This basin is an elongated, northeast-trending basin approximately 30 miles by 12 miles. The basin floor is irregular and varies from 440 feet to 2,500 feet above sea level in the east. The basin is bound on the north, east, and south by mountains of relatively old crystalline rocks that have contributed large quantities of sediments into the basin. The site is underlain by the Saugus Formation, which consists primarily of flat-lying to shallow-dipping beds with minor folding.

Geology and Soils

Geologic units on the Project site include underlying bedrock formations and surficial (i.e., loose sediment) units. The geologic units and their map symbols encountered in the Phases B and C investigation are described below and specific information is provided regarding any geotechnical constraints associated with each unit.

Artificial Fill (af)

Artificial fill soils are present in areas of previously undocumented grading on the Project site.

Compacted Fill (Caf)

Compacted fill soils are located in the areas of the existing water tank and water tank site access road. Compacted fill soils were derived from over-excavation of alluvium and Saugus Formation bedrock cut. The fill soils are predominately silty sand with varying amounts of gravel.

Alluvium (Qa)

Young alluvial soils were encountered in the canyon bottoms throughout the Project site, primarily within active stream channels. The alluvium consists of light gray to tan medium- to coarse-grained sand with gravel and cobbles. The alluvium is loose and dry and contains abundant roots. This unit is not considered suitable for supporting structures or for use as engineered fill and removal and recompaction during mass grading operations is recommended.

Slopewash (Qsw)

Slopewash deposits cover the majority of the on-site slopes. The slopewash consists of medium to dark brown silty sand with some gravel. In most areas encountered, the slopewash is moderately dense and dry and porous and contains abundant roots. Although the majority of slopewash deposits are relatively thin (one to five feet thick), this unit was observed in one test pit excavated during the most recent geotechnical investigation extending to a depth of 12 feet below the ground surface (bgs). The slopewash deposits are not considered suitable for supporting structures or use as engineered fill and removal and recompaction during mass grading operations has been recommended.

Old Alluvium (Qoa)

Older alluvial deposits consist of reddish-brown silty, clayey sand with gravel. The old alluvium is generally loose and dry near the surface; density and moisture increase with depth. This unit was encountered beneath younger alluvium in the canyon bottoms, as well as on elevated terraces adjacent to the active stream channels. In most areas observed, the older alluvium is approximately 10 to 15 feet thick. However, in two borings advanced during the most recent geotechnical investigation, this unit was encountered at a depth of 20.5 feet bgs and 29.0 feet bgs. Based on laboratory testing of samples collected on site, the upper 15 feet of older alluvium is not suitable for supporting structures or use as engineered fill and removal and recompaction during mass grading operations is recommended.

Saugus Formation (TQs)

The majority of the Project site is underlain by sedimentary bedrock of the Saugus Formation. This bedrock unit consists of medium- to coarse-grained sandstone and conglomerate. Interbedded within the coarse-grained layers are thin layers of fine-grained sandstone and siltstone. Also encountered within the Saugus Formation are several discontinuous “red beds” consisting of silty, clayey sand. Although some red beds within the Saugus Formation are potentially expansive, laboratory tests conducted on red bed samples collected from the site indicate that the on-site red beds have a very low expansion potential.

The coarse-grained sandstone and conglomerate of the Saugus Formation is considered a suitable bearing material for support of compacted fill and overlying structures. Although the red

beds encountered on site have a very low expansion potential, it is recommended that they be removed and recompacted if they become or have been exposed in development areas.

Castaic Formation (Tc)

Sedimentary bedrock of the Castaic Formation is exposed along the eastern edge of the Project site and was also exposed at depth in some of the borings advanced during the most recent geotechnical investigation. The Castaic Formation is composed of dark gray to greenish gray micaceous siltstone and shale with minor sandstone interbeds. Where this bedrock unit is exposed on the Project site, it is relatively soft and easily eroded.

Expansive Soils

Expansion index tests indicate that on-site soils have a very low expansion potential. Based on visual observation, some surficial soils overlying older alluvial deposits may be expansive; however, these soils account for only a small portion of the soils that underlie the Project site.

Surface and Groundwater Conditions

No springs, seepage, or standing water were present on the Project site during field reconnaissance activities. No groundwater was encountered during either the subsurface exploration or during the mass grading operations to develop the existing tank sites.

Seismic Hazards

As with all of Southern California, the Project site is within a seismically active region. Seismic conditions are regional in nature and remain essentially unchanged on a human time scale. Large-scale geologic changes take place over thousands of years. Therefore, the description and analysis of seismic hazards in the Project area provided in the 1999 Final EIR remain applicable to the current analysis.

Faults and Seismicity

No known faults traverse the Project site. The nearest active fault is the San Gabriel Fault, located approximately 1.5 miles to the south and west of the Project site.

Four historic strong earthquakes have been epicentered within about 20 miles of the Project site. The most recent of these events were the magnitude 5.6 North Palm Springs earthquake in 1986 and the magnitude 6.5 Big Bear earthquake in 1992. Both of these events were epicentered about 18 miles from the site. Large earthquakes also occurred in the San Jacinto region in 1899 and near Hemet in 1918. It is estimated that the San Jacinto earthquake had a magnitude of 6.7 and was epicentered about 10 miles from the site and the Hemet earthquake had a magnitude 6.8 and was epicentered about 13 miles from the site.

Slope Stability and Landslides

The Project site and surrounding areas contain rolling hillsides and steep slopes. Portions of the Project site have been identified as susceptible to earthquake-induced landslides on the Newhall Quadrangle Seismic Hazard Zone Map. Geotechnical investigations of the site have documented that where the Castaic Formation is exposed, this unit is soft and erodible, as described above. Along the northeast side of the site, failures within the Castaic Formation have generated numerous landslides extending down to San Francisquito Canyon to the east of the Project site.

5.7.3 RELEVANT PLANS, POLICIES, AND REGULATIONS

This section provides an overview of any new or substantially revised policies and regulations that have been passed, adopted or approved since certification of the 1999 Final EIR, or those that were not previously discussed in the 1999 Final EIR.

Federal

International Building Code

The International Building Code (IBC) is the national model building code. The 2006 IBC is the most recent edition, which was incorporated into the 2007 California Building Code and currently applies to all structures being constructed in California (ICC 2000). The national model codes are incorporated by reference into the building codes of local municipalities, such as the California Building Code and County Building Code discussed below.

State

California Building Code

The California Building Code (CBC) is promulgated under *California Code of Regulations* (CCR), Title 24, Parts 1 through 12 (also known as the California Building Standards Code/CBC) and is administered by the California Building Standards Commission (CBSC) (CBSC 2008). The national model code standards incorporated into Title 24 apply to all occupancies in California, except for modifications adopted by State agencies and local governing bodies. The CBSC published the 2007 triennial edition of the CBC in July 2007, which incorporates the 2006 IBC, discussed above, and became effective January 1, 2008. The CBC may be adopted wholly or with revisions by local municipalities, such as the County of Los Angeles Building Code, described below.

Alquist-Priolo Act of 1972

The Alquist-Priolo Earthquake Fault Zoning Act (AP Act) was enacted in 1972 after the damaging 1971 San Fernando earthquake. The purpose of the AP Act is to reduce the threat to life and property, specifically from surface fault rupture, by preventing the construction of buildings used for human occupancy on the surface trace of active faults. This law directs the State Geologist to establish Earthquake Fault Zones (which were known as “Special Studies Zones” prior to January 1, 1994) to regulate development within designated hazard areas. Local jurisdictions must require a geologic investigation to demonstrate that a proposed development Project that is incorporating structures for human occupancy is adequately set back (usually at least 50 feet) from an active fault prior to permitting.

Seismic Hazards Mapping Act

The Seismic Hazards Mapping Act was passed in 1990 and directs the State Department of Conservation to identify and map areas subject to earthquake hazards, such as liquefaction, earthquake-induced landslides, and amplified ground shaking (*California Public Resources Code Sections 2690–2699.6*). Passed by the Legislature after the 1989 Loma Prieta earthquake, the Act is aimed at reducing the threat to public safety and minimizing potential loss of life and property in the event of a damaging earthquake event. A product of the resultant Seismic Hazards Mapping Program, Seismic Hazard Zone Maps identify Zones of Required Investigation; most developments designed for human occupancy within these zones must conduct site-specific

geotechnical investigations to identify the hazard and develop appropriate mitigation measures prior to permitting by local jurisdictions.

County

County of Los Angeles Building Code

The County of Los Angeles Building Code (County Building Code) is promulgated under the Los Angeles County Municipal Code (Title 26 Building Code). The County Building Code incorporates (and adopts by reference) the 2007 CBC described above. Therefore, Section 101.3 of Title 26 (Chapter 1) states that, except as otherwise modified, "the building standards contained in the International Building Code of the International Code Council, which are published in the California Building Standards Code, are applicable to all occupancies and uses throughout the County of Los Angeles". Certain chapters or sections of the CBC incorporated into the County Building Code specifically pertain to construction in areas that present seismic risks. These requirements are described below.

Chapter 1, Section 110.2, "Geotechnical Hazards", of the County Building Code restricts building and grading activities in areas where geotechnical hazards (such as landslide, settlement, and slippage) may be activated or increased as a result of Project activities. Project Applicants are generally required to submit an Engineering Geology and/or Soils Engineering Report to indicate how the hazard will be eliminated or mitigated prior to the use or occupancy of the land.

Chapter 1, Section 111, "Engineering Geology and Soils Engineering", of the County Building Code empowers the Building Official to require an Engineering Geology Report, a Soils Engineering Report, or both in cases where geotechnical hazards at a site warrant the need for a safety evaluation. The Engineering Geology or Soils Engineering Reports must contain a finding regarding the safety of the building site for the proposed structure against hazards from landslides, settlement, or slippage and a finding regarding the effect that the proposed building or grading construction will have on the geotechnical stability of property outside the building site.

Chapter 16, "Structural Design", of the County Building Code describes the requirements, which are in addition to all other CBC requirements, for construction of structures for each Seismic Zone (1 through 4). The Project site is located in Seismic Zone 4, the highest risk seismic zone.

Chapter 17, "Structural Tests and Special Inspections", of the County Building Code allows the Building Official to observe and/or test the structural integrity of certain building components when specified seismic conditions are met.

5.7.4 THRESHOLD CRITERIA

California Environmental Quality Act Thresholds of Significance

The following thresholds of significance are derived from the County of Los Angeles Department of Regional Planning's Initial Study checklist, which is based on Appendix G of the State CEQA Guidelines. Certain thresholds included in the Initial Study checklist are not evaluated per *CBIA v. BAAQMD*, 62 Cal.4th 369 (2015).

Threshold 5.7-1: *Would the Project expose people of structures to 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 active fault trace. Refer to Division of Mines and Geology Special Publication 42?

Threshold 5.7-2: *Would the Project expose people of structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?*

Threshold 5.7-3: *Would the Project be located in an area subject to seismic-related ground failure, including liquefaction and lateral spreading?*

Threshold 5.7-4: *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?*

Threshold 5.7-5: *Would the Project be located in an area subject to landslides?*

Threshold 5.7-6: *Would the Project result in substantial soil erosion or the loss of topsoil?*

Threshold 5.7-7: *Would the Project 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?*

Threshold 5.7-8*:* *Would the Project have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?*

Threshold 5.7-9: *Would the Project conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?*

5.7.5 RELEVANT PROJECT CHARACTERISTICS

The Project would involve development on approximately 393.6 acres of the Project site. Project site grading would require approximately 9.1 million cubic yards (mcy) of cut and 9.1 mcy of fill as shown on Exhibit 4-8, Cut and Fill Plan, which also includes minor grading associated with off-site improvements. These figures are inclusive of bulking and shrinkage and cut and fill volumes would balance on site. Remedial grading would also require an additional 2.7 mcy of cut and 2.7 mcy of fill.

5.7.6 ENVIRONMENTAL IMPACTS

Impact Analysis

Threshold 5.7-1 *Would the Project expose people or structures to 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 active fault trace? Refer to Division of Mines and Geology Special Publication 42.*

Threshold 5.7-2 *Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?*

Threshold 5.7-3 *Would the Project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction and lateral spreading?*

Threshold 5.7-4: *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?*

Threshold 5.7-5: *Would the Project be located in an area subject to landslides?*

Level of Significance without Mitigation: Less Than Significant

Recommended 1999 FEIR Mitigation Measures: None.

Level of Significance with 1999 FEIR Mitigation: Less Than Significant

Recommended Project Specific Mitigation Measures: None.

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The Project impacts would be consistent with the findings identified in Section 5.1, Earth Resources, of the 1999 FEIR.

As with most of Southern California, the Project site may experience strong ground shaking from a major earthquake on active regional faults in the Southern California area. According to the Geotechnical Report, there are no known active or potentially active faults traversing the Project site, and the Project site is not included in an Alquist-Priolo Earthquake Fault Zone. Since there are no known active or potentially active faults traversing the Project site, the potential for surface fault rupture of a known earthquake fault on the Project site is less than significant, and no mitigation is required. However, the Project site is in the vicinity of active or potentially active faults. The closest known active fault to the Project site is the San Gabriel Fault, which is approximately 1.5 miles south and west of the Project site.

On-site soils, including alluvium, slopewash, and artificial fills, are expected to have fairly high shrinkage potential on the order of 10 to 20 percent. Older alluvial soils are fairly dense and shrinkage potential would be less likely (approximately five to ten percent for surficial older alluvium and zero to five percent for deeper older alluvium). On-site soils are also expected to have a potential for subsidence on the order of 0.2 foot for alluvial soils and 0.1 foot for older alluvial soils and slopewash. As part of mass grading efforts associated with Project development and in accordance with the recommendations identified in the Geotechnical Report, all non-engineered fills and loose, porous, or compressible soils will be removed down to competent ground, with the depths of removals dependent on the nature of the underlying soils and proposed land use.

According to the Geotechnical Investigation, several landslides extend down to San Francisquito Canyon east of the Project site within the Castaic Formation Bedrock. The Project has been designed to avoid bedrock of the Castaic Formation in order to avoid the potential for future landslide activity. Additionally, nine landslides are located within the VTTM boundary. According

to the Geotechnical Investigation, all mapped landslides would be either removed through planned grading activities and would no longer provide a hazard, or are located within areas that would not be subject to development or grading. Specifically, several of these areas would be located within areas designated as restricted use zones.

The Project is located in an area that has liquefaction potential; therefore, development of the Project would result in impacts related to exposure to liquefaction hazards. No groundwater was encountered in the tributary canyons in the areas of Phases B and C; however, according to the recommendations of the Geotechnical Report, subdrains would be installed in the major canyon areas to reduce the potential for groundwater accumulation in the canyon bottoms. Implementation of all recommendations set forth in geotechnical reports prepared for the Project, as enforced through the County of Los Angeles Grading Plan Check Process, would ensure that potential impacts related to liquefaction would be less than significant.

The liquefaction analysis was based on a synthetic situation, as portions of the site were inaccessible for environmental reasons. Additional field work, soil sampling, laboratory testing, and engineering analyses are recommended at the grading plan review stage when it is anticipated that site access can be achieved.

Conformance with applicable CBC regulations and the County's Grading Plan Check Process would ensure that impacts associated with seismic shaking and seismic ground failure in the form of liquefaction, seismically induced settlement, and lateral spreading would be less than significant.

Threshold 5.7-6: *Would the Project result in substantial soil erosion or the loss of topsoil?*

Level of Significance without Mitigation: Less Than Significant

Recommended 1999 Final EIR (FEIR) Mitigation Measures: None.

Level of Significance with 1999 FEIR Mitigation: Less Than Significant

Recommended Project-Specific Mitigation Measures: None.

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The Project impacts would be consistent with the findings identified in Section 5.1, Earth Resources, of the 1999 FEIR.

Ground disturbance during grading and construction could lead to erosion and topsoil loss during heavy rains. Development projects that are one acre or more are required to comply with the National Pollutant Discharge Elimination System (NPDES) Construction General Permit. In compliance with the NPDES permit, erosion potential during Project construction would be managed with Best Management Practices (BMPs) implemented on the Project site as part of a Storm Water Pollution Prevention Plan (SWPPP) during construction activities to minimize erosion impacts.

Implementation of sediment-control measures would prevent eroded soils from entering downstream waters and would minimize sediments and loose soils from entering roadways and other adjacent areas during construction. There would be less than significant short-term construction impacts related to substantial soil erosion or loss of topsoil through compliance with the NPDES Construction General Permit and, is required. The potential for erosion and topsoil loss during construction of the Project would be less than significant, and no mitigation is required.

Grading activities would increase the potential for soil erosion and loss of topsoil. With the incorporation of construction BMPs and compliance with applicable laws, Project impacts on soil erosion and loss of topsoil would be less than significant.

Threshold 5.7-7: *Would the project 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?*

Level of Significance without Mitigation: Less Than Significant Impact

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less Than Significant Impact

Recommended Project-Specific Mitigation Measures: None

Net Level of Significance: Less Than Significant Impact

Comparison to 1999 FEIR: The Project impacts would be consistent with the findings identified in Section 5.1, Earth Resources, of the 1999 FEIR.

Expansive soils are materials that, when subject to a constant load, are prone to expand when exposed to water. Foundations constructed on these soils are subject to uplifting forces caused by the swelling of expansive soils. The Geotechnical Review indicates that most on-site soils have a very low expansion potential. Some surficial soils overlying older alluvial deposits may be expansive; however, these soils only account for a small portion of the soils that underlie the site are expected to have little or no impact on site development upon completion of grading. The Geotechnical Review provides recommendations that are based on the soil conditions of the site; implementation of these recommendations would reduce the effects of variability in composition and behavior within the site soils and long-term differential settlement. The Project would incorporate County of Los Angeles requirements and all engineering recommendations from the Geotechnical Review defined therein as part of the final Project design.

Threshold 5.7-8*: Would the Project have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?*

Level of Significance without Mitigation: No Impact

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: No Impact

Recommended Project-Specific Mitigation Measures: None

Net Level of Significance: No Impact

Comparison to 1999 FEIR: The Project impacts would be consistent with the findings identified in Section 5.1, Earth Resources, of the 1999 FEIR.

The Project would be connected to the municipal sewer system for disposal of wastewater. The Project does not include the development of septic tanks or alternative wastewater systems.

There would be no impact related to alternative wastewater disposal, and no mitigation is required.

Threshold 5.7-9: *Would the Project conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?*

Level of Significance without Mitigation: Less Than Significant Impact

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less Than Significant Impact

Recommended Project-Specific Mitigation Measures: None

Net Level of Significance: Less Than Significant Impact

Comparison to 1999 FEIR: The 1999 FEIR did not address impacts related to the Hillside Management Area Ordinance.

For purposes of this Supplemental EIR, it noted that the revised VTTM was completed prior to the adoption of the Hillside Management Area (HMA) Ordinance, which was adopted on October 6, 2015, and became effective on November 5, 2015. This HMA Ordinance replaced the previously existing HMA Ordinance. The Project site is located in a Hillside Management Area (HMA) (greater than 25 percent slope). The Project is designed to comply with the hillside design standards (HMA) in effect at the time the application for the revised tentative map application was deemed complete. It should be noted that, although the Project would not be subject to the current HMA Ordinance, the project has been designed to comply with the HMA requirements and exceeds the 70 percent natural open space requirement by providing approximately 81 percent of undisturbed open space. Additionally, and as noted in the Geotechnical Investigation, several areas of the Project site would be set aside as restricted use areas and restricted from future development, which would be in compliance with the HMA design standards. Therefore, impacts related to the HMA Ordinance or hillside design standards would be less than significant.

5.7.7 CUMULATIVE IMPACTS

Generally, geotechnical issues are site specific and limited to the development boundaries of the Project site and limited off-site grading areas. The Geotechnical Report concluded that the Project would not adversely affect the stability of adjacent properties. Any incremental contribution of the Project to geotechnical impacts is not cumulatively considerable because the Project would comply with all geotechnical recommendations and the applicable requirements of the County of Los Angeles Building Code (which includes and supersedes the IBC and CBC), *County of Los Angeles General Plan*, and adopted County of Los Angeles Department of Public Works' Conditions of Approval. These requirements are applied to all development Projects in the unincorporated Los Angeles County area; therefore, incremental impacts for each development Project would also be reduced. There would be no cumulative impacts related to geology and soils from the Project.

5.7.8 IMPACT CONCLUSION

Impacts related to geologic and seismic conditions and soil engineering constraints existing on the Project site or resulting from development of the Project would be less than significant with

implementation of all recommendations identified in all geotechnical reports prepared for the Project site.

5.7.9 REFERENCES

RMA GeoScience (RMA) 2017a (May). *Response to Los Angeles County, Department of Public Works Engineering Geology and Geotechnical Engineering Review Letter dated April 3, 2017 Revised Vesting Tentative Tract 51644-1 "Tesoro Highlands" Planning Areas B & C, Santa Clarita area, Los Angeles County, California.* Sun Valley, CA: RMA.

———. 2017b (July). *Response to Los Angeles County, Department of Public Works Engineering Geology and Geotechnical Engineering Review Letter dated May 30, 2017 Revised Vesting Tentative Tract 51644-1 "Tesoro Highlands" Planning Areas B & C, Santa Clarita area, Los Angeles County, California*. Sun Valley, CA: RMA.

———. 2016a (May). *Geotechnical Investigation of Revised Vesting Tentative Tract 51644-1 "Tesoro Highlands" Planning Areas B & C, Santa Clarita Area, Los Angeles County, California*. Sun Valley, CA: RMA.

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———. 2016c (December). *Response to Los Angeles County, Department of Public Works Engineering Geology and Geotechnical Engineering Review Letter dated October 17, 2016 Revised Vesting Tentative Tract 51644-1 Tesoro Highlands@ Planning Areas B & C, Santa Clarita area, Los Angeles County, California*. Sun Valley, CA: RMA.

5.8 GREENHOUSE GAS EMISSIONS

The 1999 Final EIR did not address impacts related to greenhouse gas emissions; therefore, a direct comparison to the 1999 Final EIR cannot be made.

This section of the Draft SEIR addresses potential impacts from the proposed Project's generation of greenhouse gas (GHG) emissions either directly or indirectly, and the potential to conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs.

5.8.1 BACKGROUND INFORMATION

Global Climate Change

Climate change is a recorded change in the Earth's average weather measured by variables such as wind patterns, storms, precipitation, and temperature. Historical records show that global temperature changes have occurred naturally in the past, such as during previous ice ages. The year 2015 ranks as Earth's warmest year since when record keeping began in 1880, and 15 of the 16 warmest years in the instrumental record occurred since 2001. The average global temperature has risen about 1.8 degrees Fahrenheit (°F) (1.0 degree Celsius [°C]) since 1880 (NASA 2016).

The global atmospheric concentration of CO_2 has increased from a pre-industrial (roughly 1750) value of about 280 parts per million (ppm) to a peak of 404 ppm and a seasonally adjusted 402 ppm in March 2016, primarily due to fossil fuel use, with land use change providing a significant but smaller contribution. The annual CO_2 concentration growth rate during the ten-year period between 1995 and 2005 was larger than the growth rate from the beginning of continuous direct measurements in 1960 to 2005 (ESRL 2016).

Greenhouse Gases

GHGs are global pollutants and are therefore unlike criteria air pollutants such as ozone (O_3), particulate matter (PM10 and PM2.5), and toxic air contaminants (TACs), which are pollutants of regional and local concern (see Section 5.3, Air Quality, of this SEIR). While pollutants with localized air quality effects have relatively short atmospheric lifetimes (generally on the order of a few days), GHGs have relatively long atmospheric lifetimes, ranging from one year to several thousand years. Long atmospheric lifetimes allow for GHGs to disperse around the globe. Therefore, GHG effects are global, as opposed to the local and/or regional air quality effects of criteria air pollutant and TAC emissions.

GHGs, as defined under California's Assembly Bill (AB) 32, include carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6). GHGs vary widely in the power of their climatic effects; therefore, climate scientists have established a unit called global warming potential (GWP). The GWP of a gas is a measure of both potency and lifespan in the atmosphere as compared to CO_2. For example, since CH_4 and N_2O are approximately 21 and 310 times (respectively) more powerful than CO_2 in their ability to trap heat in the atmosphere, they have GWPs of 21 and 310, respectively (CO_2 has a GWP of 1). Carbon dioxide equivalent (CO_2e) is a quantity that enables all GHG emissions to be considered as a group despite their varying GWP. The GWP of each GHG is multiplied by the prevalence of that gas to produce CO_2e.

General Environmental Effects of Global Climate Change

Executive Order S-3-05 mandates the preparation of biennial science assessment reports on climate change impacts and adaptation options for California. Executive Order S-13-08 directs the California Natural Resources Agency (CNRA) to develop a State Climate Adaptation Strategy and to provide State land use planning guidance related to sea level rise and other climate change impacts. Current reports resulting from these directed actions are the *Climate Action Team Report to the Governor and Legislature* and the *California Climate Adaptation Strategy* (CalEPA 2010; CNRA 2009b). These studies report that global warming in California is anticipated to impact resources including, but not limited to, those discussed below:

- **Public Health.** Many Californians currently experience the worst air quality in the nation, and it is possible that climate change may make matters worse. If temperatures rise, it would result in an increase in the frequency, duration, and intensity of conditions conducive to air pollution formation. If global background ozone (O_3) levels increase as predicted under some scenarios, it may become impossible to meet local air quality standards. Air quality could be further compromised if wildfires become more frequent, which emit fine particulate matter that can travel long distances. Rising temperatures and more frequent heat waves would increase the risk of death from dehydration, heat stroke/exhaustion, heart attack, stroke, and respiratory distress. Climate change may also increase asthma rates and the spread of infectious diseases and their vectors, as well as challenge food and water supplies. Children, the elderly, people with chronic heart or lung disease, outdoor workers, people who exercise outdoors and the economically disadvantaged would be particularly vulnerable to these changes. In addition, more frequent extreme weather events could also result in increased injuries and deaths from these phenomena.
- **Energy.** If the mean temperature increases and more frequent heat waves occur, it will drive up demand for cooling in summer; this new energy demand will only be partially offset by decreased demand for heating in winter. Hydropower, which currently provides 15 percent of in-state generation, may be threatened by declining snowpack, which serves as a natural reservoir for hydropower generation in the spring and summer. Winter storms, earlier snowmelt, and greater runoff may combine to cause flooding, which could, in turn, damage transmission lines and cause power outages.
- **Water Resources.** If temperatures rise, less annual precipitation occurs, and more precipitation falling as rain instead of snow, it could severely diminish snowpack. Because the Sierra Nevada snowpack provides most of California's available water, this potential loss may increase the risk of summer water shortages and may hamper water distribution and hydropower generation. The diminished snowpack may also nearly eliminate all skiing and other snow-related recreation. Rising sea levels may push saltwater into California's estuaries, wetlands, and groundwater aquifers, threatening the water quality and reliability in the Sacramento/San Joaquin River Delta—a major California freshwater supply. Extreme precipitation and flooding could also damage water quality by creating sudden increases in runoff. Moreover, warming may increase evapotranspiration rates from plants, soil, and open water surfaces, which may result in greater demand for irrigation. Overall, climate change may reduce California's water supplies even as its growing population requires additional resources.
- **Sea Level and Flooding.** Sea level modeling has found that there is a potential for the sea level on California's coasts to rise by 11 to 18 inches above 2000 levels by 2050 and by 23 to 55 inches by 2100. If realized, these increases would create more frequent and higher storm surges; would erode some coastal areas; and would increase pressure on existing levees. These increases would create a greater risk of flooding in previously

untouched inland areas. Consequently, continued development in vulnerable coastal areas would put more people and infrastructure at risk.

- **Agriculture.** Although higher CO_2 levels can stimulate plant production and increase plant water-use efficiency, it is possible that in the long-term, climate change may reduce the quantity and quality of agricultural products statewide. If temperatures rise, farmers may face greater water demand for crops and a less reliable water supply, as well as increased competition from urban water users. If sea level rise, it may cause saltwater intrusion in the Delta region, making it difficult to raise certain crops. Rising temperatures may likely aggravate O_3 pollution, interfering with plant growth and making plants more susceptible to disease and pests. In addition, warming may reduce the number of colder hours needed for fruit and nut production; may shift pest and weed ranges; may alter crop-pollinator timing; and may increase the frequency of droughts, heat waves, and floods. Higher average temperatures may also increase mortality and decrease productivity in livestock.
- **Forestry.** California timber production has declined over the past few decades due, in part, to warming and increased wildfires as well as from more regulations on the timber industry. While further warming may increase production for some species in some locations, climate change has the potential to reduce overall forest growth. If average temperatures and drought frequency increase, it would result in more wildfires and greater burned areas, while less frequent and more intense rainfall would increase soil erosion and landslides. Higher temperatures and less water may force many tree species to shift their ranges; those that run out of livable habitat may die out. Pests, diseases, and invasive species may also colonize new areas, further challenging forest health and biodiversity.
- **Ecosystems.** If average temperatures rise, it may subject plants and animals to greater thermal stress, causing some species to adapt or shift their ranges, while others may face extinction. Invasive species may also shift their ranges, threatening native species. Changing temperatures may also alter the timing of plant flowering and insect emergence, damaging species' ability to reproduce. Changing precipitation patterns may impact aquatic and riparian ecosystems by reducing snow pack, stream flow, and groundwater, while increasing the frequency of droughts, floods, and wildfires. As sea levels rise, some coastal habitats may be permanently flooded or eroded, and saltwater intrusion into freshwater resources may threaten terrestrial species. Changes in ocean circulation and temperature, ocean acidification, and increased runoff and sedimentation may threaten pelagic species. In sum, continued global warming may alter natural ecosystems and threaten California's biological diversity.

California and international governments are attempting to minimize these effects due to implementation of cleaner fuels, materials, technologies and methods. California is promoting the use of alternative fueled vehicles through financial incentives and electric vehicle charging infrastructure as well as solar roofs, increased energy efficiency as well as other measures.

Global, National, State, and Regional Contributions to GHG Emissions

Table 5.8-1 compares the magnitude of GHG emissions on the global, national, State, and regional (i.e., Los Angeles County) scales.

TABLE 5.8-1
COMPARISON OF WORLDWIDE GHG EMISSIONS

Area and Data Year	Annual GHG Emissions ($MMTCO_2e$)
World (2011)	45,451
United States (2014)	6,870
California (2012)	459
Los Angeles County, Unincorporated (2013)	5.6
$MMTCO_2e$: million metric tons of carbon dioxide equivalent Source: WRI 2012; USEPA 2016; CARB 2014; LACDRP 2014a.	

The U.S. contributes approximately 15 percent of worldwide GHG emissions per year; California contributes approximately 1.0 percent; and the unincorporated portion of the County contributes approximately 0.01 percent. The most common GHG is CO_2, which constitutes approximately 84 to 85 percent of all GHG emissions in the U.S. and California. The primary contributors to California GHG emissions are (1) transportation; (2) electric power production from both in-state and out-of-state sources; and (3) industrial uses.

1999 Tesoro del Valle Final Environmental Impact Report

The 1999 Tesoro del Valle Final EIR (1999 Final EIR) did not include a GHG emissions analysis. Therefore, no specific impacts or mitigation measures relevant to greenhouse gas emissions were previously identified.

5.8.2 EXISTING CONDITIONS

The Project site is currently undeveloped except for four water tanks and an access road to these tanks that were installed during development of Phase A. Since the water tanks and access road are passive land uses that do not generate GHG emissions, the existing conditions baseline GHG emissions are zero.

5.8.3 RELEVANT PLANS, POLICIES, AND REGULATIONS

Federal

U.S. Environmental Protection Agency Findings

On December 7, 2009, the U.S. Environmental Protection Agency (USEPA) Administrator signed two distinct findings regarding GHGs under section 202(a) of the Clean Air Act. The findings state:

- **Endangerment Finding:** The Administrator finds that the current and projected concentrations of the six key well-mixed greenhouse gases—carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6)—in the atmosphere threaten the public health and welfare of current and future generations.
- **Cause or Contribute Finding:** The Administrator finds that the combined emissions of these well-mixed greenhouse gases from new motor vehicles and new motor vehicle engines contribute to the greenhouse gas pollution which threatens public health and welfare.

These findings do not themselves impose any requirements on industry or other entities. However, this action is a prerequisite to finalizing the USEPA's proposed greenhouse gas emission standards for light-duty vehicles (USEPA 2010a).

Light-Duty Vehicle Greenhouse Gas Emissions Standards and Corporate Average Fuel Economy Standards

The USEPA and the Department of Transportation's National Highway Traffic Safety Administration (NHTSA) have been working together on developing a National Program of regulations to reduce GHG emissions and to improve the fuel economy of light-duty vehicles. On April 1, 2010, the USEPA and NHTSA announced a joint Final Rulemaking establishing standards for 2012 through 2016 model year vehicles. This was followed up on October 15, 2012, when the agencies issued a Final Rulemaking with standards for model years 2017 through 2025. The rules require these vehicles to meet an estimated combined average emissions level of 295 grams of CO_2 per mile by 2012, decreasing to 250 grams per mile by 2016, and finally to an average industry fleet-wide level of 163 grams per mile in model year 2025. The 2016 standard is equivalent to 35.5 miles per gallon (mpg) and the 2025 standard is equivalent to 54.5 mpg if the levels were achieved solely through improvements in fuel efficiency. The agencies expect, however, that a portion of these improvements will occur due to air conditioning technology improvements (i.e., they will leak less) and due to the use of alternative refrigerants, which would not contribute to fuel economy. These standards would cut GHG emissions by an estimated 2 billion metric tons and 4 billion barrels of oil over the lifetime of the vehicles sold under the program (model years 2017–2025). The combined USEPA GHG standards and NHTSA Corporate Average Fuel Economy (CAFE) standards resolve previously conflicting requirements under both federal programs and the standards of the State of California and other states that have adopted the California standards (USEPA 2010b; USEPA and NHTSA 2012).

The State and federal government are offering limited financial incentives for electric vehicle purchases to promote the sale of hybrid and plug-in electric vehicles. Electric vehicles have the potential to reduce GHG emissions as compared to gasoline fueled vehicles but the change in GHG emissions is dependent on the type of fuel used for the generation of electric power.

The Current Administration

President Trump and USEPA Secretary Scott Pruitt have stated their intent to halt various federal regulatory activities to reduce GHG emission. California and other states have stated their intent to challenge federal actions that would delay or eliminate GHG reduction measures and have committed to cooperating with other countries to implement global climate change initiatives. The timing and consequences of these types of federal decisions and potential responses from California and other states are speculative at this time.

State

California has adopted various administrative initiatives and also enacted a variety of legislation relating to climate change, much of which sets aggressive goals for GHG emissions reductions within the state. However, none of this legislation provides definitive direction regarding the treatment of climate change in environmental review documents prepared under CEQA. In particular, the amendments to the CEQA Guidelines do not require or suggest specific methodologies for performing an assessment or thresholds of significance, and do not specify GHG reduction mitigation measures. Instead, the CEQA amendments continue to rely on lead agencies to choose methodologies and make significance determinations based on substantial evidence, as discussed in further detail below (CNRA 2009a). In addition, no state agency has promulgated binding regulations for analyzing GHG emissions, determining their significance, or

mitigating any significant effects in CEQA documents. Thus, lead agencies exercise their discretion in determining how to analyze GHGs.

The California Air Resources Board (CARB), a part of the California Environmental Protection Agency (CalEPA), is responsible for the coordination and administration of both federal and State air pollution control programs in California. There are numerous State plans, policies, regulations, and laws related to GHGs and global climate change. Following is a brief discussion of the plans, policies, and regulations most relevant to the Project (presented in approximate chronological order).

Clean Car Standards (Assembly Bill 1493)

Assembly Bill (AB) 1493, adopted September 2002, also known as Pavley I, requires the development and adoption of regulations to achieve the maximum feasible reduction of GHGs emitted by noncommercial passenger vehicles, light-duty trucks, and other vehicles used primarily for personal transportation in the State. Although setting emissions standards on automobiles is solely the responsibility of the USEPA, the Federal Clean Air Act allows California to set State-specific emission standards on automobiles if the State first obtains a waiver from the USEPA. The USEPA granted California that waiver on July 1, 2009. The emission standards become increasingly more stringent through the 2016 model year. California is also committed to further strengthening these standards beginning in 2017 to obtain a 45 percent GHG reduction from 2020 model year vehicles (CARB 2009).

Executive Order S-3-05

On June 1, 2005, Governor Arnold Schwarzenegger signed Executive Order S-3-05, which proclaims that California is vulnerable to the impacts of climate change. It declares that increased temperatures could reduce snowpack in the Sierra Nevada Mountains; could further exacerbate California's air quality problems; and could potentially cause a rise in sea levels. In an effort to avoid or reduce the impacts of climate change, Executive Order S-3-05 calls for a reduction in GHG emissions to the year 2000 level by 2010, to year 1990 levels by 2020, and to 80 percent below 1990 levels by 2050. It should be noted that the 80 percent below 1990 levels by 2050 is currently an aspirational goal by Executive Order S-3-05, but has not yet been codified into law.

The California Global Warming Solutions Act of 2006 (Assembly Bill 32)

The California Legislature adopted the public policy position that global warming is "a serious threat to the economic well-being, public health, natural resources, and the environment of California" (*California Health and Safety Code,* Section 38501). Further, the State Legislature has determined that:

> the potential adverse impacts of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra Nevada snowpack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidences of infectious disease, asthma, and other human health-related problems.

The State Legislature also states that:

> Global warming will have detrimental effects on some of California's largest industries, including agriculture, wine, tourism, skiing, recreational and commercial fishing, and forestry. It will also increase the strain on electricity supplies necessary

to meet the demand for summer air-conditioning in the hottest parts of the State (*California Health and Safety Code,* Section 38501).

These public policy statements became law with the enactment of AB 32, the California Global Warming Solutions Act of 2006, signed by Governor Arnold Schwarzenegger in September 2006. AB 32 is now codified as Sections 38500 through 38599 of the *California Health and Safety Code.*

AB 32 requires that statewide GHG emissions be reduced to 1990 levels by 2020. This reduction is to be accomplished through an enforceable statewide cap on GHG emissions to be phased in starting in 2012. AB 32 directs CARB to establish this statewide cap based on 1990 GHG emissions levels; to disclose how it arrived at the cap; to institute a schedule to meet the emissions cap; and to develop tracking, reporting, and enforcement mechanisms. Emissions reductions under AB 32 are to include carbon sequestration projects and best management practices that are technologically feasible and cost effective. As of the date of this Draft SEIR, CARB has not promulgated GHG emissions or reporting standards that are directly applicable to the Project.

Senate Bill 97 and Amendments to the California Environmental Quality Act Guidelines

Senate Bill (SB) 97 directed the California Natural Resources Agency (CNRA) to adopt amendments to the California Environmental Quality Act (CEQA) Guidelines that require evaluation of GHG emissions or the effects of GHG emissions by January 1, 2010. The CNRA has done so, and the amendments to the CEQA Guidelines, in a new Section 15064.4, entitled Determining the Significance of Impacts from Greenhouse Gas Emissions, provide that:

a) The determination of the significance of greenhouse gas emissions calls for a careful judgment by the lead agency consistent with the provisions in Section 15064. A lead agency should make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate, or estimate the amount of greenhouse gas emissions resulting from a project.

b) A lead agency should consider the following factors, among others, when assessing the significance of impacts from greenhouse gas emissions on the environment:

    1) The extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting;

    2) Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project; and

    3) The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions. Such requirements must be adopted by the relevant public agency through a public review process and must reduce or mitigate the project's incremental contribution of greenhouse gas emissions.

The amendments also add a new Section 15126.4(c), Mitigation Measures Related to Greenhouse Gas Emissions. Generally, this State CEQA Guidelines section requires lead agencies to consider feasible means—supported by substantial evidence and subject to monitoring or reporting—of mitigating the significant effects of GHG emissions. Potential measures to mitigate the significant effects of GHG emissions are identified, including those outlined in Appendix F, Energy Conservation, of the State CEQA Guidelines.

California Air Resources Board Scoping Plan

In 2008, CARB approved a *Climate Change Scoping Plan* as required by AB 32. The *Climate Change Scoping Plan* proposes a "comprehensive set of actions designed to reduce overall carbon GHG emissions in California, improve our environment, reduce our dependence on oil, diversify our energy sources, save energy, create new jobs, and enhance public health" (CARB 2008). The *Climate Change Scoping Plan* has a range of GHG reduction actions which include direct regulations; alternative compliance mechanisms; monetary and non-monetary incentives; voluntary actions; market-based mechanisms such as a cap-and-trade system; and an AB 32 implementation regulation to fund the program.

The *Climate Change Scoping Plan* calls for a "coordinated set of solutions" to address all major categories of GHG emissions. Transportation emissions will be addressed through a combination of higher standards for vehicle fuel economy; implementation of the Low Carbon Fuel Standard (LCFS); and greater consideration for reducing trip length and generation through land use planning and transit-oriented development. Buildings, land use, and industrial operations will be encouraged and, sometimes, required to use energy more efficiently. Utility energy supplies will change to include more renewable energy sources through implementation of the Renewables Portfolio Standard. This will be complemented with emphasis on local generation, including rooftop photovoltaics and solar hot water installations. Additionally, the *Climate Change Scoping Plan* emphasizes opportunities for households and businesses to save energy and money through increasing energy efficiency. It indicates that substantial savings of electricity and natural gas will be accomplished through "improving energy efficiency by 25 percent" (CARB 2008).

The *Climate Change Scoping Plan* identifies a number of specific issues relevant to the Project, including those listed below:

- The potential of using the green building framework as a mechanism that could enable GHG emissions reductions in other sectors (e.g., electricity, natural gas), noting that green buildings "exceed minimum energy efficiency standards, decrease consumption of potable water, reduce solid waste during construction and operation, and incorporate sustainable materials. Combined, these measures can also contribute to healthy indoor air quality, protect human health, and minimize impacts to the environment".
- The importance of increasing the supply and utilization of green power and lower carbon intensity energy sources. Broadly defined, this includes implementation of the utility-based Renewables Portfolio Standard (RPS), which requires that, by 2017, 20 percent of the available energy supplies are from renewable energy sources, such as use of solar hot water heating; support for the Million Solar Roofs Program; and increased use of combined heat and power.
- The importance of supporting the Department of Water Resources' work to implement the Governor's objective to reduce per capita water use by 20 percent by 2020. Specific measures to achieve this goal include water use efficiency, water recycling, and reuse of urban runoff. The *Climate Change Scoping Plan* notes that water use requires significant amounts of energy, including approximately $^{1}/_{5}$ of statewide electricity.
- Encouragement of local governments to set quantifiable emissions reduction targets for their jurisdictions and use their influence and authority to encourage reductions in emissions caused by energy use, waste and recycling, water and wastewater systems, transportation, and community design.

In 2014, CARB approved the First Update to the Climate Change Scoping Plan (CARB, 2014) that identifies additional strategies moving beyond the 2020 targets to the year 2050. On December 14, 2017 CARB adopted the California's 2017 Climate Change Scoping Plan, November 2017 (CARB, 2017) that provides specific statewide policies and measures to achieve the 2030 GHG reduction targets adopted in AB 197 and SB 32 and the aspirational 2050 GHG reduction target provided in Executive Order B-30-15.

Senate Bill 375

Signed September 30, 2008, SB 375 provides for a new planning process to coordinate land use planning and regional transportation plans and funding priorities in order to help California meet the GHG reduction goals established in AB 32. SB 375 requires Metropolitan Planning Organizations, including the Southern California Association of Governments (SCAG), to incorporate a Sustainable Communities Strategy (SCS) in their regional transportation plans that will achieve GHG emission reduction targets set by CARB. There are two mutually important facets to SB 375: reducing vehicle miles traveled (VMT) and encouraging more compact, complete, and efficient communities for the future. SB 375 also includes provisions for exemptions from or streamlined CEQA review for projects classified as transit priority projects (SCAG 2012).

Renewable Portfolio Standards (SB 1078, SB 107 and SBX1-2)

Established in 2002 under SB 1078, and accelerated in 2006 under SB 107 and again in 2011 under SBX1-2, California's Renewable Portfolio Standards (RPS) requires retail sellers of electric services to increase procurement from eligible renewable energy resources to 33 percent of total retail sales by 2020 (SB 1078, SB 1368, AIR). The 33 percent standard is consistent with the RPS goal established in the Scoping Plan (CARB 2008). As interim measures, the RPS requires 20 percent of retail sales to be sourced from renewable energy by 2013, and 25 percent by 2016. Initially, the RPS provisions applied to investor-owned utilities, community choice aggregators, and electric service providers. SBX1-2 added, for the first time, publicly owned utilities to the entities subject to RPS.

Executive Order B-30-15, Senate Bill 32 & Assembly Bill 197 (Statewide Interim GHG Targets)

California EO B-30-15 (April 29, 2015) set an "interim" statewide emission target to reduce greenhouse emissions to 40 percent below 1990 levels by 2030, and directed state agencies with jurisdiction over greenhouse gas emissions to implement measures pursuant to statutory authority to achieve this 2030 target and the 2050 target of 80 percent below 1990 levels. Specifically, the Executive Order directed CARB to update the Scoping Plan to express this 2030 target in metric tons. Assembly Bill 197 (AB 197) (September 8, 2016) and Senate Bill 32 (SB 32) (September 8, 2016) codified into statute the GHG emissions reduction targets of at least 40 percent below 1990 levels by 2030 as detailed in EO B-30-15. AB 197 also requires additional GHG emissions reporting to CARB from stationary sources and requires CARB to provide sources of GHG emissions on its website that is broken down to sub-county levels. AB 197 also requires CARB to consider the social costs of emissions impacting disadvantaged communities.

Title 24, Part 6, Energy Efficiency Standards

The Energy Efficiency Standards for Residential and Nonresidential Buildings (Title 24, Part 6 of the *California Code of Regulations* [CCR]) were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The California Energy Commission (CEC) adopted the 2008 changes to the Building Energy Efficiency Standards in order to (1) "Provide California with an adequate, reasonably-priced, and environmentally-sound supply of energy" and

(2) "Respond to Assembly Bill 32, the Global Warming Solutions Act of 2006, which mandates that California must reduce its greenhouse gas emissions to 1990 levels by 2020". Title 24 Part 6 of the 2013 California Building Standards Code, the 2013 California Energy Code, went into effect on July 1, 2014, and includes energy efficiency updates. The 2016 California Energy Code was published on July 1, 2016, and is anticipated to reduce energy usage from residential buildings by 28 percent over the 2013 Standards. The 2016 Standards became effective January 1, 2017 (CBSC 2016).

Title 24, Part 11, Green Building Standards

The 2013 California Green Building Standards Code (24 CCR, Part 11) is a code with mandatory requirements for new residential and nonresidential buildings (including buildings for retail, office, public schools and hospitals) throughout California. The code is Part 11 of the California Building Standards Code in Title 24 of the *California Code of Regulations,* and is also known as the CALGreen Code (CBSC 2015). The draft 2016 California Green Building Standards were published on July 1, 2016 and became effective on January 1, 2017. (CBSC 2016).

The development of the CALGreen Code is intended to (1) cause a reduction in greenhouse gas emissions from buildings; (2) promote environmentally responsible, cost-effective, healthier places to live and work; (3) reduce energy and water consumption; and (4) respond to the directives by the Governor. In short, the code is established to reduce construction waste, make buildings more efficient in the use of materials and energy, and reduce environmental impact during and after construction.

The CALGreen Code contains requirements for construction site selection; storm water control during construction; construction waste reduction; indoor water use reduction; material selection; natural resource conservation; site irrigation conservation; and more. The code provides for design options allowing the designer to determine how best to achieve compliance for a given site or building condition. The code also requires building commissioning, which is a process for verifying that all building systems (e.g., heating and cooling equipment and lighting systems) are functioning at their maximum efficiency.

The CALGreen Code provides standards for bicycle parking, carpool/vanpool/electric vehicle spaces, light and glare reduction, grading and paving, energy efficient appliances, renewable energy, graywater systems, water efficient plumbing fixtures, recycling and recycled materials, pollutant controls (including moisture control and indoor air quality), acoustical controls, storm water management, building design, insulation, flooring, and framing, among others. Implementation of the CALGreen Code measures reduces energy consumption and vehicle trips and encourages the use of alternative-fuel vehicles, which reduces pollutant emissions.

Some of the notable changes in the 2016 CALGreen Code over the prior 2013 CALGreen Code include: an increase in amount of bicycle parking requirements; an increase in number of EV charging stations and clean air vehicle parking at non-residential buildings; a reduction in water usage in urinals to 0.125 gallons per flush; an increased rate of diversion for construction and operational waste to 65 percent as well as adding organic waste as waste to be diverted; and a requirement for fireplaces to meet new EPA standards.

Beyond the mandatory standards, the CALGreen Code specifies voluntary measures for energy and water efficiency, material conservation, and other design features. The levels of participation are classified as Tier 1 and Tier 2. An example of Tier 1 requirements is 15 percent less energy use in residential construction than required by existing regulations. Tier 2 requires 30 percent less energy use in residential construction.

Clean Cars

In January 2012, CARB approved the Advanced Clean Cars Program, a new emissions-control program for model year 2017 through 2025. The program combines the control of smog, soot and GHGs with requirements for greater numbers of zero-emission vehicles. By 2025, when the rules will be fully implemented, the new automobiles will emit 34 percent fewer global warming gases and 75 percent fewer smog-forming emissions. The program also requires car manufacturers to offer for sale an increasing number of zero-emission vehicles (ZEVs) each year, including battery electric, fuel cell, and plug-in hybrid electric vehicles.

In December 2012, CARB adopted regulations allowing car manufacturers to comply with California's GHG emissions requirements for model years 2017-2025 through compliance with the EPA GHG requirements for those same model years (CARB 2012).

Senate Bill 350

SB 350, Signed October 7, 2015, is the *Clean Energy and Pollution Reduction Act of 2015*. SB 350 implements some of the goals of EO B-30-15. The objectives of SB 350 are as follows:

(1) To increase from 33 percent to 50 percent, the procurement of our electricity from renewable sources.

(2) To double the energy efficiency savings in electricity and natural gas final end uses of retail customers through energy efficiency and conservation (California Legislative Information 2015).

The text of SB 350 sets a December 31, 2030, target for 50 percent of electricity to be generated from renewable sources.

Senate Bill X7-7 (Water Conservation Act of 2009)

The Water Conservation Act of 2009 sets an overall goal of reducing per-capita urban water use by 20 percent by December 31, 2020. The state is required to make incremental progress toward this goal by reducing per-capita water use by at least 10 percent by December 31, 2015. This is an implementing measure of the Water Sector of the AB 32 Scoping Plan. Reduction in water consumption directly reduces the energy necessary and the associated emissions to convene, treat, and distribute the water; it also reduces emissions from wastewater treatment.

The Department of Water Resources adopted a regulation on February 16, 2011 that sets forth criteria and methods for exclusion of industrial process water from the calculation of gross water use for purposes of urban water management planning. The regulation would apply to all urban retail water suppliers required to submit an Urban Water Management Plan, as set forth in the Water Code, Division 6, Part 2.6, Sections 10617 and 10620.

California Air Pollution Control Officers Association

The California Air Pollution Control Officers Association (CAPCOA) is the association of Air Pollution Control Officers representing all 35 local air quality agencies throughout California. CAPCOA is not a regulatory body, but has been an active organization in providing guidance in addressing the CEQA significance of GHG emissions and climate change as well as other air quality issues.

The August 2010 CAPCOA publication, *Quantifying Greenhouse Gas Mitigation Measures, A Resource for Local Government to Assess Emission Reductions from Greenhouse Gas Mitigation Measures* provides guidance on the quantification of project-level mitigation of GHGs associated with land use, transportation, energy use, and other related project areas (CAPCOA 2010). The guidance includes detailed procedures about the approaches to assessing and calculating the GHG emissions reductions associated with Project design features and mitigation measures. This publication's methods are used to calculate GHG emissions reductions for some mitigation measures in the California Emissions Estimator Model (CalEEMod) computer model.

Biological Diversity v. California Department of Fish and Wildlife

In its decision in *Center for Biological Diversity v. California Dep't of Fish and Wildlife* (*Newhall*) 62 Cal.4th 204 (2015), the California Supreme Court set forth several options that lead agencies may consider for evaluating the cumulative significance of a proposed project's GHG emissions:

(1) A calculation of emissions reductions compared to a "business as usual" (BAU) scenario based upon the emissions reductions in CARB's Scoping Plan, including examination of the data to determine what level of reduction from BAU a new land use development at the proposed location must contribute in order to comply with statewide goals.

(2) A lead agency might assess consistency with AB 32's goals by looking to compliance with regulatory programs designed to reduce GHG emissions from particular activities.

(3) Use of geographically specific GHG emission reduction plans to provide a basis for tiering and streamlining of project-level CEQA analysis.

(4) A lead agency may rely on existing numerical thresholds of significance for GHG emissions, though use of such thresholds is not required.

There is no applicable existing numerical threshold of significance for GHG emissions and the *Newhall* decision specifically found that use of a numerical threshold is not required.

Regional

South Coast Air Quality Management District

The Project site lies within the boundaries of the SCAQMD. The SCAQMD is bound by the Ventura County/Los Angeles County border to the northwest, the Mojave Desert Air Basin to the north, the Riverside County border to the east and the San Diego County-Riverside County border the south.

The portion of the Project site under the jurisdiction of the SCAQMD lies within the South Coast Air Basin (SoCAB). The mission of the SCAQMD is to undertake all necessary steps to protect public health from air pollution, with sensitivity to the impacts of its actions on the community and businesses through a comprehensive program of planning, regulation, compliance assistance, enforcement, monitoring, technology advancement, and public education (SCAQMD 2015).

Beginning in April 2008, the SCAQMD convened a Working Group to provide guidance to local lead agencies on determining significance for GHG emissions in their CEQA documents. The Working Group is scheduled to meet once per month. On December 5, 2008, the SCAQMD Governing Board adopted its staff proposal for an interim CEQA GHG significance threshold of 10,000 metric tons of CO_2 equivalent per year ($MTCO_2e$/yr) for industrial projects where the SCAQMD is the lead agency. The policy objective for establishing this significance threshold is to

capture projects that represent approximately 90 percent of GHG emissions from new sources and to avoid EIR-level analysis for relatively small impacts (SCAQMD 2008).

In September 2010, the Working Group proposed extending the 10,000 $MTCO_2e$/yr screening threshold currently applicable to industrial projects where the SCAQMD is the lead agency, described above, to other lead agency industrial projects. For all other projects, SCAQMD staff proposed a multiple tier analysis to determine the appropriate threshold to be used. The draft proposal suggests the following tiers: Tier 1 is any applicable CEQA exemptions, Tier 2 is consistency with a GHG reduction plan, Tier 3 is a screening value or bright line, Tier 4 is a performance based standard, with three options that include percent emission reductions, early implementation of AB 32 scoping plan measures, or an efficiency target, and Tier 5 is GHG mitigation offsets. According to the presentation given at the September 28, 2010 Working Group meeting, SCAQMD staff proposed a Tier 3 draft threshold of 1,400 to 3,500 $MTCO_2e$/year depending on if the project was commercial, mixed use or residential. For the Tier 4 draft threshold, SCAQMD staff presented a percent emission reduction target option but did not provide any specific recommendation for a percent emission reduction target; instead it referenced the San Joaquin Valley Air Pollution Control District (SJVAPCD) approach. The percent reduction target is based on consistency with AB 32 as it was based on the same numeric reductions calculated in the Scoping Plan to reach 1990 levels by 2020. The second Tier 4 option is to assess the early implementation of applicable AB 32 scoping plan measures. The third Tier 4 option is to utilize an efficiency target for 2020 of 4.8 $MTCO_2e$ per year per service population (SP) for project level thresholds where SP is project residents plus employees and 6.6 $MTCO_2e$ per year per SP for plan level threshold (SCAQMD 2010). The Working Group has not convened since the fall of 2010. As of December 2016, the proposal has not been considered or approved for use by the SCAQMD Board.

Regional Transportation Plan Sustainable Communities Strategy

SB 375 requires preparation of Sustainable Communities Strategy documents in regional transportation plans. The Southern California Association of Governments (SCAG) adopted a Regional Transportation Plan Sustainable Communities Strategy (RTP/SCS) in April 2012 and again in April 2016. The goals and policies of the RTP/SCS that reduce vehicle miles traveled focus on transportation and land use planning that include building infill projects, encouraging a jobs-housing balance, and designing communities with access to public transit.

Local

Countywide Energy and Environmental Policy

The Countywide Energy and Environmental Policy (Policy) was adopted by the Los Angeles County Board of Supervisors on January 16, 2007 to provide guidelines for the development and enhancement of energy conservation and environmental programs within County departments. The Policy was also the County's response for the need for energy conservation and reduction in GHG emissions. It directs the County to track its GHG emissions with the California Climate Action Registry, and to reduce its facilities' energy consumption by 20 percent by the year 2015. Under this policy, the Los Angeles County Energy Program (LACEP) provides financing for energy efficiency or solar improvements, and the County's Capital Project Program requires all new County buildings (i.e., greater than 10,000 square feet) to be Leadership in Energy and Environmental Design (LEED™) Certified at the Silver Level (CCAR 2009).

Additionally, the County has pledged to be a "Cool County" by establishing a GHG emissions footprint; developing a GHG mitigation plan; working with local entities to reduce regional GHGs by 80 percent by 2050; and supporting federal legislation to raise CAFE standards. In addition,

the County has implemented various internal programs on energy conservation; water conservation; waste reduction and recycling; green purchasing and contracting; and alternative fuel vehicle purchasing. On January 13, 2009, the County created an action plan for developing a Comprehensive Renewable Energy Program to develop renewable energy projects on existing County facilities and properties.

Title 22 of the Los Angeles County Code

Tree Planting Ordinance (Section 22.52 Part 20)

On March 29, 2016 the Board of Supervisors adopted the Tree Planting Ordinance, which became effective April 28, 2016. The Tree Planting Ordinance was adopted to provide environmental benefits of absorbing CO_2, reduce water pollution by retaining storm water onsite, and to reduce the urban heat island effect by shading impervious surfaces. The Tree Planting Ordinance requires new residential projects, to provide a minimum of two trees to be planted on each residential lot. All trees planted shall be a minimum size of 15 gallons with a minimum trunk diameter of 0.75 inch.

Los Angeles County Community Climate Action Plan

The *Final Unincorporated Los Angeles County Community Climate Action Plan 2020* (CCAP) is part of the County General Plan and was adopted along with the General Plan on October 6, 2015. The County acknowledges the consensus among leading scientists that without action to reduce GHG emissions, climate change due to global warming will pose a considerable threat to the environment and to human health and society (LACDRP 2015b).

To reduce the impacts of climate change, the CCAP sets a target to reduce GHG emissions from community activities in the unincorporated areas of Los Angeles County by at least 11% below 2010 levels by 2020. The CCAP describes the County's plan for achieving this goal, including specific strategy areas for each of the major emissions sectors, and provides details on the 2010 and projected 2020 emissions in the unincorporated areas. The actions in the CCAP are priority actions and intended for near-term implementation, such that the County can achieve its GHG reduction goal for 2020 for the unincorporated areas of Los Angeles County.

The CCAP includes 26 local actions to reduce GHG emissions and are grouped into the following five strategy areas:

- Green Building and Energy;
- Land Use and Transportation;
- Water Conservation and Wastewater;
- Waste Reduction, Reuse, and Recycling; and
- Land Conservation and Tree Planting.

The County considers many of the local actions to be cost effective, particularly in the green building and energy strategy area. In addition to reducing GHG emissions, all local actions have many co-benefits, such as improved public health, improved air quality, energy savings, increased mobility, and enhanced community well-being.

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

- Quantify greenhouse gas emissions, both existing and projected over a specified time period, resulting from activities within a defined geographic area.
- Establish a level, based on substantial evidence, below which the contribution to GHG emissions from activities covered by the plan would not be cumulatively considerable.
- Identify and analyze the GHG emissions resulting from specific actions or categories of actions anticipated within the geographic area.
- Specify measures or a group of measures, including performance standards that substantial evidence demonstrates, if implemented on a project-by-project basis, would collectively achieve the specified emissions level.
- Monitor the plan's progress.
- Adopt the GHG Reduction Strategy in a public process following environmental review.

The CCAP meets CEQA Guidelines Section 15183.5 listed above by: (1) quantifying all primary sectors of GHG emissions within the unincorporated areas for 2010 and 2020; (2) including a reduction target of at least 11 percent below 2010 levels, which is consistent with the recommendations in the AB 32 Scoping Plan for municipalities to support the overall AB 32 reduction targets; (3) analyzing community emissions for the unincorporated areas as a whole and including predicted growth expected by 2020; (4) including specific measures to achieve the overall reduction target; (5) including periodic monitoring of plan progress; and (6) submitting the CCAP to be adopted in a public process following compliance with CEQA. Therefore, project-specific environmental documents that incorporate applicable CCAP actions can "tier off" the Environmental Impact Report (EIR) certified for the County General Plan and CCAP to meet project-level CEQA evaluation requirements for GHG emissions. The CCAP states that projects that demonstrate consistency with applicable CCAP actions can be determined to have a less than significant cumulative impact on GHG emissions and climate change (notwithstanding substantial evidence that warrants a more detailed review of project-level GHG emissions).

5.8.4 THRESHOLD CRITERIA

California Environmental Quality Act Thresholds of Significance

The following thresholds of significance are derived from the County of Los Angeles Department of Regional Planning's Initial Study checklist, which is based on Appendix G of the State CEQA Guidelines and located in Appendix A of this EIR.

Threshold 5.8-1: *Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Threshold 5.8-2: *Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

5.8.5 RELEVANT PROJECT CHARACTERISTICS

The Project consists of development of 455 single-family homes, 365 age qualified homes, active and passive parks, debris basins, water tanks, and a LACFD Helispot, and undisturbed open space. The Project site is located in close proximity to a mixed-use area that contains residential, educational, recreational, retail and commercial uses. Because the Project would provide residential development and on-site recreational activities in close proximity to schools, retail and transit, vehicle miles traveled (VMT) would be reduced. Additionally, the Project would encourage maximizing pedestrian and bicycle modes of circulation and reduction of VMT with provision of multi-use and neighborhood and pedestrian trails linking proposed land uses and connecting to the off-site regional trail system.

5.8.6 ENVIRONMENTAL IMPACTS

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

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

Therefore, the primary analysis of the Project's climate change/GHG emissions impact is the evaluation of consistency with the CCAP. While the CCAP consistency analysis is sufficient for a significance determination, this impact analysis also includes a quantitative disclosure of the Project's estimated GHG emissions and analysis of consistency with the GHG emissions-related goals and policies of the SCAG 2016-2040 RTP/SCS.

Methodology

GHG emissions were calculated by using the California Emissions Estimator Model (CalEEMod) Version 2016.3.1 as described in Section 5.3, Air Quality for the year 2010, 2020, 2030, 2035, and 2050 analyses. The CalEEMod Version 2013.2.2 was utilized for the year 1990 analysis, since the 2016 version does not allow for the use of 1990 as an analysis year. In addition to the construction and operational inputs described in Air Quality Section (5.3), the GHG emissions analysis includes the following input data or estimates:

- Energy use. Energy efficiency was assumed to exceed the Title 24 2016 code requirements as specified in MM GHG-1 and would include the generation of 845 kW of solar PV as specified in MM GHG-2 and GHG-3. No credit was taken for additional energy efficiency that may be required by the year 2019 Title 24 code and subsequent codes. In addition, a 50 percent reduction in lighting energy was also applied to the year 2020, 2030, and 2035 analyses to account for AB 1109 that requires a 50 percent reduction in

residential lighting electrical consumption by 2018. For the year 2030 and 2035 analyses it was assumed that Southern California Edison (SCE) would achieve the 50 percent renewable energy goal for 2030 established by EO B-30-15 and SB 350 and the year 2050 was assumed to achieve the 80 percent renewable energy goal. Since SCE currently has a 22 percent renewable portfolio, this was applied by reducing the SCE intensity factors by 28 percent for the years 2030 and 2035 and by 58 percent for 2050. Since the CalEEMod does not account for electricity and natural gas usage from the proposed community buildings and pools, the electricity and natural gas usage rates from the UC Santa Barbara Recreation Building of 18.92 kwH per square foot per year and 1.79 Therms per square foot per year (UCSB, 2015) were utilized to calculate the energy use from the proposed up to 10,000 square feet of community buildings and pools.

- Water use – indoor and outdoor, potable and recycled. For the year 2020, 2030, 2035, and 2050 analyses, the indoor water usage was reduced by 20 percent to account for CCR Title 20, Sections 1601 through 1608 that mandate all new toilets, urinals, faucets and showerheads sold in California to be low-flow. The outdoor water was reduced by 25 percent to account for the Landscaping requirements established under the County's Green Building Code.
- Solid waste generation. The year 2020, 2030, 2035, and 2050 analyses includes a minimum of 75 percent waste diverted to account for AB 341 that requires a 75 percent reduction in solid waste by 2020.
- Carbon sequestration loss from vegetation removal and gain from planting of trees. Pursuant to SCAQMD recommendations, the vegetation loss during construction and gains during landscape planting have been amortized over 30 years.

For purposes of this analysis, construction is assumed to occur from 2018 to 2024 for the year 2010, 2020, 2030, 2035, and 2050 analyses and from 1990 to 1996 for the year 1990 analysis. Because construction activity impacts are relatively short in duration, they contribute a relatively small portion of the total lifetime GHG emissions of a project. In addition, GHG emissions-reduction measures for construction equipment are relatively limited. Therefore, in its draft guidance document, *Interim CEQA Greenhouse Gas (GHG) Significance Thresholds*, the SCAQMD recommends that construction emissions be amortized over a 30-year project lifetime so that GHG reduction measures will address construction GHG emissions as part of the operational GHG reduction strategies (SCAQMD 2008). That method is used in this analysis.

The GHG analysis directly or indirectly relied on emissions estimation guidance from government-sponsored organizations, government-commissioned studies of energy use patterns, energy surveys by other consulting firms, Project specific resource management studies (e.g., Traffic Impact Analysis), and emission estimation software as described above.

The CalEEMod output files are provided for reference in Appendix G of this Draft SEIR.

Impact Analysis

Threshold 5.8-1: *Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Level of Significance without Mitigation: Potentially Significant

Recommended 1999 FEIR Mitigation Measures:

The following recommended 1999 Final EIR Mitigation Measure from Section 5.3, Air Quality is relevant to this analysis:

1999 Air Quality MMP-4 At all times during the construction phase, ozone precursor emissions from construction equipment shall be controlled using the following procedures:

- Equipment engines shall be maintained in good condition and in proper tune according to manufacturer's specifications.
- During smog season (May through October), the construction period should be lengthened to minimize vehicles and equipment operating at the same time.
- Construction equipment should not be left idling for a period longer than 60 seconds.

1999 Air Quality MMP-6 During operation of the Project, the following measure shall be implemented to reduce regional air emissions:

- The Homeowner's Association will maintain a list of commuter carpool destinations to facilitate and coordinate carpooling from the Project to employment centers and Metro link stations, if sufficient ridership exists, a shuttle to Metrolink shall be established in conjunction with a local Transportation Management Agency or organization.
- The Project applicant shall coordinate with Santa Clarita Transit to provide public transit service to the southern portion of the site and the applicant shall provide adequate bus stops with shelter.

Level of Significance with 1999 FEIR Mitigation: Potentially Significant

Recommended Project Specific Mitigation Measures:

Mitigation Measures:

MM GHG-1 Prior to the issuance of each residential building permit for single family homes or senior homes, the Permittee or successor developer shall demonstrate that each home will exceed the current 2016 CCR Tile 24 Part 6 minimum energy efficiency requirements by at least 50 percent to the Satisfaction of Public Works.

MM GHG-2 Prior to the issuance of each residential building permit for single family homes or senior homes, the Permittee or successor developer shall demonstrate that the Project shall include solar power generation or alternate equivalent renewable power generation (e.g., solar hot water, wind, fuel cells) equivalent to 4,500 kWhr-year (50 percent of the power utilized) for each single family residence and 2,400 kWhr-year for each senior home to the satisfaction of Public Works.

MM GHG-3 Prior to the issuance of each nonresidential building permit for the park and recreational land uses, the Permittee or successor developer shall demonstrate that the Project shall include solar power generation or alternate equivalent renewable power generation (e.g., solar hot water, wind, fuel cells) equivalent to

9.5 kWhr-year per square foot (50 percent of the power utilized) for each community building to the satisfaction of Public Works.

MM GHG-4 Prior to the issuance of each residential occupancy permit, the Permittee or successor developer shall submit for approval to the Department of Regional Planning the plan for the applicable future homeowners association(s) to provide educational information to each homeowner on (1) water conservation; (2) energy conservation, including the use of energy-efficient lighting and the limiting of outdoor lighting; (3) the use of the solar PV system included with each home (see MM GHG-2); (4) mobile source emission reduction techniques, such as use of alternative modes of transportation and zero- or low-emission vehicles; (5) the use of solar heating, automatic covers, and efficient pumps and motors for pools and spas; and (6) recycling methods utilized. The plan shall include a delivery schedule of the educational information to each homeowner that includes the initial delivery prior to individual purchase of property as well as delivery of annual updates to all homeowners.

MM GHG-5 Prior to the issuance of each nonresidential building permit for the park and recreational land uses, the Permittee or successor developer shall detail bicycle parking on the architectural plans depicting a bicycle parking space quantity that exceeds both the bicycle parking requirements of Section 22.44.1410 of the Municipal Code and the CalGreen mandatory requirements by providing the higher of either a 15 percent increase over the Municipal Code or CalGreen mandatory requirements or provide a minimum of 8 bicycle parking spaces at each facility.

MM GHG-6 Prior to the issuance of each building permit, the Permittee or successor developer shall require that contractors install temporary power poles of sufficient quantity so that there is a temporary power pole located within 200 feet of every home under construction and require electric-powered construction equipment to be utilized whenever feasible. This requirement shall be incorporated into the contract specifications and a copy of the contract shall be submitted to Public Works for review and approval.

MM GHG-7 Prior to the issuance of each residential building permit for single family homes or senior homes, the Permittee or successor developer shall incorporate into the electrical plans, outside electrical receptacles in both the front yard and rear yard of each home.

MM GHG-8 Prior to the issuance of each residential building permit for single family homes or senior homes, the Permittee or successor developer shall require that all built-in appliances (e.g., fans, air conditioner units, dishwashers, refrigerators, etc.) are Energy Star-certified.

MM GHG-9 Prior to the issuance of the first residential occupancy permit, the Permittee or successor developer shall submit for approval to the Department of Regional Planning a Transportation Demand Management (TDM) Program that will at a minimum incorporate the following measures:

- Provide pedestrian access ways such as sidewalks and trails, that interconnect every proposed home and park and connects to existing off-site sidewalks and trails.

- Provide designated bicycle lanes on all major roadways within the proposed Project and provide bicycle trails that connect to existing off-site bicycle trails.
- Provide traffic calming measures on a minimum of 25 percent of the proposed roads and intersections.
- Provide a kiosk within the community center or public park that provides information on public transit, including bus routes and schedules as well as information about carpooling and vanpools.
- Provide a new transit stop located within a quarter mile of the project site. Coordinate with the Santa Clarita Transit Agency to accomplish this.
- Provide a bus shelter with bicycle parking in the vicinity of the project site at a location determined in coordination with the City of Santa Clarita Transit Agency.

MM GHG-10 Prior to the issuance of the 200th residential occupancy permit, the Permittee or successor developer shall require that at least one of the proposed public parks include an area that may be utilized as a community garden that is open to all residents of the Project.

MM GHG-11 To assist in compliance with the waste diversion goals of AB 341, at the time of initial occupancy, the Permittee or successor developer shall provide each residence with a recycling bin to assist with the separation of recyclables and trash prior to disposal in outdoor containers.

MM GHG-12 Prior to issuance of the first grading permit, the Permittee or successor developer shall submit for approval to the Department of Regional Planning a Landscape Plan that specifies the planting of a minimum of 6,182 trees on the project site.

MM AQ-1 All off-road diesel equipment that is greater than 50 horsepower utilized during construction of the proposed Project shall be registered with CARB and meet the CARB Tier 4 emission standards, In order to ensure compliance with this measure, all contractors that utilize off-road diesel equipment that is greater than 50 horsepower shall participate in CARB's Responsible Official Affirmation of Reporting (ROAR) annual reporting program and shall submit a copy of the report to Public Works.

Net Level of Significance: Less than Significant

Comparison to 1999 FEIR: The 1999 FEIR did not address impacts related to greenhouse gas emissions.

There are currently several different thresholds being utilized throughout the State to determine if a project's generation of greenhouse gas emissions may create a significant impact on the environment. In addition, the California Supreme Court Decision *Center for Biological Diversity v. California Department of Fish and Wildlife* (Newhall), filed November 30, 2015, states "A lead agency enjoys substantial discretion in its choice of methodology. But when the agency chooses to rely completely on a single quantitative method to justify a no-significance finding, CEQA demands the agency research and document the quantitative parameters essential to that method." Based on this insight, this analysis has compared the proposed Project's GHG emissions to multiple thresholds.

The SCAQMD's Threshold Stakeholder Working Group Meeting #15, September 28, 2010 (SCAQMD, 2010), provides a tiered approach to determine what GHG thresholds should be analyzed and this methodology has been utilized in this analysis. The tiered approach starts at Tier 1 and if the project meets the criteria of Tier 1, than the project is found to be less than significant. If the project does not meet the Tier 1 criteria, than the thresholds provided in Tier 2 should be analyzed, and so on until either the project is found to be less than significant or all tiers have been assessed without a finding of less than significant and at that point the project would result in a significant unavoidable impact.

Tier 1: Applicable CEQA Exemptions

The SCAQMD Working Group's recommended applicable CEQA exemptions include SB 97, categorical and statutory exemptions. The proposed Project consists of the development of a residential community and does not qualify for a categorical or statutory exemption. SB 97 required the State Natural Resource Agency to develop CEQA Guidelines that address GHG emissions. In 2009, the Natural Resources Agency adopted Amendments that changed 14 sections of the CEQA Guidelines, including this Threshold (Threshold 5.8-1) and Threshold 5.8-2. However the Natural Resource Agency did not develop any GHG emissions thresholds of significance and did not identify any specific mitigation measures that would be adequate to reduce a project's GHG emissions to less than significant levels. As such, it is not possible to determine a project's significance solely through use of the Guidelines developed by SB 97. Therefore, the proposed Project does not meet the criteria of Tier 1 and the proposed Project will be analyzed under the Tier 2 thresholds.

Tier 2: Consistent with GHG Reduction Plan

The SCAQMD Working Group provides a recommendation that the GHG reduction plans should be consistent with the State CEQA Guidelines Sections 15064(h)(3), 15125(d), or 15152(a). Section 15064(h)(3) allows a lead agency to find that potential cumulative impacts are less than significant due to compliance with requirements in a plan or mitigation program. Section 15125(d) requires lead agencies to consider whether a project is inconsistent with applicable local and regional plans, including GHG reduction plans. Section 15152(a) allows for the tiering of analysis of general matters from general plans or GHG reduction plans for specific projects.

For the proposed Project, the applicable local GHG Reduction Plan is the *Final Unincorporated Los Angeles County Community Climate Action Plan 2020* (CCAP), August 2015 and the applicable regional GHG Reduction Plan is the *2016-2040 Regional Transportation Plan/Sustainable Communities Strategy* (RTP/SCS), prepared by SCAG, April 2016. The consistency analysis for both the CCAP and RTP/SCS are provided under Threshold 5.8-2, which found with implementation of Mitigation Measures MM GHG-1 through MM GHG-12, MM AQ-1, MM AQ-4, and MM AQ-6, the proposed Project would be consistent with both the CCAP and RTP/SCS.

In addition, the CCAP provides a quantitative target to reduce GHG emissions of 11 percent below 2010 levels by 2020. In order to determine if the proposed Project would meet the CCAP's GHG emission reduction target, the GHG emissions have been calculated for both what would have been created by the proposed Project in 1990 (business-as-usual) and the GHG emissions from what the proposed Project would create in 2020. The results were then compared to see if the project meets the 11 percent reduction target. Table 5.8 2 shows the combined construction and operational GHG emissions for the years 2010 and 2020.

TABLE 5.8-2
OPERATIONAL & TOTAL GHG EMISSIONS FOR YEARS 2010 AND 2020

GHG Sources	GHG Emissions ($MTCO_2e$ per year)		Year 2020 Percent Reduction over Year 2010 Emissions
	Year 2010	Year 2020	
Operational			
Area	212	212	0.0
Energy - Residential	3,045	1,253	58.9
Energy – Community Buildings and Pools	157	78	50.0
Mobile	8,001	5,895	26.3
Solid waste	354	88	75.0
Water	497	388	22.0
Subtotal	**12,266**	**7,915**	**35.5**
Construction	413	413	0.0
Vegetation loss	42	42	--
New trees	-146	-146	--
Total Project Emissions	**12,575**	**8,224**	**34.6**
		CCAP Reduction Target	11.0
		Meet CCAP Reduction Target?	YES

Notes:

$MTCO_2e$: metric tons of carbon dioxide equivalent.

[1] The energy use from the proposed up to 10,000 square feet of community buildings and pools were calculated through the energy use rates provided in (UCSB, 2015) and the CalEEMod CO_2e emission factors.

Source: CalEEMod Version 2016.3.1 (see Appendix G)

According to the results provided by the CalEEMod model, the Project would generate 12,575 $MTCO_2e$ per year based on the baseline year 2010 emission rates and 8,224 $MTCO_2e$ per year based on the future year 2020 emission rates. The year 2020 emission calculations include the anticipated emission reductions associated with implementation of State GHG emission reduction regulations that have gone into effect by 2020 and MM GHG-1 to MM GHG-12. Table 5.8 2 also shows that the proposed Project's year 2020 GHG emissions would be 34.6 percent less than the calculated year 2010 GHG emissions. This would meet the CCAP's reduction target of a 11 percent reduction target over the year 2010 business as usual emission rates.

The proposed Project currently meets the Tier 2 criteria, however both the CCAP and the RTP/SCS were adopted prior to AB 197 and SB 32 being codified into law in September 2016. As such the CCAP and RTP/SCS do not currently contain adequate reduction measures to reduce California's GHG emissions 40 percent below 1990 levels by 2030. The *Final Staff Report Proposed Update to the SB 375 Greenhouse Gas Emission Reduction Targets,* prepared by CARB October 2017, provides recommended revisions to the GHG performance targets to all of the Metropolitan Planning Organizations (MPOs) in the State, including SCAG, to meet the AB 197 and SB 32 targets. Table 5.8-2 provides CARB's recommended revisions to the performance targets provided in the RTP/SCS to address the 40 percent reduction in GHG emissions by 2030 as codified by AB 197 and SB 32. Table 5.8-3 shows that no revisions are required to the year 2020 percent reduction performance targets, however for the year 2035, the percent reduction will need to increase from -18 percent to -21 percent, which is a further reduction of 16.7 percent from the current standards.

Since it is too speculative to determine at this time what measures will be added to the CCAP and RTP/SCS to meet the GHG emissions reduction of 40 percent below 1990 levels by 2030 as codified into law by AB 197 and SB 32, it is not currently possible for the proposed Project to meet the criteria of Tier 2 thresholds and the proposed Project will be analyzed under the Tier 3 thresholds.

TABLE 5.8-3
UPDATE TO THE SB 375 GREENHOUSE GAS REDUCTION TARGETS FOR SCAG

Performance Target	GHG Emissions Percent Reduction over 2005 Per Capita Emissions Levels	
	2020	2035
Existing Target	-8%	-13%
SCAG Proposed Performance Target	n/a	-18%
CARB Staff Recommendation to address AB 197 and SB 32	-8%	-21%
Source: CARB, 2017.		

Tier 3: Screening Values

The SCAQMD Working Group provided screening values that were developed on the review of OPR database (711 CEQA projects), in order to capture projects that generate 90 percent of the GHG emissions and allow the remaining projects that generate 10 percent of GHG emissions to not be required to do additional analysis. The SCAQMD Working Group provided a "Bright Line" threshold of 3,500 $MTCO_2e$ per year for residential projects. Since the Working Group's thresholds were developed prior to the passage of AB 197 and SB 32, the Bright Line threshold utilized in this analysis has been reduced by 16.7 percent to 2,915 $MTCO_2e$ per year to account for the increased reduction from this legislation to achieve the 2030 emissions reduction target of 40 percent below 1990 levels by 2030.

The GHG emissions from the proposed Project have been calculated for construction emissions, changes to vegetation, and operational emissions in order to determine if the proposed Project would be within the modified Bright Line threshold of 2,915 $MTCO_2e$ per year.

The total emissions from construction of the Project are shown in Table 5.8-4. Total GHG emissions from the construction activities are 12,404 $MTCO_2e$. Per the SCAQMD Working Group's recommended methodology, the total GHG emissions were also amortized over a 30-year project lifetime at 413 $MTCO_2e$ per year.

TABLE 5.8-4
ESTIMATED CONSTRUCTION ANNUAL GREENHOUSE GAS EMISSIONS

Year	Emissions Prior to Mitigation ($MTCO_2e$)	Mitigated Emissions[1] ($MTCO_2e$)
2018	3,487	3,487
2019	5,911	5,903
2020	1,287	1,073
2021	1,349	1,064
2022	864	659
2023	286	218
Total[2]	**13,184**	**12,404**
Annual Construction Emissions Amortized over 30 Years	***439***	***413***

Notes:

$MTCO_2e$: metric tons of carbon dioxide equivalent

[1] Include implementation of MM GHG-6 that requires installation of temporary power poles and was modeled based on the removal of generators, welders, and air compressors from the diesel equipment list.

[2] Total does not add due to rounding

The loss of vegetation would occur concurrently with construction. Therefore, the increase in GHG emissions attributable to the loss of carbon sequestration is also amortized over 30 years pursuant to SCAQMD recommendations.

The removal of an estimated 290 acres of grassland during construction would result in an estimated reduction of 1,250 $MTCO_2e$. According to the Project applicant, there will be 56,770 linear feet of new roadway. Section 21.32.195 of the County Tree Planting Ordinance requires that a tree be planted within the front yard, every 25 feet, for each lot created by a residential division of land, which would result in a minimum of 4,542 new trees planted. In addition, the Project is also subject to Section 22.52.2100 which requires parking lots with 15 or greater parking spaces to have a minimum of 50% shade coverage of the uncovered parking area. A minimum of 4,542 trees would be required to be planted as part of the Project. However, the Project has been designed to include at least 6,182 new trees which would provide an estimated long-term sequestration of 4,377 $MTCO_2e$ or 146 $MTCO_2e$ per year over a 30-year sequestration period. Mitigation Measure MM GHG-12 has been provided in order to ensure a minimum of 6,182 trees are planted on the project site.

In order to provide a worst-case analysis, the Project's operational emissions were calculated for the year 2020, that are based on the anticipated GHG emissions from implementation of State GHG emission reduction regulations that have gone into effect by 2020 and Mitigation Measures MM GHG-1 to MM GHG-12. Table 5.8-4 shows the combined operational, construction, and vegetation change GHG emissions.

TABLE 5.8-5
OPERATIONAL AND TOTAL GHG EMISSIONS

GHG Sources	GHG Emissions ($MTCO_2e$)			
	CO_2	**CH_4**	**N_2O**	**CO_2e**
Operational				
Area	210.73	0.02	0.00	212
Energy - Residential	1,247.31	0.04	0.02	1,253
Energy – Community Buildings and Pools[1]	--	--	--	78
Mobile	5,889.61	0.21	0.00	5895
Solid waste	35.71	2.11	0.00	88
Water	341.99	1.41	0.04	388
Subtotal	**7,725.35**	**3.79**	**0.06**	**7,915**
Construction	410.53	0.12	0.00	413
Vegetation loss	41.66	0.00	0.00	42
New trees	-145.90	0.00	0.00	-146
Total Project Emissions	**8,031.65**	**3.91**	**0.06**	**8,224**
SCAQMD Modified Bright Line Threshold for Residential Projects[2]				2,915
Is Threshold Exceeded?				**YES**

Notes:

$MTCO_2e$: metric tons of carbon dioxide equivalent.

[1] The energy use from the proposed up to 10,000 square feet of community buildings and pools were calculated through the energy use rates provided in (UCSB, 2015) and the CalEEMod CO_2e emission factors.

[2] SCAQMD's Bright Line threshold of 3,500 $MTCO_2e$ per year was reduced by 16.7 percent to account for AB 197 and SB 32.

Source: CalEEMod Version 2016.3.1 (see Appendix G)

According to the modeling conducted with the CalEEMod model, the Project would generate 8,224 $MTCO_2e$ per year for the year 2020. The year 2020 emission calculations include the anticipated emission reductions associated with implementation of State GHG emission reduction regulations that have gone into by year 2020 and MM GHG-1 to MM GHG-11, however emissions reductions from the State's Cap and Trade program, which applies to GHG emissions from utilities and fuels utilized for vehicles is not accounted for in the CalEEMod model, which would result in lower GHG emissions from energy and mobile sources than what is presented in Table 5.8-4. Table 5.8-4 shows that GHG emissions created from the proposed Project would exceed the SCAQMD's modified screening level for residential uses of 2,915 $MTCO_2e$ per year that has been modified to account for the more stringent GHG emissions reductions required by AB 197 and SB 32. Therefore, the proposed Project does not meet the criteria of Tier 3 and the proposed Project will be analyzed under the Tier 4 thresholds.

Tier 4: Performance Standards

The SCAQMD Working Group provided three options for analyzing a project's GHG emissions under the Tier 4 Performance Standards. Each Option is analyzed below.

Option #1: Percent Emission Reduction Target

The SCAQMD Working Group does not provide any specific recommendations on how to analyze a project based on a percent reduction target; however, it does provide a suggestion to look at SJVAPCD's approach.

There are several jurisdictions such as SJVAPCD and County of San Bernardino that provide Best Performance Standards. The SJVAPCD requires the applicant to develop its own mitigation and determine the mitigation's effectiveness in order to reach a 29% reduction in GHG emissions. The County of San Bernardino provides a list of mitigation measures and assigns points to the effectiveness of each measure and it is up to the applicant to choose enough mitigation to reach 100 points of mitigation, which has been determined to be adequate to meet the goals of AB 32. However, to date this analysis could not find any jurisdiction in the State to have prepared a GHG threshold that utilizes Best Performance Standards that was adopted after AB 197 and SB 32 were codified into statute. Therefore, the use of any of the adopted Best Performance Standards would not provide adequate GHG emissions reduction to reduce GHG emissions by 40 percent below 1990 levels by 2030 as required by AB 197 and SB 32. Since it is too speculative to determine at this time what measures will be added to a jurisdiction's previously adopted Best Performance Standards method to meet the GHG emissions reduction of 40 percent below 1990 levels by 2030, it is not currently possible for the proposed Project to utilize these adopted Best Performance Standards from another jurisdiction.

Another percent emission reduction option is to compare the proposed Project's GHG emissions directly with the emission reduction goals incorporated into AB 197 and SB 32 of a 40 percent GHG emissions reduction below 1990 levels by 2030. This may be achieved through calculating the GHG emissions that would have been created by the proposed Project in 1990 (business-as-usual) and calculating the GHG emissions from what the proposed Project would create in 2030 and then compare the results to see if the project meets the 40 percent reduction target. The Newhall Decision discusses the use of a percent reduction from business-as-usual, which states, *"*Using a hypothetical scenario as a method of evaluating the proposed Project's efficiency and conservation measures does not violate Guidelines Section 15125 or contravene our decision in *Communities for a Better Environment."* However, the Newhall Decision also states that "The [air district] Staff Report seems to assume that if new projects reduce emissions by 29 percent compared to 'business as usual,' the 2020 statewide target of 29 percent below 'business as usual' will also be achieved, but it does not supply evidence of this." Since to date, neither the State nor any local jurisdiction has published any guidelines or other documents that provide evidence that if a project reduces GHG emissions by a statewide target, the statewide target will also be achieved. As such, it is recognized that the use of the percent reduction threshold by itself does not meet the GHG emissions analysis requirements provided in the Newhall Decision. However, in order to provide decision makers and the public with multiple quantitative methods to justify the findings of this analysis, the Percent Reduction method has been utilized to assess Option #1 of Tier 4.

In order to demonstrate if the proposed Project meets the reduction targets provided in SB 32 and AB 197, the project's GHG emissions have been calculated for both 1990 and 2030. Table 5.8-6 shows the calculated combined operational, construction, and vegetation change GHG emissions for the years 1990 and 2030. The year 2030 GHG emissions included implementation of State GHG emission reduction regulations that have gone into effect after 1990 and Mitigation Measures MM GHG-1 to MM GHG-11.

TABLE 5.8-6
OPERATIONAL & TOTAL GHG EMISSIONS FOR YEARS 1990 AND 2030

GHG Sources	GHG Emissions ($MTCO_2e$ per year)		Year 2030 Percent Reduction over Year 1990 Emissions
	Year 1990	Year 2030	
Operational			
Area	214	212	0.8
Energy - Residential	2,898	1,038	64.2
Energy – Community Buildings and Pools	157	78	50.0
Mobile	9,603	4,249	55.8
Solid waste	320	88	72.4
Water	448	295	34.2
Subtotal	**13,640**	**5,961**	**56.3**
Construction	497	413	16.8
Vegetation loss	42	42	--
New trees	-146	-146	--
Total Project Emissions	**14,032**	**6,270**	**55.3**
		SB 32 and AB 197 Reduction Target	40.0
		Meet SB 32 and AB 197 Reduction Target?	YES

Notes:

$MTCO_2e$: metric tons of carbon dioxide equivalent.

[1] The energy use from the proposed up to 10,000 square feet of community buildings and pools were calculated through the energy use rates provided in (UCSB, 2015) and the CalEEMod CO_2e emission factors.

Source: CalEEMod Version 2016.3.1 (see Appendix G)

According to the results provided by the CalEEMod model, the Project would generate 14,032 $MTCO_2e$ per year based on the baseline year 1990 emission rates and 6,270 $MTCO_2e$ per year based on the future year 2030 emission rates. The year 2030 emission calculations include the anticipated emission reductions associated with implementation of State GHG emission reduction regulations that have gone into effect by 2030 and MM GHG-1 to MM GHG-12, however emissions reductions from the State's Cap and Trade program, which applies to GHG emissions from utilities and fuels utilized for vehicles is not accounted for in the CalEEMod model, which would result in lower GHG emissions from energy and mobile sources than what is presented in Table 5.8-6. Table 5.8-6 also shows that the proposed Project's year 2030 GHG emissions would be 55.3 percent less than the calculated year 1990 GHG emissions. This would meet the AB 197 and SB 32 reduction target of a 40 percent reduction target over the year 1990 business as usual emission rates. As such the proposed Project is found to be less than significant under Option #1 of Tier 4. However, since to date, neither the State nor any local jurisdiction has published any guidelines or other documents that provide evidence that if a project reduces GHG emissions by a statewide target, the statewide target will also be achieved, Option #2 and #3 have also been analyzed under Tier 4.

Option #2: Early Implementation of Applicable AB32 Scoping Plan Measures

The SCAQMD Working Group does not provide any specific recommendations on how to analyze a project based on early implementation of applicable AB 32 Scoping Plan measures. In fact the Working Group states that Option #2 should be incorporated into Option #3. As such, Option #2 has not yet been developed enough by the SCAQMD Working Group to develop an adequate methodology or thresholds to utilize in any GHG emissions analysis.

Option #3: SCAQMD Efficiency Target

The SCAQMD Working Group provided efficiency targets specific for project level analyses for the year 2020 of 4.8 $MTCO_2e$ per year per service population and for the year 2035 of 3.0 $MTCO_2e$ per year per service population. The SCAQMD Working Group also recommends that the 2035 target incorporate the SB 375 regional targets. In order to conform to this recommendation and to account for AB 197 and SB 32, the 2035 Efficiency Target has been reduced by 16.7 percent to 2.5 $MTCO_2e$ per year per service population.

The service population for residential projects is defined as the number of residents anticipated to live in the proposed Project. According to Section 5.14 Population and Housing of this DSEIR, 2,362 people would be anticipated to live in the proposed Project upon project completion.

Table 5.8-7 shows the calculated combined operational, construction, and vegetation change GHG emissions for the years 2020 and 2035. The year 2020 and 2035 GHG emissions included implementation of State GHG emission reduction regulations that have gone into effect by 2020 and 2035, respectively and Mitigation Measures MM GHG-1 to MM GHG-12. Table 5.8-7 also shows the anticipated service population of the proposed Project, the GHG emissions per service population and a comparison to the SCAQMD's draft efficiency target thresholds for the years 2020 and 2035.

TABLE 5.8-7
YEAR 2020 AND 2035 GREENHOUSE GAS EMISSIONS EFFICIENCY TARGETS

GHG Sources	GHG Annual Emissions ($MTCO_2e$)	
	Year 2020	Year 2035
Operational		
Area	212	212
Energy - Residential	1,253	1,038
Energy – Community Buildings and Pools[1]	78	78
Mobile	5,895	3,776
Solid waste	88	88
Water	388	295
Subtotal	**7,915**	**5,487**
Construction	413	413
Vegetation loss	42	42
New trees	-146	-146
Total Project Emissions	**8,224**	**5,797**
Service Population (2.88 per home)	2,362	2,362
Emissions per Service Population	3.48	2.45
SCAQMD Efficiency Target[2]	4.8	2.5
Meet the SCAQMD Efficiency Target?	YES	YES

Notes:

$MTCO_2e$: metric tons of carbon dioxide equivalent

[1] The energy use from the proposed up to 10,000 square feet of community buildings and pools were calculated through the energy use rates provided in (UCSB, 2015) and the CalEEMod CO_2e emission factors.

[2] The year SCAQMD 2035 Efficiency Target of 3.0 was reduced by 16.7% to account for AB 197 and SB 32.

According to the modeling conducted with the CalEEMod model, the Project would generate 8,224 $MTCO_2e$ per year based on the future year 2020 emission rates. The year 2020 emission calculations include the anticipated emission reductions associated with implementation of State GHG emission reduction regulations that will be in effect by 2020 and MM GHG-1 to MM GHG-12. Table 5.8-7 shows that in the year 2020 the proposed Project would generate 3.51 $MTCO_2e$ per service population per year. This would be within the SCAQMD's draft Efficiency Target of 4.8 $MTCO_2e$ per year for the year 2020. Impacts would be less than significant for the year 2020 conditions.

Table 5.8-7 also shows that the Project would generate 5,797 $MTCO_2e$ per year based on the future 2035 emission rates. The year 2035 emission calculations include the anticipated emission reductions associated with implementation of State GHG emission reduction regulations that will be in effect by 2035 and MM GHG-1 to MM GHG-11. Table 5.8-7 shows that in the year 2035 the proposed Project would generate 2.45 $MTCO_2e$ per service population per year. This would be within the modified SCAQMD's draft Efficiency Target of 2.5 $MTCO_2e$ per year for the year 2035 that has been modified to account for the more stringent GHG emissions reductions required by AB 197 and SB 32. Impacts would be less than significant for the year 2035 conditions. As such the proposed Project is found to be less than significant per Option #2 of Tier 4.

Since the proposed project has been found to be less than significant for Option #1 and Option #3 of Tier 4 and Option #2 of Tier 4 was found to have not yet been developed with an adequate methodology or thresholds to utilize in any GHG emissions analysis, it can be concluded that with implementation of Mitigation Measures GHG-1 to GHG-12 the proposed Project would result in a less than significant impact per the SCAQMD Working Group's Tier 4 Performance Standards.

Year 2050 GHG Emissions

Executive Order S-3-05 provides an aspirational goal of reducing GHG emissions in California of 80 percent below 1990 levels by 2050. The year 2050 analysis has been included in this DSEIR per the Supreme Court's ruling on *Cleveland National Forest Foundation v. San Diego Association of Governments* (Cleveland v. SANDAG), Filed July 13, 2017, which stated *"First, the parties agree that the EIR should consider the Plan's long-range greenhouse gas impacts for the year 2050*." Cleveland v. SANDAG also stated that EIRs "*must include detail sufficient to enable those who did not participate in its preparation to understand and to consider meaningfully the issues raised by the proposed project.*"

The year 2050 analysis is provided separately from the above impact analysis, because Executive Order S-3-05 is not an adopted GHG reduction plan within the meaning of CEQA Guidelines Section 15064.4(b)(2) and because any land use project within the County in achieving this target is uncertain and likely small. As stated in Cleveland v. SANDAG, "*the Attorney General …[has] advised that the EO 2050 target can inform CEQA analysis, there is no legal requirement to use it as a threshold of significance. Under the CEQA Guidelines and case law, SANDAG [lead agency] retains the discretion to select certain GHG emission reduction thresholds and not select others*".

Table 5.8-8 shows the calculated combined operational, construction, and vegetation change GHG emissions for the years 1990 and 2050. The year 2050 GHG emissions included implementation of State GHG emission reduction regulations that have gone into effect after 1990 and Mitigation Measures MM GHG-1 to MM GHG-12.

TABLE 5.8-8
OPERATIONAL & TOTAL GHG EMISSIONS FOR YEARS 1990 AND 2050

GHG Sources	GHG Emissions ($MTCO_2e$ per year)		Year 2050 Percent Reduction over Year 1990 Emissions
	Year 1990	Year 2050	
Operational			
Area	214	212	0.9
Energy - Residential	2,898	808	72.1
Energy – Community Buildings and Pools	157	78	50.0
Mobile	9,603	3,621	62.3
Solid waste	320	88	72.5
Water	448	197	56.0
Subtotal	**13,640**	**5,004**	**63.3**
Construction	497	413	16.8
Vegetation loss	42	42	--
New trees	-146	-146	--
Total Project Emissions	**14,032**	**5,314**	**62.1**
		Executive Order S-3-05 Reduction Goal	80.0

Notes:

$MTCO_2e$: metric tons of carbon dioxide equivalent.

[1] The energy use from the proposed up to 10,000 square feet of community buildings and pools were calculated through the energy use rates provided in (UCSB, 2015) and the CalEEMod CO_2e emission factors.

Source: CalEEMod Version 2016.3.1 (see Appendix G)

According to the results provided by the CalEEMod model, the Project would generate 14,032 $MTCO_2e$ per year based on the baseline year 1990 emission rates and 5,314 $MTCO_2e$ per year based on the future year 2050 emission rates. The year 2050 emission calculations include the anticipated emission reductions associated with implementation of State GHG emission reduction regulations that have gone into effect by 2030 and MM GHG-1 to MM GHG-12, however emissions reductions from the State's Cap and Trade program, which applies to GHG emissions from utilities and fuels utilized for vehicles is not accounted for in the CalEEMod model, which would result in lower GHG emissions from energy and mobile sources than what is presented in Table 5.8-8. If emissions reductions from the State's Cap and Trade program are offset for energy production and fuel consumption, approximately 90% of GHG emissions from new projects would be offset.

In addition, Cleveland v. SANDAG stated "*SANDAG did not abuse its discretion in declining to adopt the 2050 goal as a measure of significance in light of the fact that the Executive Order does not specify any plan or implementation measures to achieve its goal. In its response to comments, the EIR said: "It is uncertain what role regional land use and transportation strategies can or should play in achieving the EO's 2050 emissions reduction target. A recent California Energy Commission report concludes, however, that the primary strategies to achieve this target should be major 'decarbonization' of electricity supplies and fuels, and major improvements in energy efficiency [citation]."*"

Threshold 5.8-2: *Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

Level of Significance without Mitigation: Potentially Significant

Recommended 1999 FEIR Mitigation Measures: 1999 Air Quality MMP-4 and 1999 Air Quality MMP-6

Level of Significance with 1999 FEIR Mitigation: Potentially Significant

Recommended Project Specific Mitigation Measures: MM GHG-1 through MM GHG-12 and MM AQ-1, MM AQ-4, and MM AQ-6

Net Level of Significance: Less than Significant

Comparison to 1999 FEIR: The 1999 FEIR did not address impacts related to greenhouse gas emissions.

The primary analysis of the Project's climate change/GHG emissions impact is the evaluation of consistency with the CCAP. While the CCAP consistency analysis is sufficient for a significance determination, this impact analysis also includes a quantitative disclosure of the Project's estimated GHG emissions and analysis of consistency with the GHG emissions-related goals and policies of the SCAG 2016-2040 RTP/SCS.

Consistency with the Los Angeles County Community Climate Action Plan (CCAP)

The Project's consistency with the CCAP is shown in Table 5.8 9, proposed Project Compliance with Los Angeles County Community Climate Action Plan (CCAP). The CCAP builds on existing programs, and adds new actions, as shown in the table. In addition, the CCAP provides a quantitative target to reduce GHG emissions of 11 percent below 2010 levels by 2020 and the quantitative analysis is provided above in Threshold 5.8-1, which found through the anticipated emission reductions associated with implementation of State GHG emission reduction regulations and MM GHG-1 to MM GHG-12 that the proposed Project's year 2020 GHG emissions would be 34.6 percent less than the calculated year 2010 GHG emissions. This would meet the CCAP's reduction target of a 11 percent reduction target over the year 2010 business as usual emission rates.

TABLE 5.8-9
PROPOSED PROJECT COMPLIANCE WITH LOS ANGELES COUNTY COMMUNITY CLIMATE ACTION PLAN

Existing Initiatives and New Actions	Proposed Project Implementation Actions
CATEGORY 1: GREEN BUILDING AND ENERGY	
Existing County Initiatives	
Energy Upgrades to Existing Structures provides rebates and incentives for energy retrofit efficiency projects.	**Not Applicable**. The Project does not include any existing structures.
Los Angeles County Code (Title 31) requires implementation of sustainable policies for new building design.	**Consistent.** The Project would comply with the County's Green Building Standards Code (Title 31) through planning and design of Project elements, implementation of energy efficiency measures, implementation of water efficiency and conservation measures, material conservation and resource efficiency, and reduction of potential air quality impacts. The Project will implement sustainable concepts as required by Title 31. The following sustainable design features would be incorporated into the Project: • Landscape design, including but not limited to limited turf areas; use of invasive drought-

TABLE 5.8-9
PROPOSED PROJECT COMPLIANCE WITH LOS ANGELES COUNTY COMMUNITY CLIMATE ACTION PLAN

Existing Initiatives and New Actions	Proposed Project Implementation Actions
	tolerant plant and tree species appropriate for the climate zone; and hydrozoning irrigation techniques. • Water conservation, including but not limited to tankless water heaters, low flow shower heads, and piping for recycled water. • Construction waste reduction, disposal and recycling, including recycling a minimum of 65 percent of the non-hazardous construction and demolition debris.
Commercial Building Performance Partnership provides financial mechanisms for energy conservation upgrades to existing buildings.	**Not Applicable**. The Project does not include any commercial uses or existing structures.
Renewable Energy and Clean Fuels Program implements projects to accelerate the use of compressed natural gas as an alternative fuel.	**Not Applicable**. This is a County action.
New CCAP Actions	
BE-1: Green Building Development. Promote and incentivize at least Tier 1 voluntary standards within CALGREEN for all new residential and nonresidential buildings. Develop a heat island reduction plan and facilitate green building development by removing regulatory and procedural barriers	**Consistent.** The Project will exceed the California Building Code minimum energy efficiency requirements by 50 percent for residential, commercial, and public buildings as required by MM GHG-1. The Project will comply with the Los Angeles County Green Building Program, which consists of the County's Green Building Standards Code and Drought Tolerant and Native Landscaping requirements; all Mandatory Measures of the 2016 California Green Building Standards Code (California Building Standards Commission, 2016); and the Los Angeles County's Healthy Design Ordinance and Tree Planting Ordinance that requires tree plantings and tree canopy coverage. The Project will also meet or exceed all 2013 CALGreen Residential Mandatory measures in Chapter 4, Divisions 4.1 through 4.5 and Chapter 7 as applicable; 2016 CALGreen Tier 1 Prerequisite Measures and required minimum Tier 1 Elective Measures for Residential Uses. The Project will use tree canopy cover and light-colored paving and roofing materials to reduce the potential heat island effect.
BE-2: Energy Efficiency. Conduct energy efficiency retrofits for at least 25% of existing commercial buildings over 50,000 square feet and at least 5% of existing single-family residential buildings.	**Not Applicable**. The Project does not include any existing buildings; therefore, this measure is not applicable.
BE-3: Solar Installations. Promote and incentivize solar installations for new and existing homes, commercial buildings, carports and parking areas, water heaters, and warehouses. .	**Consistent.** The Project requires the applicant or designee to provide a solar PV system or alternate renewable power generation system on all proposed homes and non-residential structures as required by MM GHG-2 and MM GHG-3. The Project requires solar power generation equivalent to 50 percent of the power utilized for each single-family residence; MM GHG-2.

TABLE 5.8-9
PROPOSED PROJECT COMPLIANCE WITH LOS ANGELES COUNTY COMMUNITY CLIMATE ACTION PLAN

Existing Initiatives and New Actions	Proposed Project Implementation Actions
	The Project requires solar power generation equivalent to 50 percent of the power utilized for each nonresidential building; MM GHG-3. MM GHG-4 requires developers to provide educational information to each homeowner on the use of the solar PV system included with each home and the use of solar heating, automatic covers, and efficient pumps and motors for pools and spas.
BE-4: Alternative Renewable Energy Programs. Implement pilot projects for wind, geothermal, and other currently viable forms of alternative renewable energy.	**Not Applicable**. The implementation approaches for this emissions reduction strategy are primarily dependent on the ability of the County's Internal Services Department (ISD) to: (i) develop an Alternative Energy Development Plan that identifies the allowable and appropriate alternative energy facility types in the County, and (ii) adopt the Renewable Energy Ordinance via an amendment to Title 22 (Planning and Zoning) of the County's Municipal Code to support new renewable energy technologies. (CCAP, p. C-5.). The County's Board of Supervisors held a public hearing on the Renewable Energy Ordinance on July 14, 2015; during the hearing, the Board indicated its intent to approve the Ordinance with a ban on utility-scale wind projects. (See http://planning.lacounty.gov/energy.) Moreover, the Project site does not have hydropower or geothermal resources. However, as discussed above, the Project includes MM GHG-2 and MM GHG-3 that requires installation of either solar PV systems, or alternate equivalent renewable power generation on all homes and non-residential structures on the Project site.
BE-5: Wastewater Treatment Plant Biogas. Encourage renewable bio-gas projects.	**Not Applicable**. The Project does not include a wastewater treatment plant. Implementation of this emission reduction strategy will be achieved through the Los Angeles County ISD's partnerships with the operators of wastewater treatment facilities. (CCAP, p. C-5.)
BE-6: Energy Efficiency Retrofits of Wastewater Equipment. Encourage the upgrade and replacement of wastewater treatment and pumping equipment.	**Not Applicable**. The Project does not include a wastewater treatment plant. Implementation of this emission reduction strategy will be achieved through the Los Angeles County ISD's partnerships with the operators of wastewater treatment facilities. (CCAP, p. C-6.)
BE-7 Landfill Biogas. Partner with the owners and operators of landfills with at least 250,000 tons of waste-in-place to identify incentives to capture and clean landfill gas to beneficially use the biogas to generate electricity, produce biofuels, or otherwise offset natural gas or other fossil fuels.	**Not Applicable**. The Project does not include a landfill. Implementation of this emission reduction strategy will be achieved through the Los Angeles County ISD's partnerships with the operators of landfills. (CCAP, p. C-6.)

TABLE 5.8-9
PROPOSED PROJECT COMPLIANCE WITH LOS ANGELES COUNTY COMMUNITY CLIMATE ACTION PLAN

Existing Initiatives and New Actions	Proposed Project Implementation Actions
CATEGORY 2: LAND USE AND TRANSPORTATION	
Existing County Initiatives	
Healthy Design Ordinance. The HDO promotes (1) better walking environments with wider sidewalks, shade trees, and pedestrian thru-way connections; (2) more bicycling with short- and long-term bicycle parking; (3) improved access to healthy foods through farmers' markets and allowing a community garden as a legally-permitted use.	**Consistent.** The Project will comply with the Healthy Design Ordinance by providing enhanced connections to recreational amenities, open spaces, and regional destinations. Bicycle parking will exceed both Countyl Code Section 22.44.1410 and CALGreen mandatory requirements (MM GHG-5). Additionally, the Project will include development of a multi-purpose trail and sidewalk system that would connect to the existing multi-purpose trail and sidewalk system (MM GHG-9 and the proposed trail system is depicted on the Tentative Tract Map). All proposed homes would have private yards large enough to accommodate gardens for growing food, in addition a community garden will be incorporated into one of the proposed parks (MM GHG-10).
Bicycle Master Plan promotes bicycle ridership and bike-friendly designs throughout the County.	**Consistent.** The Project will exceed the CalGreen minimum bicycle parking requirements at each community building (MM GHG-5). Additionally, the Project includes a multi-use trail system that will provide connections to all of the proposed parks within the Project as well as to existing off-site trails (MM GHG-9 and the proposed trail system is depicted on the Tentative Tract Map).
Sustainable Transportation Programs to increase the efficiency of the transportation network.	**Consistent.** The Project is located in an area that is primarily residential with recreational uses. The Project extends the recreational trail and sidewalk network and makes connections to existing rail and a transit stop. The Project will be required to implement a Transport Demand Management (TDM) Program that requires the construction of sidewalks, and bike trails that connect offsite as well as providing new transit stops within a quarter mile of the Project to promote transit use (MM GHG-9). In addition, the Project will be required to facilitate and coordinate carpooling from the Project to employment centers and if sufficient ridership exists, shall establish a shuttle in conjunction with Santa Clarita Transit to the nearest Metrolink Station (MM AQ MMP-6)
New CCAP Actions	
***LUT-1: Bicycle Programs and Supporting Facility improvements*.** Construct and improve bicycle infrastructure to increase biking and bicyclist access to transit and transit stations/hubs. Increase bicycle parking and "end-of-trip" facilities. Construct and improve bicycle infrastructure to increase bicyclist access to transit and transit stations/hubs	**Consistent.** The Project will include a multi-use trail system that will connect all proposed parks within the Project and connects to the City of Santa Clarita Transit stop located on Copper Hill Drive at the intersection of Tesoro del Valle Drive (MM GHG-9 and the proposed trail system is depicted on the Tentative Tract Map).
LUT-2: Pedestrian Network improvements. Construct and improve pedestrian infrastructure to increase walking and pedestrian access to transit and transit stations/hubs. Program the construction of pedestrian projects toward the goal of completing 15,000 linear feet of new pedestrian improvements/amenities per year.	**Consistent.** The Project will include a multi-use trail system that will connect all proposed parks within the Project and connects to the City of Santa Clarita Transit stop located on Copper Hill Drive at the intersection of Tesoro del Valle Drive (MM GHG-9 and the proposed trail system is depicted on the Tentative Tract Map). Pursuant to County roadway design guidelines for residential communities, the Project would provide sidewalks on both sides of all new roadways.

TABLE 5.8-9
PROPOSED PROJECT COMPLIANCE WITH LOS ANGELES COUNTY COMMUNITY CLIMATE ACTION PLAN

Existing Initiatives and New Actions	Proposed Project Implementation Actions
LUT-3: Transit Expansion. Work with Los Angeles County Metropolitan Transportation Authority (LA Metro) on a transit program that prioritizes transit by creating bus priority lanes, improving transit facilities, reducing transit-passenger time, and providing bicycle parking near transit stations. Construct and improve bicycle, pedestrian and transit infrastructure to increase bicyclist and pedestrian access to transit and transit stations/hubs.	**Consistent.** The Project will be required to provide new transit stops within a quarter mile of the Project to promote transit use as well as the construction of a bus shelter with bicycle parking and a kiosk with information about transit (MM GHG-9). In addition, the Project will be required to facilitate and coordinate carpooling from the Project to employment centers and if sufficient ridership exists, shall establish a shuttle in conjunction with Santa Clarita Transit to the nearest Metrolink Station (MM AQ MMP-6).
LUT-4: Travel Demand Management. Encourage ride- and bike-sharing programs and employer-sponsored vanpools and shuttles. Encourage market-based bike sharing programs that support bicycle use around and between transit stations/hubs. Implement marketing strategies to publicize these programs and reduce commute trips	**Consistent.** The Project will be required to prepare a TDM program that includes providing new transit stops within a quarter mile of the Project to promote transit use as well as the construction of a bus shelter with bicycle parking and a kiosk with information about transit, carpooling and vanpooling (MM GHG-9). In addition, the Project will be required to facilitate and coordinate carpooling from the Project to employment centers and if sufficient ridership exists, shall establish a shuttle in conjunction with Santa Clarita Transit to the nearest Metrolink Station (MM AQ MMP-6).
LUT-5: Car-Sharing Program. Implement a car-sharing program to allow people to have on-demand access to a shared fleet of vehicles on an as-needed basis.	**Not Applicable**. The action is applicable to large employers or at the City or County level.
LUT-6: Land Use Design and Density. Promote sustainability in land use design, including diversity of urban and suburban developments.	**Consistent.** The Project is located in an area that includes a mix of uses, including residential and recreational uses (proposed Project) and within one mile of retail uses, that would be proximate to each other and connected by a network of trails and sidewalks to reduce reliance on automobile use and offsite commuting. The Project includes diversity in housing with both single-family and senior housing being provided.
LUT-7: Transportation Signal Synchronization Program Improve the network of traffic signals on the major streets throughout Los Angeles (LA) County.	**Not Applicable.** The Project does not include the installation of signals.
LUT-8: Electric Vehicle Infrastructure. Install EV charging facilities at County-owned public venues and ensure that at least one-third of these charging stations will be available for visitor use	**Not Applicable**. The Project does not include County-owned public venues.
LUT-9: Idling Reduction Goal. Encourage idling limits of 3 minutes for heavy-duty construction equipment as feasible within manufacturer's specifications.	**Consistent.** MMP-4 from the 1999 Final EIR requires contractors to limit idling to no longer than 60 seconds.
LUT-10: Efficient Goods Movement Support regional efforts to maximize the efficiency of the goods movement system throughout the unincorporated areas.	**Not Applicable**. Los Angeles County's Department of Public Works (DPW) will support action implementation through efforts such as evaluating zero and/or near-zero emission freight corridors and working with appropriate agencies and partners to identify and replace at-grade railroad crossings to reduce freight delay and vehicle idling (CCAP, p. C-13).
LUT-11: Sustainable Pavements Program. Reduce energy consumption and waste generation associated with pavement maintenance and rehabilitation.	**Not Applicable**. The action applies to maintaining and rehabilitating aging roadways throughout the County.

TABLE 5.8-9
PROPOSED PROJECT COMPLIANCE WITH LOS ANGELES COUNTY COMMUNITY CLIMATE ACTION PLAN

Existing Initiatives and New Actions	Proposed Project Implementation Actions
LUT-12: Electrify Construction and Landscaping Equipment. Utilize electric equipment wherever feasible for construction projects. Reduce the use of gas-powered landscaping equipment.	**Consistent.** MM GHG-6 requires that temporary power poles are installed and utilized during construction and that electric powered tools are utilized when feasible. MM GHG-7 requires all homes to have exterior electrical receptacles in both the front and rear yards to promote the use of electric-powered landscaping equipment.
Part 3: Water Conservation and Wastewater	
Existing County Initiatives	
Conservation rebates, smart gardening workshops and storm water controls.	**Not Applicable**. This measure does not apply to new communities.
New CCAP Actions	
WAW-1: Per Capita Water Use Reduction Goal. Meet the State established per capita water use reduction goal as identified by Senate Bill (SB) X7-7 for 2020. The State goal is a 20% reduction in per capita water use compared to baseline levels.	**Not Applicable.** This action is to be achieved at the water supplier level, not at the Specific Plan/Project level. The Project's water conservation measures will include low flow fixtures, toilets and showers, and the use of water efficient landscape irrigation systems.
WAW-2: Recycled Water, Water Supply Improvement Programs, and Stormwater Runoff. Promote the use of wastewater and gray water to be used for agricultural, industrial, and irrigation purposes consistent with the appropriate provisions of Title 22 and approval of the California Department of Health Services. Manage stormwater, reduce potential treatment, and protect local groundwater supplies.	**Consistent.** The Project would have an extensive stormwater management system and would implement Best Management Practices for water quality control.
Part 4: Waste Reduction, Reuse and Recycling	
Existing Initiatives	
Recycling programs for community waste and construction and demolition waste that divert 50% of solid wastes to recycling or re-use instead of landfills	**Consistent.** This action is to be achieved through implementation of AB 341 that requires a 75% reduction in waste in California, through requiring local agencies to develop community and construction waste reduction and recycling programs to meet this goal. In addition, the permittee or successor developer will be required to provide each residence with a recycling bin to assist in the separation of recyclables and trash prior to disposal in outside containers in order to ensure that they meet this requirement (MM GHG-11)
New CCAP Action	
SW-1: Waste Diversion Goal. For the County's unincorporated areas, adopt a waste diversion goal to comply with all state mandates to divert at least 75% of waste from landfill disposal by 2020.	**Consistent.** The local waste agencies are required to develop recycling and waste reduction programs that provide a minimum of a 75% reduction pursuant to AB 341. In addition, the permittee or successor developer will be required to provide each residence with a recycling bin to ensure that they meet this requirement (MM GHG-11)
Part 5: Land Conservation and Tree Planting	
Existing Initiatives	
Implementation of the urban forestry plan and oak woodlands conservation management plan.	**Consistent.** The Project would obtain an oak tree permit for the removal of oak trees and replacement of oak trees at a minimum of a 2 to 1 ratio. The Project would result in approximately 982 acres of land designated as permanent open space.

TABLE 5.8-9
PROPOSED PROJECT COMPLIANCE WITH LOS ANGELES COUNTY COMMUNITY CLIMATE ACTION PLAN

Existing Initiatives and New Actions	Proposed Project Implementation Actions
New CCAP Actions	
LC-1: Develop Urban Forests. Support and expand urban forest programs within the unincorporated areas.	**Consistent.** The Project includes the preservation of nearly 982 acres of undeveloped natural land as undisturbed open space. The Project would plant a minimum of 6,182 new trees in accordance with the County Tree Planting Ordinance, and Section 21.32.195, and implementation of MM GHG-12.
LC-2: Create New Vegetated Open Space. Restore and revegetate previously disturbed land and/or unused urban and suburban areas.	**Consistent.** Although the Project does not have disturbed land to restore, approximately 982 acres of open space will remain undeveloped. Of the approximately 288 acres that would be disturbed during development of the Project, the disturbed area would be restored with drought tolerant landscaping that is strategically placed to minimize fuel loading and reduce wildfire risk.
LC-3: Promote the Sale of Locally Grown Foods and/or Products. Establish local farmers markets and support locally grown food.	**Consistent.** The Project will be required to designate a portion of one of the proposed parks to be utilized as a community garden for residents of the Project that will provide locally grown food to the residents (MM GHG-10).
LC-4: Protect Conservation Areas. Encourage the protection of existing land conservation areas.	**Not Applicable.** There are no areas within the Project site that are considered to be land conservation areas, however the Project would include preservation of nearly 982 acres of the project site. The Project would not conflict with or impede the County's ability to implement this strategy for existing land conservation areas.
Source: Los Angeles County 2015b.	

As shown in Table 5.8-9Table 5.8-9, with implementation of Mitigation Measures MM GHG-1 through MM GHG-12 and MM AQ-1, the Project would be consistent with all applicable policies of the CCAP. As detailed above under Threshold 5.8-1, the CCAP was adopted prior to AB 197 and SB 32 being codified into law statute in September 2016. As such the CCAP does not currently contain adequate reduction measures to reduce California's GHG emissions 40 percent below 1990 levels by 2030. It is too speculative at this time to determine what measures will be added to the CCAP to meet the GHG emissions reduction of 40 percent below 1990 levels by 2030 as codified into law by AB 197 and SB 32. However, it should be noted that Threshold 5.8-1 accounted for the more stringent standards required by AB 197 and SB 32 and found with implementation of Mitigation Measures GHG-1 through MM GHG-12, the Project's GHG emissions would be reduced adequately to meet the GHG emissions reduction requirements of AB 197 and SB 32 by 2030. As such, since the Project is consistent with all applicable policies of the CCAP and meets the GHG emissions reductions required by AB 197 and SB 32 by 2030, the Project would not conflict with the applicable adopted County plan for reducing GHG emissions. Therefore, the Project's impact would be less than significant.

The CCAP also recognizes the importance of ongoing implementation of statewide GHG reduction statutory mandates, including:

- STATE-1: Renewable Portfolio Standard, which requires California utilities to generate 50% of the state's electricity from renewable sources by 2030.

- STATE-2: CALGreen Building Code Standards (Title 24), which reduces GHG emissions through energy and water efficiency standards to be implemented in Commercial and Residential Buildings.
- STATE-3: Pavley/Advanced Clean Cars fuel efficiency standards, and Low Carbon Fuel Standards for on-road transportation, to reduce GHG emissions from fossil fuel use in transportation.
- STATE 4: Low Carbon Fuel Standard for Off-Road Equipment and Vehicles, to reduce GHG emissions from fossil fuel use in construction equipment and other off-road equipment and vehicles.
- STATE 5: California Cap-and-Trade Program, to reduce GHG from stationary sources like factories and power plants, and from fossil fuel use.

These statewide mandates apply to the Project's buildings and activities, and will further reduce Project-related GHG emissions.

Relationship to State Policies

The California Legislature adopted the public policy position that global warming is "a serious threat to the economic well-being, public health, natural resources, and the environment of California" (*California Health and Safety Code,* Section 38501). Further, the State Legislature has determined that:

> The potential adverse impacts of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra Nevada snowpack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidences of infectious disease, asthma, and other human health-related problems.

These public policy statements became law with the enactment of AB 32 in September 2006 and were made more stringent with SB 32 and AB 197 that were adopted in September 2016. AB 32 is now codified as Sections 38500–38599 of the *California Health and Safety Code*. Thus, the principal State plan and policy adopted for the purpose of reducing GHG emissions is AB 32 along with SB 32 and AB 197. The quantitative goal of AB 32 is to reduce statewide GHG emissions to 1990 levels by the year 2020 and the quantitative goals of SB 32 and AB 197 is to reduce GHG emissions to 40 percent below 1990 levels by 2030. As discussed in Section 5.8.4, many other Statewide plans, policies, and regulations to reduce GHG emissions preceded and followed AB 32, such as GHG emissions standards for vehicles, the Low Carbon Fuel Standard, RPS requirement, EO S-3-05 and EO B-30-15 are being implemented, but compliance by individual land use projects is not addressed in these regulations. Therefore, the Project would not conflict with these State plans, policies and regulations.

Consistency with the SCAG 2016-2040 RTP/SCS

The Project's consistency with the SCAG 2016-2040 RTP/SCS GHG-related goals and policies is shown in Table 5.8 10.

TABLE 5.8-10
CONSISTENCY WITH SCAG RTP/SCS GHG-RELATED GOALS AND POLICIES

RTP/SCS Goal/Policy	Project Consistency
Goal 1: Align the plan investments and policies with improving regional economic development and competiveness	**Not Applicable.** The goal is applicable to SCAG's implementation of the RTP/SCS.
Goal 2: Maximize mobility and accessibility for all people and goods in the region.	**Consistent.** All walkways and roads will be designed to be ADA compliant and the Project would also provide multi-purpose trails in order to provide accessibility for multiple modes of travel (MM GHG-9).
Goal 3: Ensure travel safety and reliability for all people and goods in the region.	**Not Applicable.** The goal is applicable to Caltrans and the several county transportation departments in the region.
Goal 4: Preserve and ensure a sustainable regional transportation system.	**Not Applicable.** The goal is applicable to Caltrans and the several county transportation departments in the region.
Goal 5: Maximize productivity of our transportation system.	**Not Applicable.** The goal is applicable to Caltrans and the several county transportation departments in the region.
Goal 6: Protect the environment and health of our residents by improving air quality and encouraging active transportation (non-motorized transportation, such as bicycling and walking).	**Consistent.** The Project is located in an area that includes a mix of uses, including residential, retail, and recreational uses, that would be proximate to each other and connected by a network of trails to reduce reliance on automobile use and offsite commuting. Bicycle parking will exceed CALGreen mandatory requirements (MM GHG-5). Additionally, a multi-purpose trail system will be incorporated into the Project (MM GHG-9).
Goal 7: Actively encourage and create incentives for energy efficiency, where possible.	**Consistent.** The Project exceeds the California Building Code minimum energy efficiency requirements by 50 percent for residential, commercial, and public buildings as required by MM GHG-1. MM GHG-4 requires developers to provide educational information to each homeowner on (1) water conservation; (2) energy conservation, including the use of energy-efficient lighting and the limiting of outdoor lighting; (3) the use of the solar PV system included with each home (see MM GHG-2); (4) mobile source emission reduction techniques, such as use of alternative modes of transportation and zero- or low-emission vehicles; (5) the use of solar heating, automatic covers, and efficient pumps and motors for pools and spas; and (6) recycling to all homeowners prior to individual purchase of property and again annually. As discussed in Section 5.6, Energy, the regulations, plans, and polices adopted for the purpose of maximizing energy efficiency that are directly applicable to the Project include (1) California's Title 24 Energy Efficiency Standards for Residential and Nonresidential Buildings; (2) CALGreen Code; and (3) Title 31 of the County Code (the Los Angeles County Green Building Standards Code)."
Goal 8: Encourage land use and growth patterns that facilitate transit and non-motorized transportation.	**Consistent.** The Project includes a mix of housing and recreational uses and would be developed proximate to existing community uses including schools, retail, industrial, recreational, and public services, to reduce off-site and out-of-the-area trips. The Project design also encourages pedestrian and bicycle use, and includes a diverse range of housing types. As discussed in Section 4.0, Project Description, the Project would incorporate an extensive greenbelt and trail system connecting to the existing school in Phase A, parks, amenities, and neighborhoods throughout the community. The Project's multi-use trails and neighborhood pedestrian trails would also be designed with the potential for future connections to the off-site Regional Trail system (MM GHG-9).

TABLE 5.8-10
CONSISTENCY WITH SCAG RTP/SCS GHG-RELATED GOALS AND POLICIES

RTP/SCS Goal/Policy	Project Consistency
Goal 9: Maximize the security of the regional transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies.	**Not Applicable.** The goal is applicable to Caltrans, the several county transportation departments, the California Highway Patrol and other law enforcement agencies in the region.
Policy 1: Transportation investments shall be based on SCAG's adopted regional Performance Indicators.	**Not Applicable.** The policy is applicable to SCAG's implementation of the RTP/SCS.
Policy 2: Ensuring safety, adequate maintenance and efficiency of operations on the exiting multimodal transportation system should be the highest RTP/SCS priorities for any incremental funding in the region.	**Not Applicable.** The policy is applicable to SCAG's implementation of the RTP/SCS.
Policy 3: RTP/SCS land use and growth strategies in the RTP/SCS will respect local input and advance smart growth initiatives.	**Not Applicable.** The policy is applicable to SCAG's implementation of the RTP/SCS.
Policy 4: Transportation demand management (TDM) and active transportation will be focus areas, subject to Policy 1.	**Not Applicable.** The policy is applicable to SCAG's implementation of the RTP/SCS.
Policy 5: HOV gap closures that significantly increase transit and rideshare usage will be supported and encouraged, subject to Policy 1.	The policy is applicable to SCAG's implementation of the RTP/SCS.
Policy 6: The RTP/SCS will support investments and strategies to reduce non-recurrent congestion and demand for single occupancy vehicle use, by leveraging advanced technologies.	**Not Applicable.** The policy is applicable to SCAG's implementation of the RTP/SCS.
Policy 7: The RTP/SCS will encourage transportation investments that result in cleaner air, a better environment, a more	**Not Applicable.** The policy is applicable to SCAG's implementation of the RTP/SCS.
Policy 8: Monitoring progress on all aspects of the Plan, including the timely implementation of projects, programs, and strategies, will be an important and integral component of the Plan.	**Not Applicable.** The policy is applicable to SCAG's implementation of the RTP/SCS.
Source (goals and policies): SCAG 2016.	

5.8.7 CUMULATIVE IMPACTS

Because the magnitude of global GHG emissions is extremely large when compared with the emissions of typical development projects, it is accepted as very unlikely that any individual development project would have GHG emissions of a magnitude to directly impact global climate change. The CCAP states that projects that demonstrate consistency with applicable CCAP actions can be determined to have a less than significant cumulative impact on GHG emissions and climate change. This statement is consistent with a statement by the CNRA, "Due to the global nature of GHG emissions and their potential effects, GHG emissions will typically be addressed in a cumulative impacts analysis" (CNRA 2009c). Previously, CAPCOA's CEQA and Climate Change Report states, "GHG impacts are exclusively cumulative impacts; there are no non-cumulative GHG emission impacts from a climate change perspective" (CAPCOA 2008). Therefore, because the Project is consistent with the CCAP, as demonstrated above, it is concluded that the GHG emissions impact would be cumulatively less than significant.

5.8.8 IMPACT CONCLUSION

With implementation of the recommended mitigation measures, the Project's impact on GHG emissions would be less than significant.

5.8.9 REFERENCES

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5.9 HAZARDS AND HAZARDOUS MATERIALS

As demonstrated in the remainder of this section, all anticipated Project impacts would be consistent with the findings identified in the 1999 Final Environmental Impact Report (EIR) prepared for the Tesoro del Valle project. It is noted that the 1999 FEIR did not address impacts related to the transportation of hazardous materials, hazardous emissions or materials near sensitive land uses, interference with adopted emergency response or evacuation plans, or fire hazards.

This section of the Draft Supplemental Environmental Impact Report (EIR) analyzes the potential impacts of existing hazards that may adversely affect the Project and hazards and hazardous materials that may be introduced by the Project. Information presented in this section is derived from the *Phase I Environmental Site Assessment for IHP Capital Partners, Tesoro Tentative Tract No. 51644, 1300 Acre Site, Santa Clarita, California 91390* (Phase I ESA) prepared by Phase One, Inc. and included in Appendix H of this Supplemental EIR (Phase One 2014); other referenced documents were also used in the preparation of this section.

5.9.1 BACKGROUND INFORMATION

This section summarizes the analysis of hazards and hazardous materials in the 1999 Tesoro del Valle Final EIR. Please note that for the purposes of this summary only, “project site” and “site” refer to the entire Tesoro del Valle development, as this was the subject of the 1999 Final Environmental Impact Report (EIR).

The 1999 Final EIR determined that there were limited areas of contaminated soil on the project site due to the presence of aboveground fuel tanks, storage drums, and water wells. These areas of soil contamination would be investigated and remediated. Any soil contamination due to the small landfills would also be remediated. With implementation of the incorporated mitigation measure regarding on-site soil contamination, no significant impacts related to hazardous materials would occur. Additionally, an abandoned exploratory oil well on-site would be unplugged and re-abandoned; however, impacts associated to this well were determined to be less than significant. This Supplemental EIR incorporates by reference the 1999 Final EIR and the associated Mitigation Monitoring Program (MMP), which was adopted as part of the Final EIR documentation. Mitigation measures from the adopted MMP are summarized below based on their relevance to the project (i.e., whether they will be carried forward as adopted, be revised or replaced to reflect new conditions or requirements, or are no longer applicable to the project).

The Project would reduce the development footprint of the approved Project design, but would still impact the areas of the site where prior landfilling activities occurred.

5.9.2 EXISTING CONDITIONS

The 1,274.6-acre Project site is located in the Santa Clarita Valley in an unincorporated portion of Los Angeles County north of the City of Santa Clarita. The Project site is north and west of Phase A of the Tesoro del Valle development, just northerly of Avenida Rancho Tesoro and westerly of Casa Luna Place. The site is surrounded to the north and west by undeveloped open space.

Previous Uses of the Project Site

During the 1920s, the Project site was part of the Harry Carey Ranch and Trading Post, and, during the 1930s, the site was used for filming and a small portion of the site was dedicated to cattle and horses. The majority of the site remained undeveloped, chaparral land. Multiple owners attempted to turn the Project site into a dude ranch in the mid-1940s but were unsuccessful. From the late 1940s until the late 1990s, the Project site was owned by the Clougherty Packing Company Ranch. Under this ownership, a portion of Canyon 5 was used as a feed lot for hogs for a short time in the 1950s and was also used as a trash dump from the 1970s to the late 1980s. Two aboveground water storage tanks were also located in Canyon 5 but have been removed. From approximately 2003 to 2014, the Project site has been unused and undeveloped with the exception of improved and unimproved roads and water tanks (Phase One 2014).

Current Uses of the Project Site

The Project site has remained largely undeveloped since the 1920s. Recent development includes the aforementioned water tanks located in the southern portion of the Project site. These four aboveground tanks hold water for the adjacent residential community and have been on site for approximately ten years. There are no other structures besides the four water tanks on site.

No storage or handling of hazardous substances; known or suspected Polychlorinated Biphenyls (PCB)-containing equipment or materials; significant areas of staining or other unusual surface conditions; and disfigured, discolored, dying, or otherwise stressed vegetation were observed on site. Additionally, no clarifiers, sumps, trenches, industrial floor drains, or industrial discharge points were noted during the site reconnaissance or during historical and/or regulatory research. According to the historical research performed for the Project, the Project site has not been used for dry farming. It should be noted, however, that the Phases A and D portions of the Tesoro del Valle site have historically been subject to dry farming; however, no dry farming has occurred in these off-site areas in over 20 years.

An environmental records search performed for the Project shows that an exploratory well was drilled, then subsequently abandoned and plugged in January and February 1963; this well was a non-productive geologic well and is considered a *de minimis* environmental condition. There were no additional sites of potential environmental concern identified on the Project site (Phase One 2014).

Surrounding Land Uses

As further described in Section 5.11, Land Use and Planning, of this Supplemental EIR, the Project site is north and west of Phase A of the Tesoro del Valle development, just northerly of Avenida Rancho Tesoro and westerly of Casa Luna Place. The site is surrounded to the north and west by undeveloped open space. Natural open space and San Francisquito Canyon are located east of the Project site. Southwest and southeast of the Project site are the Valencia Master Planned Communities of West Creek and North Park.

Based on the environmental records search, there were multiple sites of potential environmental concern (sites with the potential to significantly impact surrounding properties through known or potential future release of a hazardous material) identified within 2.15 miles of the Project site. A detailed discussion of these listings is provided in the Phase I ESA provided in Appendix H. In summary, there were no sites of environmental concern listed within 2.15 miles of the Project site.

Regional Fire Context

The Los Angeles metropolitan region is surrounded on three sides by mountains that create the Los Angeles Basin. Common weather patterns involve the movement of cool winds from the Pacific Ocean over the basin; however, a phenomenon known as the Santa Ana winds, which are hot, dry, high-velocity winds that blow from the eastern high desert regions over the mountains into the basin, occur multiple times each year. Months of warm summer weather with no precipitation provide the perfect environment for wildfires to start and proliferate through the parched brush of the Southern California hillsides. Wildfires are a natural and common occurrence in Southern California. Wildfires are critical to the native vegetative ecosystems of Southern California and allow for the removal of dead materials and the recycling of the nutrients back into the soil. Many native plant species depend on fire to reproduce (by releasing seeds from resinous coatings) and/or are adapted to survive wildfires (by sprouting new stems from trunks and/or root systems).

However, Southern California's propensity for annual wildfires presents hazards to people and structures as natural open spaces continue to be replaced by urban and suburban development. Southern California is one of the most rapidly developing areas of the country, and suburban development has expanded into forest and wildland areas in recent decades. This growing wildland-urban interface has exposed communities to zones that are highly vulnerable to wildfires, resulting in significant damage to property and loss of life in recent decades.

Local Fire Setting

The existing condition at the Project site is undeveloped, naturally vegetated land. The Project site is within a Very High Fire Hazard Severity Zone (VHFHSZ, formerly Fire Zone 4 in Los Angeles County).

Santa Clarita Area Wildfire History

The Los Angeles County Fire Department Mapping Unit maintains a database of wildfires in Los Angeles County. Since 1960, there have been over 270 documented wildfires in the Santa Clarita Valley area (Lamas 2015). The year, name, and size of all wildfires that have occurred in the greater Santa Clarita area, defined as all or partially within a 15-mile radius of the City of Santa Clarita boundary, from 2004 through 2015 are presented in Table 5.5-1, Wildfires in the Santa Clarita Area (2004–2015).

TABLE 5.9-1
WILDFIRES IN THE SANTA CLARITA AREA (2004–2015)

Year	Fire Name	Acres Burned	Year	Fire Name	Acres Burned
2004	Crown	11,753	2010	Briggs	553
	Foothill	5,969		Calgrove	7
	Interstate	362		Crown	12,580
	Munz	267		Haskell	45
	Wayside	91		Newhall	34
2005	Munz	204		Oak	16
	Oak	134		River	3
	Quinn	136		Tampa	23
	Range	239	2011	Emma	29
	Topanga	23,395		Hughes	51
	Tovey	983		Lancaster	37
	Unnamed	1,146		Sierra	12
2006	Johnson Road	111		Wagon	299
	Cross	665	2012	Aliso	12
	Day	161,697		Martinez	4
2007	Buckweed	38,342		Five Mile	489
	Canyon	743		Tree	126
	Magic	2,825		Hillside	885
	Meadow Ridge	39		Tovey	72
	North	2,122		Mesa	11
	October	26	2013	Canyon	22
	Ranch (LAC)	58,402		Clarita	6
	Sesnon	30		Coltrane	15
	Soledad	44		Highway	49
	Y	22		Lake	660
2008	Crossover	25	2013	Lowridge	13
	Marek	4,574		Madison	6
	Sayre	11,370		Magic	145
	Sesnon	14,701		Marple	7
	South	132		Powerhouse	30,263
2009	Island	2,108		Woods	2
	Osito	13,105	2014	Clark	1
	Rancho RX	2,210		Valley	5
	Sloan	3,310	2015	Warm	300
	Station	6,440,264	2015	Remsen	16.5
	Tujunga	8,520			

LAC: Los Angeles County.
Source: Lamas 2015[ab].

Santa Clarita Area Fire Department Resources

The Santa Clarita Valley area receives primary fire protection services from the Los Angeles County Fire Department (LACFD) as part of the Consolidated Fire Protection District. There are 416 fire stations within Los Angeles County, 170 of which are operated by LACFD (FireDepartment.net 2016). According to the 2012 *Santa Clarita Valley Area Plan* (SCVAP), there were a total of 13 LACFD stations as of 2009 (including 3 temporary stations) serving the area

with plans to build 15 new permanent stations by 2016 (LACDRP 2012b). The Project site is approximately 1 mile from the nearest station, No. 156, located to the south at 24525 Copper Hill Drive in the City of Santa Clarita. Other stations in the area include Station 108 located at 28799 North Rock Canyon Drive in the City of Santa Clarita and Station 149 located at 31770 Ridge Route in the Community of Castaic (FireDepartment.net 2016). Should a significant incident occur, the resources of the entire LACFD, not just the stations closest to the Project site, would be used.

Wildfire response resources in the Santa Clarita area include the LACFD as well as the Fire Services mutual aid system, the California Division of Forestry, and the U.S. Forest Service (USFS). The combination of forces applied depend upon the severity of the wildfire, other wildfires in progress, and the availability of resources. Suppression efforts can involve fire equipment, heavy construction equipment, and air fire bombardment aircraft in addition to hand crews. In addition to the fire stations discussed above, the LACFD operates ten conservation (fire) camps assigned to the Air and Wildland Division. Fire camps supply crews on a daily basis to assist in the suppression of wildland fires. They also perform storm-related functions, such as the filling of sandbags, and provide additional manpower at search and rescue incidents. Of the four camps located in the Santa Clarita Valley area, two are staffed with paid fire suppression aids, and the other two are staffed by a workforce composed of adult male prisoners provided by the California Department of Corrections (CDC). This partnership with the CDC provides the Fire Department with a large labor pool. The closest fire suppression camp to the subject site is located at 35100 North San Francisquito Canyon Road in Santa Clarita (CDCR 2016).

Wildland fire crews are used for fire protection, prevention, and suppression activities. The USFS operates five fire stations in the 2012 SCVAP planning area. Under the mutual aid agreement between the LACFD and the USFS, structure fires in the National Forest are the responsibility of LACFD and non-structure fires are the responsibility of USFS; however, in practice, the agencies cooperate in fighting both wildland and structural fires during emergencies (LACDRP 2012b).

The Santa Clarita Emergency Communication Team operates a program called “Santa Clarita Fire Watch”, which is a program designed to prevent or reduce the number of fires in the area by activating patrols during “Red Flag Alert” days. These patrols are conducted by volunteers and are limited to the City of Santa Clarita, surrounding unincorporated areas of Los Angeles County, and the Angeles National Forest. Red Flag Alert days are determined by the local fire authorities and the National Weather Service, and the program includes mass media bulletins and increased patrols in designated areas to provide early detection and reporting of fires.

Water Supply, Pressure, and Availability

The availability of sufficient on-site water pressure is a basic requirement of the LACFD. The Fire Department requires sufficient water capacity for fire flow at public hydrants in residential locations to provide adequate supply and pressure for different land uses. Fire flow requirements are specific to land use types and are increased when the land use is located within a VHFHS zone. Prior to issues of a building permit, the LACFD Fire Prevention Division requires that appropriate forms and verification of fire flow availability have been completed. Final fire flow rates are determined based upon the size of the buildings, the types of construction used, and the approved fire sprinkler system.

5.9.3 RELEVANT PLANS, POLICIES, AND REGULATIONS

This section provides an overview of any new or substantially revised policies and regulations that have been passed, adopted or approved since certification of the 1999 Final EIR, or those that were not previously discussed in the 1999 Final EIR.

Federal

Toxic Substances Control Act

The Toxic Substances Control Act (TSCA) of 1976 (15 *United States Code* [USC] 2601) gives the U.S. Environmental Protection Agency (USEPA) the ability to track 75,000 industrial chemicals currently produced or imported into the United States. The USEPA repeatedly screens these chemicals and requires reporting or testing of those that may pose an environmental or human health hazard. The USEPA also has the ability to ban the manufacture and import of chemicals that pose an unreasonable risk. The USEPA tracks thousands of new chemicals that are developed each year with either unknown or dangerous characteristics. The production, importation, use, and disposal of these toxic substances is regulated by the USEPA, as necessary, to protect human health and the environment.

Accidental Release Prevention Program

Title 40, Part 68 of the *Code of Federal Regulations* (CFR) is the federal Accidental Release Prevention Program that lists regulated toxic and flammable substances and sets requirements concerning the prevention of accidental releases. It sets threshold quantities of regulated substances at which owners or operators of a stationary source are required to prepare Risk Management Plans. These Risk Management Plans must contain an assessment of the risks for accidental release, prevention measures, emergency response procedures, employee training, record keeping, and incident investigations.

State

California Government Code

Section 51013.5 (a) of the *California Government Code* requires compliance with the CFR to ensure safe relocation and replacement of pipelines and pipeline systems.

California Hazardous Waste Control Act

The California Hazardous Waste Control Act (HWCA), as found in the *California Health and Safety Code* (see Division 20, Chapter 6.5, Article 2, Section 25100, et seq.) authorizes the California State Department of Toxic Substances Control (DTSC) and local Certified Unified Program Agencies (CUPA) to regulate facilities that generate or treat hazardous waste. The HWCA authorizes CUPAs to perform the following actions:

- Conduct inspections of any factory, plant, construction site, waste disposal site, transfer station, establishment, or any other place or environment where hazardous wastes are stored, handled, processed, disposed of, or being treated to recover resources.
- Maintain records of compliance with the Hazardous Waste Control Act.
- Require hazardous waste generators as provided herein, to pay inspection and administration fees to cover the costs of administering the provisions in this Act. Fees may include but shall not be limited to the costs of inspection, document development and processing, recordkeeping, enforcement activities, and informational materials development and distribution.
- Issue authorization for on-site treatment of hazardous waste to persons eligible to operate pursuant to permit-by-rule, conditional authorization, or conditional exemption.

- Enforce against violations of the HWCA.

California Accidental Release Prevention Program

The California Accidental Release Prevention Program (CalARP) merged the Federal Accidental Release Prevention Program and California Risk Management and Prevention Program to eliminate the need for two separate programs addressing the prevention of accidental releases of regulated toxic and flammable substances. Businesses using regulated substances exceeding a threshold quantity are evaluated under this program to determine the potential for and impacts of accidental releases. Depending on the potential hazards, business owners may be required to develop and submit a Risk Management Plan.

California Strategic Fire Plan

In a collaborative effort between the State Board of Forestry and the California Department of Forestry and Fire Protection (CDF), the *2010 Strategic Fire Plan* (Fire Plan) was prepared to address the protection of lives and property from California wildfires while recognizing that wildfires are a natural phenomenon and can have beneficial effects, particularly on ecosystem health. The Fire Plan is a comprehensive update to the plan prepared in 1996, the first such Statewide wildfire planning document. The overarching vision of the Fire Plan is to have "A natural environment that is more resilient and man-made assets which are more resistant to the occurrence and effects of wildland fire through local, state, federal and private partnerships" (CDF 2010). This vision is supported by seven goals and related objectives and the application of adaptive management as a fundamental strategy of Fire Plan implementation.

California Building Code

Chapter 7A, "Materials and Construction Methods for Exterior Wildfire Exposure", of the 2013 California Building Code (CBC), adopted and amended in Title 26 "Building Code" of the Los Angeles County Code, applies to new and existing buildings located in any Fire Hazard Severity Zone or Wildland-Urban Interface (WUI) Fire Area designated by the LACFD and was effective in 2008. These codes establish minimum standards for materials and material assemblies that can provide a reasonable level of exterior wildfire exposure protection for buildings through construction with ignition-resistant materials and design to resist the intrusion of flame or burning embers projected by a vegetation fire (i.e., wildfire exposure).

Local

County of Los Angeles Code of Ordinances

The Los Angeles County Code of Ordinances serves as the municipal code for the County. Title 32 of the County Code is the Los Angeles County Fire Code, which identifies fire zones, brush clearance requirements, and structure requirements with respect to fire prevention and suppression. Within the Los Angeles County Code of Ordinances, requirements related to fire flow and fire hydrant placement are identified in the Chapter 20.16, Design and Construction in Division 1, Water of Title 20 – the Los Angeles County Utilities Code. Requirements related to access are identified in Chapter 21.24 of the Los Angeles County Subdivisions Code.

Title 32 (Fire Code)

The LACFD provides fire services to the Project area. Regional Fire Prevention Unit Section II serves the areas of Los Angeles County designated as VHFHSZ, which includes the Santa Clarita area. This office inspects and approves all single-family dwelling units located in wildland areas.

The VHFHSZ is defined in Appendix M of the County of Los Angeles Code's Title 32 (Fire Code). Title 32 is intended to provide minimum standards to safeguard the public's safety and welfare, and Section 4908.1 describes requirements for fuel modification plans in VHFHSZs.

The LACFD's Forestry Division provides several environmental and vegetation management services, including fuel modification planning. The purpose of fuel modification is to provide defensible space between structures and wildlands. The "Fuel Modification Plan Guidelines" (2011) were created by the LACFD to help the public understand the process of Fuel Modification Plan review and approval and to set forth landscape design criteria for applicable properties located in VHFHSZs. A Fuel Modification Plan typically consists of sequential zones where combustible native or ornamental vegetation has been modified and/or partially or totally replaced with drought-tolerant, low-fuel-volume plant species. Fuel modification zones are designed to protect homes from wildfire by limiting and reducing the amount of fuel available for a wildfire. The reduction in available fuel affects the flame lengths and amount of heat produced by the fire and eliminates landscape areas where embers can ignite vegetation. Each zone should be designed so that the amount of fuel is reduced and the moisture in the plants is increased closer to structures. The details of Fuel Modification Plans vary in complexity and reflect the fire history; the amount and type of vegetation; the arrangement of the fuels; topography; local weather patterns; and the construction, design, and placement of structures.

Off-site fuel modification is generally not recommended by the LACFD due to problems inherent with enforcement of regulations on adjacent property and the potential for confusion regarding the responsibility for fuel-modification areas outside legal ownership. Consequently, the LACFD recommends the implementation of alternative modes of wildfire hazard protection, such as on-site alternative means and methods that can be implemented to attain a comparable level of wildfire protection. These alternatives may include, but are not limited to, (1) increasing the width of the setback or irrigated zones to reduce thinning zone dimensions; (2) enhancing fire protection construction techniques (including indoor fire sprinkler systems); (3) placing structures in an effort to best slow the fire rate; and/or (4) constructing non-combustible fencing material.

Office of Emergency Management

Title 2, Administration, of the Los Angeles County Code addresses the establishment of the Office of Emergency Management (OEM). This code designates the OEM complete authority for organizing, directing, and coordinating the emergency organization of the County, including training; directing the development and approval of all multi-departmental Emergency Response Plans; review and approval of all board-ordered departmental Emergency Response Plans; and all emergency preparedness activities.

County Fire Department Developer Fee Program

On July 12, 1990, the Los Angeles County Board of Supervisors adopted the County Developer Fee Program (*California Government Code*, Sections 66000–66006) to fund (1) the purchase of fire station sites; (2) the construction of new stations and facility improvements; and (3) the purchase of equipment. The County annually adjusts developer fees to reflect changing costs. The Applicant would pay fees as annually updated in the County Developer Fee Program for the purchase of land for fire station sites; the construction of fire stations; and the provision of certain equipment. As an alternative to fee payment, the Developer Fee Program allows the LACFD and the Applicant to agree on a program whereby the Applicant would provide land and would construct and equip some or all fire stations required for the Project.

Standardized Emergency Management System

In accordance with Section 2400 of the *California Code of Regulations*, the County of Los Angeles has adopted the Standardized Emergency Management System (SEMS). SEMS establishes organizational levels for managing emergencies, standardized emergency management methods, and standardized training from responders and managers. There are five levels at which SEMS activities occur: (1) field response; (2) local government; (3) operational areas; (4) Mutual Aid Regions; and (5) the State level. Additionally, the County has adopted an Operational Area Emergency Response Plan (OAERP). The OAERP describes the planned responses to emergencies associated with natural and man-made disasters and technological incidents.

Los Angeles County Code

Title 2, Administration, of the Los Angeles County Code addresses the establishment of the OEM. This code designates the OEM complete authority for organizing, directing, and coordinating the emergency organization of the County, including training; directing the development and approval of all multi-departmental Emergency Response Plans; review and approval of all board-ordered departmental Emergency Response Plans; and all emergency preparedness activities.

5.9.4 THRESHOLD CRITERIA

California Environmental Quality Act Thresholds of Significance

The following thresholds of significance are derived from the County of Los Angeles Department of Regional Planning's Initial Study checklist, which is based on Appendix G of the State CEQA Guidelines.

Threshold 5.9-1: *Would the Project create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?*

Threshold 5.9-2: *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 or waste into the environment?*

Threshold 5.9-3: *Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?*

Threshold 5.9-4: *Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

Threshold 5.9-5: *For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?*

Threshold 5.9-6: *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?*

Threshold 5.9-7: *Would the Project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?*

Threshold 5.9-8: *Would the Project expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:*

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

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

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

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

Threshold 5.9-9: *Does the proposed use constitute a potentially dangerous fire hazard?*

5.9.5 RELEVANT PROJECT CHARACTERISTICS

The 1999 Final EIR included a mitigation measure to dedicate a 4.3-acre lot within Phase B to the LACFD for construction of a new fire station. However, based on the current status of fire protection facilities in the Project site vicinity, the LACFD requested that the Project include a helispot in lieu of the previously approved fire station site in Phase B.

Accordingly, the revised tract map includes a location for a 162-foot-diameter concrete helispot on the western side of Phase B along a ridge at an elevation of 1,842 feet above mean sea level and immediately beyond the two proposed 72-foot-diameter Zone 3 potable water reservoirs and associated booster pump station. The helispot has been designed in accordance with applicable Federal Aviation Administration (FAA) and the California Department of Transportation's (Caltrans') Division of Aeronautics regulations to accommodate the largest helicopter used by the LACFD, the Sikorsky S70 (Firehawk), the civilian version of the UH60 Blackhawk. The Final Approach and Takeoff area (FATO) would be 102 feet in diameter with a 30-foot-wide safety area around the circumference of the FATO, for a total diameter of 162 feet. Because the proposed helispot is for emergency use only, the landing pad would not have any marking that could identify it as a helispot, such as the letter "H". Vehicular access to the helispot and nearby water tanks would be provided by a maintenance road extending from "C Street".

The proposed helispot would aid in emergency wildland firefighting due to its location as an interface between urban areas and the Angeles National Forest. A helispot would provide quick turnaround for water pickup while fighting wildland and brush fires, thereby assisting in the protection of homes in the Tesoro development and the surrounding community.

Two primary access points to Phases B and C already exist (i.e., Tesoro del Valle Drive and Avenida Rancho Tesoro). The inclusion and location of access gates is subject to review and approval by the County.

5.9.6 ENVIRONMENTAL IMPACTS

Impact Analysis

Threshold 5.9-1: *Would the Project create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?*

Level of Significance without Mitigation: Less Than Significant

Recommended 1999 Final EIR (FEIR) Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less Than Significant

Recommended Project-Specific Mitigation Measures: None

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The 1999 FEIR did not address impacts related to the transportation of hazardous materials.

Construction activities associated with the Project would involve the use of chemical substances (e.g., solvents, paints, fuel for equipment) and other potentially hazardous materials. These materials are common with typical construction activities and do not generally pose a significant hazard to the public or the environment. Additionally, construction activities would be completed in compliance with applicable regulatory requirements, including the State Water Resources Control Board (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity (Construction General Permit). As required, Best Management Practices (BMPs) identified in the Project's Storm Water Pollution Prevention Plan (SWPPP) to control potential construction-related pollutants would be implemented, as further discussed in Section 5.10, Hydrology and Water Quality, of this Supplemental EIR.

With respect to long-term operations and as described in Section 4.0, Project Description, of this this Supplemental EIR, the Project would allow for the development of various types of residential and open space land uses as well as associated uses such as recreational facilities. Individual households and maintenance activities associated with the allowed uses are likely to use hazardous materials typical to urban land uses in limited quantities, such as petroleum products (including oil and gasoline), automotive fluids (antifreeze, hydraulic fluid), paint, cleaners (dry cleaning solvents, cleaning fluids), and pesticides. Byproducts generated as a result of activities using hazardous materials are considered hazardous waste. Contamination usually takes the form of hazardous materials or waste spills in the soil. Such contamination can penetrate soils into the groundwater table, resulting in the pollution of shallow groundwater and/or a local water supply. Commercial and industrial uses, including those that have underground storage tanks (USTs) and/or use hazardous materials in their operations, can create such contamination.

The proposed residential uses would be similar to the adjacent residential land uses and would involve the use of common materials that are technically labeled "hazardous" (e.g., commercial cleansers, chlorine and other pool maintenance chemicals, pesticides, and other landscape maintenance materials). However, the amount of materials that would be handled at any one time is relatively small and would not pose a significant hazard to the public or the environment.

Hazards to the public or environment through the transport, use, or disposal of hazardous materials are typically associated with operation of non-residential uses (i.e., industrial and some commercial uses). However, there are no non-residential uses allowed under the Project.

A number of existing regulations ensure that hazardous materials/waste users, generators, and transporters provide operational safety and emergency response measures so that no significant threats to public health and safety are created. These include the Hazardous Material Transportation Act, the Resource Conservation and Recovery Act (RCRA), the California Hazardous Waste Control Act, and the California Accidental Release Prevention Program. Also, the County of Los Angeles Development Code provides standards to ensure that the use, handling, storage, and transportation of hazardous materials comply with all applicable State laws and that appropriate information is reported to the County of Los Angeles Fire District, as the regulatory authority.

Through compliance with existing applicable hazardous materials regulations, the Project would not create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials. This impact would be less than significant.

Threshold 5.9-2: *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 or waste into the environment?*

Level of Significance without Mitigation: Less Than Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less Than Significant

Recommended Project-Specific Mitigation Measures: None

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The Project impacts would be consistent with the findings identified in Section 5.1, Earth Resources, of the 1999 FEIR.

As discussed above, construction and operation of the Project would involve the use of hazardous materials that are typically associated with an urban environment. These materials would be transported, used, stored, and disposed of in compliance with applicable regulations and would not create a significant hazard to the public or environment through reasonably foreseeable upset or accident conditions.

This threshold addresses the likelihood of encountering hazardous materials associated with existing and previous land uses at the Project site and in surrounding areas, which could be released into the environment due to upset and accident conditions. The following information is derived from the Phase I ESA prepared for the Project and included in Appendix H of this Draft Supplemental EIR (Phase One 2014). As identified previously, the Phase I ESA was conducted to identify sites of environmental concern that may be associated with the Project site from existing and past on-site uses and uses in the vicinity of the Project site.

Previous and Current On-Site Uses

The Phase I ESA concludes that current site conditions do not pose an environmental hazard to the site. Specifically, the Phase I ESA documents that no clarifiers, sumps, trenches, industrial floor drains, or industrial discharge points were noted during the site reconnaissance or during historical and/or regulatory research; and during site reconnaissance, no significant areas of staining or other unusual surface conditions and no disfigured, discolored, dying, or otherwise stressed vegetation were observed on the Project site. No sampling or testing of suspected hazardous substances was performed for this Project, and no known or suspected Polychlorinated Biphenyls (PCB)-containing equipment or materials were observed on site. Additionally, no storage or handling of hazardous substances was observed on site during the site reconnaissance.

The Project site is not currently used for agricultural purposes. It should also be noted that, based on review of historical aerial photographs, the areas adjacent to the Project site to the southeast within the Tesoro del Valle Phases A and D areas were used for dry farming; however, the Project site is not currently used for dry farming or other agricultural activities.

Four aboveground water tanks are currently located on the southern portion of the Project site. These tanks are approximately ten years old and are visually monitored for leaks. Two aboveground water tanks were previously located in the southeastern portion of the Project site. These two tanks are no longer present on site, and this area has since been graded and redeveloped with a park, a paved road, and other improvements.

During the environmental record search, two occurrences were noted within or along the boundaries of the site. One site, located on the western portion of the Project site, was listed on the California Oil and Gas Wells (OGW-CA) database. This site is a plugged, abandoned exploratory oil well on the western portion of the Project site. The Phase I ESA notes that this well was drilled, abandoned, and plugged during January and February 1963. The well was a non-productive geological well and is considered a *de minimis* environmental condition. The second site is located in the northeastern portion of the Project site, just along the Project boundary; this site is a portion of the site that is located within a designated Significant Ecological Area Study Zone. As discussed in detail in Section 5.3, Biological Resources, the Project would not impact the designated SEA area; therefore, this is not considered a site of environmental concern.

Off-Site Uses

Based on the environmental records review of the data available from various regulatory agencies, there were multiple hazardous materials sites identified within the search radius. A total of 49 sites were identified outside of the Project boundary. The Phase I ESA listed these sites along with their distance from the Project site, the environmental database they were listed on, and their environmental condition. It was concluded that none of these properties have a recognized environmental condition and do not pose an adverse environmental impact to the site and future occupants.

In summary, the Phase I ESA concludes that the Project site exhibits no evidence of sites indicative of releases or threatened releases of hazardous substances that would prohibit the Project. Based on the results of the Phase I ESA, grading activity related to the proposed development would not be expected to encounter soil contamination that would require removal and transport or the associated potential for accidental release into the environment. Additionally, although the abandoned exploratory well is not considered an environmental concern, the Phase I ESA recommends that the OGW-CA be contacted prior to grading in this area to obtain their recommendations and their requirements for the abandoned well. This impact is less than significant and no mitigation is required.

Threshold 5.9-3: *Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?*

Level of Significance without Mitigation: Less Than Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less Than Significant

Recommended Project-Specific Mitigation Measures: None

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The 1999 FEIR did not address impacts related to hazardous emissions or materials near sensitive land uses.

The nearest school, Tesoro del Valle Elementary, is located approximately 0.4 mile south of the Project site. Additionally, the Project would not generate hazardous emissions or involve the handling of hazardous materials. Therefore, the Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or wastes within 0.25 mile of an existing school. This impact is less than significant and no mitigation is required.

Threshold 5.9-4: *Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

Level of Significance without Mitigation: Less Than Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less Than Significant

Recommended Project-Specific Mitigation Measures: None

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The Project impacts would be consistent with the findings identified in Section 5.1, Earth Resources, of the 1999 FEIR.

As identified previously, the Phase I ESA was conducted to identify sites of environmental concern that may be associated with the Project site from existing and past on-site uses and uses in the vicinity of the Project site. An environmental records search, performed as part of the Phase I ESA, reviewed all site records within a 2.15-mile radius of the Project site. Review of these records determined that there were 51 occurrences within the 2.15-mile radius, 2 of which were within or along the Project boundary. The Phase I ESA determined that one of the occurrences, the abandoned exploratory oil well, was a *de minimis* environmental condition and not of concern. The additional properties were determined to have no environmental condition and were, therefore, not of concern. As none of the 51 occurrences were determined to be of environmental concern, this impact is less than significant and no mitigation is required.

Threshold 5.9-5: *For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?*

Threshold 5.9-6: *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?*

Level of Significance without Mitigation: Less Than Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less Than Significant

Recommended Project-Specific Mitigation Measures: None

Net Level of Significance: Less Than Significant

According to the SCVAP 2012 EIR, the County's Planning Area currently contains 1 privately owned public airport known as Agua Dulce Airpark, located approximately 18 miles west of the project site. The Airpark is located in an unincorporated area of Los Angeles County, and the County has adopted an Airport Land Use Plan to protect the clear zones and ensure land use compatibility with airport operations. The project site is outside the Airport Influence Area. Additionally, the project site is not within the vicinity of a private airstrip.

As previously discussed, the proposed project will include a helispot to accommodate LACFD emergency helicopters. This would aid in emergency wildland firefighting due to its location as an interface between urban areas and the Angeles National Forest. The helispot has been designed in accordance with applicable FAA and Caltrans' Division of Aeronautics regulations.

As the proposed project is not within an Airport Influence Area and is not near a private airstrip, it would not result in any standard operation aviation hazards. The proposed helispot would only be operated under emergency situations. This impact is less than significant and no mitigation is required.

Threshold 5.9-7: *Would the Project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?*

Level of Significance without Mitigation: Less Than Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less Than Significant

Recommended Project-Specific Mitigation Measures: None

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The 1999 FEIR did not address impacts related to interference with an adopted emergency response or evacuation plans.

Implementation of the Project would generate an increase in the amount and volume of traffic on local and regional roadway networks. However, the developers of the Project would be required to design, construct, and maintain structures, roadways, and facilities to comply with applicable local, regional, State, and/or federal requirements related to emergency access and evacuation plans. Additionally, the Project site falls within Disaster Management Area B of the County of Los Angeles' OAERP. The OAERP incorporates information from local, State, and federal authorities and complies with any regulations set forth by those authorities.

As previously discussed, the Project includes a helispot for LACFD uses. This helispot would aid in wildfire emergencies, increasing the ability to protect the chaparral-urban interface. This Project would comply with all applicable local, regional, State, and/or federal requirements related to emergency access and evacuation plans and would add tools to assist in emergency wildfire occurrences; it would not interfere with the OAERP. This impact is less than significant and no mitigation is required.

Threshold 5.9-8: *Would the Project expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:*

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

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

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

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

Threshold 5.9-9: *Does the proposed use constitute a potentially dangerous fire hazard?*

Level of Significance without Mitigation: Less Than Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less Than Significant

Recommended Project-Specific Mitigation Measures: None

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The 1999 FEIR did not address impacts related to fire hazards.

Fire hazard analysis is based on the *Fire Protection Plan, Tesoro del Valle Phases B & C, Revised VTTM 51644-1* (Fire Protection Plan) prepared for the Project, which is included in Appendix H of this Supplemental EIR (Scott Franklin Consulting 2016).

Fire Hazard

The Project site falls within the VHFHSZ, formerly known as Zone 4. According to the Fire Protection Plan, there are no signs of recent fire on the Project site; however, the site has had several fires within the past 20 years. Continuous fuel located along the north and east perimeter of the Project site poses significant wildfire potential. Due to the wildland fire risk, building construction would comply with County of Los Angeles, LACFD, and California Building Code (CBC) regulations and standards.

Additionally, Project design would incorporate a fuel modification zone, which is required due to the adjacent heavy vegetation along the northern boundary of the Project site. Each lot that interfaces with these areas of heavy vegetation would have a 280-foot fuel modification zone, measured from each proposed structure on these lots. In addition, all roads and driveways would have a 20-foot fuel modification zone. All roads within the Project site would be maintained by the homeowners association, which would monitor and maintain the fuel modification zone.

The 280-foot fuel modification zone would be separated into 3 zones: Zone A, Zone B, and Zone C. Zone A is a wet zone and encompasses the first 30 feet from the structure. Zone B encompasses the first 31 feet to 80 feet from the structure. Zone C encompasses the first 81 to 280 feet from the structure, or out to the property line. Each zone has requirements for planting and maintenance of vegetation. All driveways would be maintained as Zone A.

Access

Roads within the Project site would be both public and private. The main access road for the Project site is Rancho Tesoro Drive. The proposed road widths vary from 34 feet to 58 feet. The LACFD Fire Code Standard 10.207(a) requires a minimum unobstructed road width of 20 feet where necessary. All roads within the Project site would be posted “No Parking Fire Lane” so that no parked vehicles intrude into the 20-foot width. Cul-de-sac turnarounds would be at least 80 feet, unobstructed, and the cul-de-sac should be posted “No Parking – Fire Lane”. If the road

grade exceeds ten percent, it shall be paved. Preliminary Project design does not indicate that roads would exceed ten percent grade; however, all roads will be paved.

Gates on roads within the Project site would have approved devices, operable from the development side by residents without key or special knowledge or skills and which override any locking devices on the gates. Such devices would be subject to approval by the LACFD.

Infrastructure

Many structures abut wildland open space and, therefore, would be set back from the property line and from slopes. All residences would have internal fire sprinkler systems. All homes will have a driveway, which would have grades less than 20 percent and widths of at least 16 feet. Driveways in excess of 150 feet long would have an approved fire apparatus hammerhead turnaround as required by the LACFD. Lighted house addresses would be posted at the entrance to each driveway if house numbers are not visible from street. Where possible, hydrants would be placed near entrances to driveways.

Fire flow and hydrants will be provided by the Newhall County Water District, which has provided a "Will Serve Notice" for the Project. This would be a public water system with public hydrants. The required fire flow would comply with LACFD regulations. Additionally, a fire water storage tank would be installed as part of the Project and would be maintained by the Newhall County Water District. The water tank would be non-combustible and would comply with all applicable regulations and standards under the Newhall County Water District, American Water Works Association, LACFD, National Fire Protection Association, and City Building Official. There would be 100 feet of fuel modification around the water tank. Ultimately, fire flow and water storage requirements would be determined by the LACFD Land Development Unit. Fire hydrant and water system specifications, design, calculations, and installations would comply with LACFD regulations. Detailed plans shall be submitted to the LACFD for review and approval prior to installation.

With the implementation of the Fire Protection Plan and compliance with all applicable standards and regulations, impacts due to fire hazard would be less than significant.

5.9.7 CUMULATIVE IMPACTS

The cumulative study area associated with hazardous materials is typically site-specific except where past, present, and/or proposed land uses would impact off-site land uses and persons or where past, present, or foreseeable future development in the surrounding area would cumulatively expose a greater number of persons to hazards (e.g., hazardous materials and/or waste contamination).

As discussed under Thresholds 5.9-1 and 5.9-2, past, existing, and proposed land uses would not result in an environmental hazard related to the transport, use, or disposal of hazardous materials or the potential for accidental release of hazardous materials. The Project and cumulative development would be required to comply with applicable local, State, and federal requirements concerning hazardous materials. Therefore, the Project would not contribute to any potential significant cumulative hazardous materials impacts.

The Project site is not within an airport land use plan and there are no private airstrips in the Project vicinity. Although the Project includes a helispot, aviation activity at this helispot would not interfere with normal aviation operations within the region and would only be used in emergency wildfire situations. Normal aviation operations would not be impacted by implementation of the

Project; therefore, the Project would not contribute to any potential significant cumulative impacts related to aviation hazards.

5.9.8 IMPACT CONCLUSION

Impacts related to hazards and hazardous materials would be less than significant with implementation of the mitigation measures described above.

5.9.9 REFERENCES

Phase One, Inc. (Phase One) 2014. *Phase I Environmental Site Assessment for IHP Capital Partners, Tesoro Tentative Tract No. 51644, 1300 Acre Site, Santa Clarita, California 91390*. Phase One.

Scott Franklin Consulting 2016. *Fire Protection Plan, Tesoro del Valle Phases B & C, Revised VTTM 51644-1.* Scott Franklin Consulting.

5.10 HYDROLOGY AND WATER QUALITY

As demonstrated in the remainder of this section, all anticipated Project impacts would be consistent with the findings identified in the 1999 Final Environmental Impact Report (EIR) prepared for the Tesoro del Valle project. It is noted that the 1999 FEIR did not address impacts related to standing water and the potential for mosquitoes and other vectors, or consistency with the LID Ordinance.

This section of the Draft Supplemental Environmental Impact Report (EIR) addresses potential hydrology and water quality impacts that would result from implementation of the unrecorded portion of Phase A and Phases B and C project. This section is based on information incorporated by reference and contained in the *Hydrology Study for Vesting TTM No. 51644 (Tesoro) in the Unincorporated Area of Los Angeles County* (Hydrology Study) prepared by Sikand (2017) and the *Tesoro del Valle Phases B and C – Revised VTTM 51644-1 Water Quality Technical Report* (WQTR) prepared by PACE (2017) and included as Appendix I.

5.10.1 BACKGROUND INFORMATION

1999 Tesoro del Valle Final EIR Summary

Water Quality

The 1999 Final EIR determined that grading required for project implementation would result in slope modification, modification of tributaries to the San Francisquito, Wayside, and Tapia Creek, and modification or filling of minor drainages traversing the site. Site development was anticipated to result in changes to surface water quality. Unmitigated grading and site preparation activities would have the potential to increase erosion and sedimentation, which could impact aquatic and riparian habitats, as well as increase pollutant transport. Project operation also could result in surface water quality degradation from the transport of contaminants from roadways, landscaping, and other anthropogenic (man-made) sources.

However, the water quality in the three major watersheds receiving runoff from the site were determined to not be significantly impacted by site development because on-site drainage systems were designed in accordance with County of Los Angeles Department of Public Works (LACDPW) drainage requirements, Mitigation Measures 1 through 8 listed in Section 3.2, Flood, as well as federal and state permit and regulatory requirements.

In addition, a series of water quality basins and other structural and non-structural BMPs, such as erosion control measures, sand bags, etc., in accordance with the required NPDES permit and related Storm Water Pollution Prevention Plan (SWPPP), were integrated into the approved project to protect the site's hydrology and water quality, both during construction and operation of the project. The 1999 Final EIR also acknowledged that the project would have to comply with the requirements set forth by the California Department of Fish and Game (CDFG), Uniform Building Code (UBC) and United States Army Corps of Engineers (ACOE). With implementation of the adopted mitigation program, including compliance with all applicable regulations and permits, the 1999 FEIR determined that water quality and hydrology impacts would be reduced to a less-than-significant level.

With regards to groundwater quality, the 1999 Final EIR determined that a portion of the runoff from the site would recharge the groundwater table beneath San Francisquito Creek. The water quality basins incorporated into the project would be designed to prevent infiltration of urban pollutants to groundwater. As such, groundwater quality was not anticipated to be significantly impacted.

Hydrology and Flood

The 1999 Final EIR determined that encroachment into the floodway (main channel) of San Francisquito Creek would be limited to construction of abutments and required floodproofing adjacent to the creek related to the extension of the HH Street Bridge to San Francisquito Road, and floodproofing at the edges of the sports complex proposed in Phase D. The approved project design stipulated that all encroaching activities be implemented in a setback area outside the floodplain boundary of San Francisquito Creek, eliminating potential impacts to the unarmored threespine stickleback population within Significant Ecological Area (SEA) 19, and required via hydrology mitigation measure 9 described for "Water Resources" in the adopted MMP. Because this mitigation measure is related to implementation of Phase D, it is not relevant to the Project and is not carried forward.

This Supplemental EIR incorporates by reference the Final EIR and the associated Mitigation Monitoring Program (MMP), which was adopted as part of the 1999 Final EIR documentation. Mitigation measures from the adopted MMP are summarized below based on their relevance to the Project (i.e., whether they will be carried forward as adopted, be revised or replaced to reflect new conditions or requirements, or are no longer applicable to the Project). The Project proposes grading and development in a smaller footprint than the approved development, though some new areas would be disturbed.

5.10.2 EXISTING CONDITIONS

Consistent with the environmental setting identified in the 1999 Final EIR, the project site is currently undeveloped, and characterized by naturally vegetated land with some fire breaks and dirt roads traversing the site. The project site includes several small, unnamed creeks that carry runoff from the site. The project site is located along a watershed divide. Parts of the property drain toward San Francisquito Creek, while other parts drain toward Castaic Creek. Both San Francisquito and Castaic Creek drain to the Santa Clara River within a few miles of the project site (PACE 2017).

Surface Water

According to the WQTR, the project is located in the watershed of the Santa Clara River, which drains runoff from a large area of southern California to the Pacific Ocean near Ventura, California. The Santa Clara River discharges into the Santa Clara River Estuary which is part of the Pacific Ocean. The project site is on the drainage divide between Castaic Creek and San Francisquito Creek, which both flow into the Santa Clara River in the City of Santa Clarita.

Santa Clara River

Under Section 303(d) of the Clean Water Act, all states are required to develop a list of water quality impaired water bodies, generally referred to as a 303(d) list. Water bodies must be included on the list if they do not meet water quality standards, even after the minimum required levels of pollution control technology have been installed on point sources. The law requires that a list detailing Total Maximum Daily Loads (TMDL), be developed to improve water quality. A TMDL is an estimate of the total load of pollutants that an impaired water body may receive without exceeding applicable water quality standards. Several TMDLs are in effect for the receiving water downstream of the project site, as shown in Table 5.10-1. It is noted that the 1999 Final EIR did not identify TMDLs that were in effect at the time of the previous analysis, so no direct comparison can be made.

TABLE 5.10-1
TOTAL MAXIMUM DAILY LOADS FOR RECEIVING WATERS

Constituent	TMDL	Location
Ammonia as Nitrogen	1/75 mg/L	Santa Clara River Reach 5
Nitrate + Nitrite as Nitrogen	6.8 mg/L	Santa Clara River Reach 5
Chloride	100 mg/L	Santa Clara Reach 5 and 6
Fecal Coliform (Dry Weather)	126 mg/100 mL	Santa Clara River Reaches 5, 6, and 7
Source: Pace 2016		

Drainage Patterns

According to the Hydrology Study, the project site consists primarily of undeveloped open space with several dirt roads and fire breaks traversing the site, which is consistent with the environmental setting discussion provided in Section 5.2, Water Resources, of the 1999 Final EIR. The northern portion of Wayside Canyon and an unnamed drainage cross the western portion of the site, and Tapia Canyon crosses the northwestern portion of the site. A portion of the northwest portion of the site contributes runoff to Tapia Canyon via a series of tributaries, and the rest of the northwestern portion of the project site contributes runoff to Wayside Canyon.

Surface water to the west of the central ridgeline primarily flows into tributaries of Wayside and Tapia Canyons, which in turn flows to Castaic Creek and eventually discharges into the Santa Clara River. These southwest draining streams are intermittent, flowing only during the rainy season. In addition, a small portion of the western area of the site drains to an unnamed stream located between Tapia and Wayside Canyons.

Surface water to the east of the central ridgeline primarily flows into the San Francisquito Canyon watershed. Runoff on the eastern half of the project site drains southeasterly into tributaries of San Francisquito Creek, which flows downstream via natural channels to the Santa Clara River, located approximately 4 miles to the south.

Flooding

According to the Hydrology Study, the portion of San Francisquito Creek adjacent to or intersecting the project site has four similar and overlapping floodways/floodplains, as described in the 1999 Final EIR. Where San Francisquito Creek crosses the eastern edge of Phase C, the streambed is generally dry. However, after heavy rains, the stream typically flows steadily for several months. Flooding in the site vicinity is limited to seasonal storms that typically occur between November and mid-April.

5.10.3 RELEVANT PLANS, POLICIES, AND REGULATIONS

This section provides an overview of any new or substantially revised policies and regulations that have been passed, adopted or approved since certification of the 1999 Final EIR, or those that were not previously discussed in the 1999 Final EIR.

Federal

Clean Water Act

In 1972, the Federal Water Pollution Control Act (later referred to as the Clean Water Act [CWA]) was amended to require National Pollutant Discharge Elimination System (NPDES) permits for

the discharge of pollutants to "Waters of the U.S." from any point source.[1] In 1987, the CWA was amended to require that the United States Environmental Protection Agency establish regulations for permitting municipal and industrial storm water discharges under the NPDES permit program. The USEPA published final regulations regarding storm water discharges on November 16, 1990. The regulations require that municipal separate storm sewer system (MS4) discharges and industrial (including construction) storm water discharges to surface waters be regulated by an NPDES permit.

The CWA requires states to adopt water quality standards for receiving water bodies and to have those standards approved by the USEPA. Water quality standards consist of designated beneficial uses for a particular receiving water body (e.g., wildlife habitat, agricultural supply, recreational, fishing) in addition to the water quality criteria necessary to support those uses. Water quality criteria are prescribed concentrations or levels of constituents (e.g., lead, suspended sediment, and fecal coliform bacteria) or narrative statements that represent the quality of water that supports a particular use. Because of gaps in California's regulations, the USEPA promulgated the California Toxics Rule (40 *Code of Federal Regulations,* §131.38), which establishes numeric water quality criteria for the protection of human health or aquatic life in California surface waters.

When designated beneficial uses of a particular receiving water body are being compromised by water quality, Section 303(d) of the CWA requires identification and listing of that water body as "impaired". Once a water body has been deemed impaired, a TMDL must be developed for the impairing pollutant(s). A TMDL is an estimate of the total load of pollutants from point, non-point, and natural sources that a water body may receive without exceeding applicable water quality standards (plus a "margin of safety"). Once established, the TMDL allocates the loads among current and future pollutant sources to the water body.

California Toxics Rule

The California Toxics Rule (CTR) is a federal regulation issued by the EPA providing water quality criteria for potentially toxic constituents in receiving waters with human health or aquatic life designated uses in the State of California. EPA adopted the CTR in 2000 to create legally applicable water quality criteria for priority toxic pollutants for inland surface waters, enclosed bays, and estuaries to protect human health and the environment for all purposes and programs under the Clean Water Act. The CTR aquatic life criterion were derived using a CWA Section 304(a) method that produces an estimate of the highest concentration of a substance in water which does not present a significant risk to the aquatic organisms in the water and their uses. The CTR water quality criteria provide a reasonable and adequate amount of protection with only a small possibility of substantial overprotection or under protection. In this document, the CTR criteria are used as one type of benchmark to evaluate the potential impacts of the Project on water quality of the receiving waters.

The CTR's numerical aquatic life criteria are expressed as short-term (acute) and long-term (chronic) averages, rather than one number, in order that the criterion more accurately reflect toxicological and practical realities. Due to the intermittent nature of stormwater runoff (especially in Southern California), the acute criteria are considered to be more applicable to stormwater conditions than chronic criteria and therefore are used in assessing Project impacts. For example, the average storm duration for all storms in the 40-year Newhall rain gauge record is 7.1 hours. Acute criteria represent the highest concentration of a pollutant to which aquatic life can be exposed for a short period of time (one hour) without deleterious effects; chronic criteria equal the

[1] Discrete water conveyances, such as pipes or man-made ditches.

highest concentration to which aquatic life can be exposed for an extended period of time (four days) without deleterious effects.

CTR criteria are applicable to the receiving water body and therefore the metals criteria, which are expressed as a function of receiving water hardness, must be calculated based upon the probable hardness values of the Project's receiving waters for evaluation of acute (and chronic) toxicity criteria. At higher hardness values for the receiving water, copper, lead, and zinc are more likely to be complexed (bound) with other chemical constituents in the water column. This in turn reduces the bioavailability and resulting potential toxicity of these metals.

State

Basin Plan

The *Water Quality Control Plan: Los Angeles Region Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties* (LARWQCB, 2014) is the applicable Basin Plan, which provides numeric and narrative criteria for a range of water quality constituents applicable to certain receiving water bodies and groundwater basins within the Los Angeles region. Specific criteria are provided for the larger, designated water bodies within the region, as well as general criteria or guidelines for ocean waters, bays and estuaries, inland surface waters, and ground waters. Those waters not specifically listed (generally smaller tributaries) are assumed to have the same beneficial uses as the streams, lakes, or reservoirs to which they are tributary. Water quality criteria apply within receiving waters as opposed to applying directly to runoff; therefore, water quality criteria from the Basin Plan are utilized as benchmarks as one method to evaluate the potential ecological impacts of Project runoff on the receiving waters of the Project. The Basin Plan also contains water quality criteria for groundwater basins.

Trash Amendments

On April 7, 2015, the SWRCB adopted an Amendment to the Water Quality Control Plan for Ocean Waters of California (Ocean Plan) to Control Trash and Part 1 Trash Provision of the Water Quality Control Plan for Inland Surface Waters, Enclosed Bays, and Estuaries. Together, the amendments are collectively called the "Trash Amendments." The SWRCB's objective for the Trash Amendments is to provide statewide consistency SWRCB's regulatory approach to reduce environmental issues associated with trash in state waters, while focusing limited resources on high trash generating areas.

The Trash Amendments prohibit the discharge of trash[2] to surface waters of the State, or the deposition of trash where it may be discharged into surface waters of the State, and require systems to control mobilization and discharge of trash from areas with high trash generation rates (called "priority land uses"). The Trash Amendments provide a compliance schedule for retrofit of existing developed areas that discharge to municipal separate storm sewer systems. The Trash Amendments will be implemented through revision of MS4 and other NPDES permits in the future.

California Toxics Rule

Because California did not establish a complete list of acceptable water quality criteria, the USEPA established the California Toxics Rule (CTR), a federal program that includes numeric water quality criteria for certain toxic constituents in receiving waters with human health or aquatic life designated uses (40 C.F.R. 131.38). The CTR's numerical aquatic life criteria are expressed

[2] Trash means all improperly discarded solid material from any production, manufacturing, or processing operation including, but not limited to, products, product packaging, or containers constructed of plastic, steel, aluminum, glass, paper, or other synthetic or natural materials.

as short-term (acute) and long-term (chronic) averages. Due to the intermittent nature of stormwater runoff (especially in Southern California), the acute criteria are considered to be more applicable to stormwater conditions than chronic criteria and, therefore, are used in assessing Project impacts. For example, the average storm duration for all storms in the 40-year Newhall rain gauge record is 7.1 hours. Acute criteria represent the highest concentration of a pollutant to which aquatic life can be exposed for a short period of time (one hour) without deleterious effects; chronic criteria equal the highest concentration to which aquatic life can be exposed for an extended period of time (four days) without deleterious effects.

In addition, discharges are subject to metals criteria, which are expressed as a function of receiving water hardness and must be calculated based upon the probable hardness values of the receiving waters for evaluation of toxicity criteria. At higher hardness values for the receiving water, copper, lead, and zinc are more likely to be complexed (bound with) components in the water column. This in turn reduces the bioavailability and resulting potential toxicity of these metals. The average wet weather hardness value of 198 milligrams per liter (mg/L) for calcium carbonate (CaCO3) in Santa Clara River Reach 5 was used to approximate CTR criteria for metals.

Clean Water Act Section 402 - Construction General Permit

Pursuant to CWA Section 402(p), the SWRCB issued a statewide general permit for stormwater discharges from construction sites [Water Quality Order 2009-0009-DWQ, SWRCB NPDES General Permit for Stormwater Discharges Associated with Construction Activity (NPDES No. CAR000002; adopted by the SWRCB on September 2, 2009)].

Under the Construction General Permit, discharges of stormwater from construction sites with a disturbed area of one or more acres are required to either obtain individual NPDES permits for stormwater discharges or be covered by the Construction General Permit. Coverage under the Construction General Permit is accomplished by submitting a construction site risk assessment to determine appropriate coverage level; preparing a Stormwater Pollution Prevention Plan (SWPPP), including site maps, a Construction Site Monitoring Program, and sediment basin design calculations; for projects located outside of a Phase I or Phase II permit area, completing a post-construction water balance calculation for hydromodification controls; and completing a NOI. The primary objective of the SWPPP is to identify and apply proper construction, implementation, and maintenance Best Management Practices to reduce or eliminate pollutants in stormwater discharges and authorized non-stormwater discharges from the construction site during construction. The SWPPP also outlines the monitoring and sampling program required for the construction site to verify compliance with discharge Numeric Action Levels set by the Construction General Permit.

California Green Building Standards Code

The California Green Building Standards Code (CALGreen Code), Part 11 of the California Building Standards Code (Title 24), is designed to improve public health, safety, and general welfare by utilizing design and construction methods that reduce the negative environmental impact of development and encourage sustainable construction practices.

The CALGreen Code provides mandatory direction to developers of all new construction and renovations of residential and non-residential structures with regard to all aspects of design and construction, including but not limited to site drainage design, stormwater management, and water use efficiency. Required measures are accompanied by a set of voluntary standards designed to encourage developers and cities to aim for a higher standard of development.

Under CALGreen, all residential and non-residential sites are required to be planned and developed to keep surface water from entering buildings and to incorporate efficient outdoor water use measures. Construction plans are required to show appropriate grading and surface water management methods such as swales, water collection and disposal systems, French drains, water retention gardens, and other water measures which keep surface water away from buildings and aid in groundwater recharge. Plans should also include outdoor water use plans that utilize weather or soil moisture controlled irrigation systems. In addition to the above mentioned requirements, non-residential structures are also required to develop an irrigation water budget for landscapes greater than 2,500 square feet that conforms to the local water efficient landscape ordinance or to the Department of Water Resources Model Water Efficient Landscape Ordinance where no local ordinance is applicable.

Regional

Basin Water Quality Plan

The Water Quality Control Plan: Los Angeles Region Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties (Basin Plan) (LARWQCB 2014) is designed to preserve and enhance water quality and protect the beneficial uses of all regional waters. The Basin Plan provides quantitative and narrative criteria for a range of water quality constituents applicable to certain receiving water bodies and groundwater basins within the region. The Basin Plan (1) designates beneficial uses for surface and ground waters; (2) sets narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and to conform to the State's anti-degradation policy; and (3) describes implementation programs to protect all waters in the Region. All applicable SWRCB and RWQCB plans and policies and other pertinent water quality policies and regulations are incorporated by reference into the Basin Plan.

Drainage from the project site flows into San Francisquito Canyon Creek, which is a tributary to the Santa Clara River. Table 5.10-2, Beneficial Uses of Santa Clara River (LARWQCB 2014) lists the beneficial uses of the waterbodies that would receive runoff from the project site.

TABLE 5.10-2
BENEFICIAL USES OF THE SANTA CLARA RIVER

	Description	Santa Clara River Use
MUN	Municipal and domestic supply	P
IND	Industrial service supply	E
PROC	Industrial process supply	E
AGR	Agricultural supply	E
GWR	Ground water recharge	E
FRSH	Freshwater replenishment	E
WARM	Warm freshwater habitat	E
WILD	Wildlife habitat	E
RARE	Rare, threatened, or endangered species	E
MIGR	Migration of aquatic organisms	E
WET	Wetland habitat	E

E — Existing beneficial use
P — Potential beneficial use
Source: LARWQCB 2014

The definitions of the beneficial uses are as follows:

Municipal and Domestic Supply (MUN): Uses of water for community, military, or individual water supply systems including, but not limited to, drinking water supply.

Industrial Service Supply (IND): Uses of water for industrial activities that do not depend primarily on water quality including, but not limited to, mining, cooling water supply, hydraulic conveyance, gravel washing, fire protection, or oil well re-pressurization.

Industrial Process Supply (PROC): Uses of water for industrial activities that depend primarily on water quality.

Agricultural Supply (AGR): Uses of water for farming, horticulture, or ranching including, but not limited to, irrigation, stock watering, or support of vegetation for range grazing.

Ground Water Recharge (GWR): Uses of water for natural or artificial recharge of ground water for purposes of future extraction, maintenance of water quality, or halting of saltwater intrusion into freshwater aquifers.

Freshwater Replenishment (FRSH): Uses of water for natural or artificial maintenance of surface water quantity or quality (e.g., salinity).

Warm Freshwater Habitat (WARM): Uses of water that support warm water ecosystems including, but not limited to, preservation or enhancement of aquatic habitats, vegetation, fish, or wildlife (including invertebrates).

Wildlife Habitat (WILD): Uses of water that support terrestrial ecosystems including, but not limited to, preservation and enhancement of terrestrial habitats; vegetation; wildlife (e.g., mammals, birds, reptiles, amphibians, invertebrates); or wildlife water and food sources.

Rare, Threatened, or Endangered Species (RARE): Uses of water that support habitats necessary, at least in part, for the survival and successful maintenance of plant or animal species established under State or federal law as Rare, Threatened, or Endangered.

Migration of Aquatic Organisms (MIGR): Uses of water that support habitats necessary for migration, acclimatization between fresh and saltwater, or other temporary activities by aquatic organisms, such as anadromous fish.

Wetland Habitat (WET): Uses of water that support wetland ecosystems, including, but not limited to, preservation or enhancement of wetland habitats, vegetation, fish, shellfish, or wildlife, and other unique wetland functions which enhance water quality, such as providing flood and erosion control, stream bank stabilization, and filtration and purification of naturally occurring contaminants.

Los Angeles County Flood Control Act

The Los Angeles County Flood Control District (District) is empowered to carry out the objectives of the Los Angeles County Flood Control Act of 1915. The objectives are to provide for the control and conservation of flood, storm, and other wastewater and to protect from damage to harbors, waterways, public highways, and property within the District.

MS4 Permit

In 2012, the LARWQB issued a revised NPDES Permit and Waste Discharge Requirements (Order No. R4-2012-0175; NPDES Permit No. CAS004001) under the CWA and the Porter-Cologne Act for discharges of urban runoff in public storm drains in Los Angeles County (County). The Permittees are the County, the County Flood Control District, and 84 incorporated cities within the County's coastal watersheds. This permit regulates stormwater discharges from MS4s in the Project area.

General Waste Discharge Requirements for Dischargers of Groundwater from Construction and Project Dewatering

The LARWQCB reissued a General NPDES Permit and General WDRs (Order No. R4-2013-0095, NPDES No. CAG994004), which supersedes the former dewatering permit (Order No. R4 2008-032). This permit governs construction-related dewatering discharges within the project development areas.

This permit addresses discharges from temporary dewatering operations associated with construction and permanent dewatering operations associated with development. The discharge requirements include provisions mandating notification, sampling and analysis, and reporting of dewatering and testing-related discharges. The General Dewatering Permit authorizes such construction-related activities so long as all conditions of the permit are fulfilled. Compliance with the requirements of the General Dewatering Permit is used as one method to evaluate Project construction-related impacts on surface water quality.

Lake or Streambed Alteration Agreement (LSAA)

The California Department of Fish and Wildlife (CDFW) is responsible for conserving, protecting, and managing California's fish, wildlife, and native plant resources. To meet this responsibility, the law requires the proponent of a project that may impact a river, stream, or lake to notify the CDFW before beginning the project. This includes rivers or streams that flow at least periodically or permanently through a bed or channel with banks that support fish or other aquatic life and watercourses having a surface or subsurface flow that support or have supported riparian vegetation.

Section 1602 of the Fish and Game Code requires any person who proposes a project that will substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake or use materials from a streambed to notify the CDFW before beginning the project. Similarly, under section 1602 of the Fish and Game Code, before any State or local governmental agency or public utility begins a construction project that will: (1) divert, obstruct, or change the natural flow or the bed, channel, or bank of any river, stream, or lake; (2) use materials from a streambed; or (3) result in the disposal or deposition of debris, waste, or other material containing crumbled, flaked, or ground pavement where it can pass into any river, stream, or lake, it must first notify the CDFW of the Project. If the CDFW determines that the project may adversely affect existing fish and wildlife resources, a Lake or Streambed Alteration Agreement is required. In this case, the applicant will be required to enter into a Streambed Alteration Agreement with CDFW prior to grading activities.

Recycled Water Policy

On February 3, 2009, by its Resolution No. 2009-0011, the SWRCB adopted a Recycled Water Policy in an effort to move towards a sustainable water future. In this Policy, the State Water Board stated "we declare our independence from relying on the vagaries of annual precipitation

and move towards sustainable management of surface waters and groundwater, together with enhanced water conservation, water reuse and the use of stormwater."

The following goals are included in this Policy:

- Increase use of recycled water over 2002 levels by at least one million acre-feet per year by 2020 and at least two million acre-feet per year by 2030.
- Increase the use of stormwater over use in 2007 by at least 500,000 acre-feet per year by 2020 and at least one million acre-feet per year by 2030.
- Increase the amount of water conserved in urban and industrial areas by comparison to 2007 by at least 20 percent by 2020.
- Included in these goals is the substitution of as much recycled water for potable water as possible by 2030.

The State Water Board also stated in this Policy that it expects to develop additional policies to encourage the use of stormwater, encourage water conservation, encourage the conjunctive use of surface and groundwater, and improve the use of local water supplies.

In accordance with the provisions of the Recycled Water Policy, a Constituents of Emerging Concerns (CEC) Advisory Panel was established to address questions about regulating CECs with respect to the use of recycled water. On June 25, 2010, the CEC Advisory Panel provided recommendations to the State Water Board and California Department of Public Health in its Final Report *"Monitoring Strategies for Chemicals of Emerging Concern in Recycled Water – Recommendations of a Scientific Advisory Panel"* (SCCWRP, 2012a). The State Water Board used those recommendations to amend the Recycled Water Policy (SWRCB Resolution No. 2013-003).

The amendment, which became effective on April 25, 2013, provides direction to the Regional Water Boards on monitoring requirements for CECs in recycled water.

Municipal Recycled Water Landscape Irrigation Use Permit

The General Waste Discharge Requirements for Landscape Irrigation Uses of Municipal Recycled Water (Water Quality Order No. 2009-0006-DWQ) (Landscape Irrigation General Permit) regulates landscape irrigation with recycled water. Specified uses of recycled water considered to be "landscape irrigation" include any of the following: (i) parks, greenbelts, and playgrounds; (ii) school yards; (iii) athletic fields; (iv) golf courses; (v) cemeteries; (vi) residential landscaping and common areas (not including individually owned residential areas); (vii) commercial landscaping, except eating areas; (viii) industrial landscaping, except eating areas; and (ix) freeway, highway, and street landscaping. Producers or distributors of recycled water must submit a Notice of Intension for coverage under the Landscape Irrigation General Permit. This permit is not required for individual recycled water users and does not cover use of harvested stormwater for irrigation.

Los Angeles County Green Building Program

The Los Angeles County Board of Supervisors adopted the Los Angeles County Green Building Standards Code (Green Building Program) in November 2013, which includes the drought-tolerant landscaping, green building, and low impact development (LID) ordinances, and has created an Implementation Task Force and Technical Manual, all of which are implemented through the Los Angeles County Green Building Standards Code (Title 31) and Section 12.84 of

the County Code pertaining to LID. It is noted that because the tentative tract map application predated the County's Green Building Standards Code, the project is not technically subject to the provisions of the Ordinance. However, as discussed in Section 5.10.6, Environmental Impacts, the project does include several design features that are consistent with the intent of the LID Ordinance and the Drought-Tolerant Landscaping Ordinance.

Los Angeles County Low Impact Development (LID) Ordinance and Manual

Chapter 12.84 of the County Code requires the use of LID BMPs in development projects within the County's unincorporated areas. Public Works' LID Standards Manual outlines stormwater runoff quantity and quality control development principles, technologies, and design standards for achieving the LID standards. The LID Standards Manual requires large scale residential and non-residential development projects to prioritize the selection of BMPs to retain 100 percent of the specified stormwater runoff design volume on-site through infiltration, evapotranspiration, stormwater runoff harvest and use, or a combination thereof, unless it is demonstrated that it is technically infeasible to do so. County Code Chapter 12.84 and the LID Standards Manual also contain requirements to fully mitigate off-site drainage impacts caused by hydromodification and changes in water quality, flow velocity, flow volume, and depth/width of flow, unless compliance is infeasible, and then the project must obtain written consent to the unmitigated impacts from the owner of every impacted downstream property. Drainage acceptance letters from the owner of every impacted downstream property will also be required if impacts cannot be mitigated. However, as noted above and discussed in Section 5.10.6 under Threshold 5.10-10, the proposed Project is not subject to this ordinance.

Los Angeles County Drought-Tolerant Landscaping Ordinance

Title 31 of the Los Angeles County Code requires that turf areas in post-construction landscape designs not exceed 25 percent of the total landscaped area; that non-invasive, drought-tolerant plant and tree species appropriate for the climate zone region be used in at least 75 percent of the total landscaped area; and that hydro-zoning irrigation techniques be incorporated. In addition, a water budget must be developed for landscape irrigation use that conforms to the DWR Model Water Efficient Landscape Ordinance.

5.10.4 THRESHOLD CRITERIA

CEQA Thresholds of Significance

The following thresholds of significance are derived from the County of Los Angeles Department of Regional Planning's the Initial Study checklist, which is based on Appendix G of the State CEQA Guidelines. It is noted that Threshold 5.10-8 can be found in the Utilities section of the Initial Study checklist, but for purposes of this Draft SEIR, has been included as part of the Hydrology and Water Quality analysis. A Supplemental EIR analyzes changes that have occurred since the certification of the prior EIR with respect to these thresholds.

Threshold 5.10-1: *Would the Project violate any water quality standards or waste discharge requirements?*

Threshold 5.10-2: *Would the Project generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?*

Threshold 5.10-3: *Would the Project otherwise substantially degrade water quality?*

Threshold 5.10-4: *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)?*

Threshold 5.10-5: *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?*

Threshold 5.10-6: *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?*

Threshold 5.10-7: *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?*

Threshold 5.10-8: *Would the Project create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Threshold 5.10-9: *Would the Project add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?*

Threshold 5.10-10: *Would the Project conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)?*

Threshold 5.10-11: *Would the Project result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?*

Threshold 5.10-12: *Would the Project use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?*

Threshold 5.10-13: *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, or within a floodway or floodplain?*

Threshold 5.10-14: *Would the Project place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?*

Threshold 5.10-15: *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?*

Threshold 5.10-16: *Would the Project place structures in areas subject to inundation by seiche, tsunami, or mudflow?*

5.10.5 RELEVANT PROJECT CHARACTERISTICS

The project would include site design features that would contribute to stormwater management, including minimizing the extent of paved area and minimizing directly connected impervious areas. Paved areas within the site, including roadways and parking, would be controlled by county regulations. Where possible, impervious surfaces, such as rooftops and sidewalks, are designed to be disconnected from the storm drain system by directing runoff to pervious areas such as landscaped spaces which would reduce the volume of stormwater runoff and the loads of pollutants generated by the project.

Stormwater Treatment control facilities would be located throughout the site at strategic locations to capture stormwater quality flows (Refer to Exhibit 4-8, Storm Water Management Features). These facilities would include treatment control BMPs as structural systems capable of detaining and treating stormwater runoff within a major tributary in the watershed. Treatment control BMP systems for enhancement of surface water quality include:

Biofiltration Basins. A biofiltration basin is a stormwater basin, typically in the form of a landscaped area with the central area depressed to retain stormwater. Stormwater runoff collected in the storm drain system is discharged into the basin, and a volume of runoff up to and including the basin design volume is captured in the basin. In biofiltration basins, the native soil is not suitable for infiltration, or there is an engineering concern with infiltration, so an underdrain is constructed below the treatment soil. In a biofiltration basin stormwater passes through the treatment soil and in the process, pollutants are removed by a variety of natural processes. Below the treatment soil, water is captured in an underdrain system and discharged to a storm drain. At the project site, all biofiltration basins would discharge to storm drains that carry only treated stormwater and other flows that do not require treatment. In some locations biofiltration basins may include a liner below the underdrain to prevent infiltration.

Loop Road Swale. The main loop road through Tesoro Phases B and C, referred to as "A Street" in current plans, would include a parkway along the entire road. This parkway would include a path or sidewalk, landscaping, and a feature that resembles a swale consisting of a series of biofiltration basins. The basins would be aligned within a depressed swale so that during low flow storm events the entire feature can function as a swale and convey stormwater. The treatment features of the swale would be identical to those of biofiltration basins as described previously.

Runoff generated from storm events would flow into the catch basins to be maintained by Los Angeles County Flood Control District, designed to treat surface water flows from a broader subwatershed area of the project site.

Regulatory Requirements

The Project will comply with the following Regulatory Requirements (RRs) and are assumed in the analysis presented in this section.

RR 5.10-1 Prior to the issuance of a grading permit, the Project Applicant shall be responsible for filing a Notice of Intent and the appropriate fees to the SWRCB in order to obtain coverage under the NPDES General Construction Permit for construction activities. Pursuant to the permit requirements, the Project Applicant shall develop

a Stormwater Pollution Prevention Plan that incorporates Best Management Practices for minimizing construction-related pollutants in site runoff.

RR 5.10-2 The Project shall comply with the Los Angeles Regional Water Quality Control Board General NPDES Permit and General WDRs for Dischargers of Groundwater from Construction and Project Dewatering (Order No. R4-2013-0095, NPDES No. CAG994004).

5.10.6 ENVIRONMENTAL IMPACTS

Impact Analysis

Threshold 5.10-1: *Would the Project violate any water quality standards or waste discharge requirements?*

Threshold 5.10-2: *Would the Project generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?*

Threshold 5.10-3: *Would the Project otherwise substantially degrade water quality?*

Level of Significance without Mitigation: Less Than Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less Than Significant

Recommended Project Specific Mitigation Measures: None

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The Project would be consistent with the findings identified in Section 5.2, Water Resources, of the 1999 FEIR.

Construction Related Impacts

The Project could result in short-term construction impacts to surface water quality from grading activities and the construction of structures, roadways, and infrastructure improvements. Construction activities would result in disturbance of soils on the project site. Storm water runoff from the project site during construction would contain soils and sediments from these activities. Spills or leaks from heavy equipment and machinery, construction staging areas, or building sites also would enter storm water runoff. Typical pollutants that are associated with construction include petroleum products, such as fuel, oil and grease, and heavy metals from equipment; detergents; plaster; acids; lime; glues; paints; cleaning agents; and curing compounds that could contain hazardous constituents.

The Project's construction impacts would be minimized through compliance with the Construction General Permit and the general waste discharge requirements in the Dewatering General WDRs. The Project would reduce or prevent erosion and sediment transport and the transport of other potential pollutants from the project site during the construction phase through implementation of BMPs that will prevent or minimize environmental impacts and ensure that any discharges during the project construction phase will not cause or contribute to a violation or an exceedance of water

quality standards in the receiving waterbodies, or degrade or contribute pollutants resulting in an adverse significant impact.

Pursuant to RR 5.10-1 and consistent with the requirements set forth in the 1999 Final EIR, the Project will comply with all Construction General Permit requirements. The discharger will be required to perform a risk assessment for the proposed development (with differing requirements based upon the determined risk level) and to prepare and implement a SWPPP, which must include erosion and sediment control BMPs that will meet or exceed measures required by the determined risk level, as well as BMPs that control the other potential construction-related pollutants. A Construction Site Monitoring Program that identifies monitoring and sampling requirements during construction is a required component of the SWPPP.

The Construction General Permit requires the SWPPP to include BMPs to be selected and implemented based on the determined project risk level to effectively control erosion and sediment. Project-specific BMPs are identified previously in Section 5.10.5, Relevant Project Characteristics.

The Project will comply with all requirements of the Construction General Permit pursuant to RR 5.10-1. Compliance would require that, prior to the issuance of preliminary or precise grading permits, the Applicant provide the County with evidence that a NOI to construct has been filed with the State Water Resources Control Board. Such evidence will consist of a copy of the NOI stamped by the State Water Board or RWQCB, or a letter from either agency stating that the NOI has been filed and a copy of the site's applicable Waste Discharge identification number.

Construction on the Project site may require dewatering related to removal of standing on-site water prior to construction activities or for vector control, if groundwater is encountered during grading, or to allow discharges associated with testing of water lines, sprinkler systems, and other facilities. In general, the Construction General Permit authorizes construction dewatering activities and other construction-related non-stormwater discharges as long as they: (a) comply with Section III.C of the Construction General Permit; (b) do not cause or contribute to a violation of any water quality standards; (c) do not violate any other provisions of the Construction General Permit; (d) do not require a non-stormwater permit as issued by some Regional Water Boards; and (e) are not prohibited by a Basin Plan provision.

BMPs will be implemented to protect receiving waters from dewatering and construction-related non-stormwater discharges. Such discharges will be implemented in compliance with the LARWQCB's General WDRs under order No. R4-2013-0095 (NPDES No. CAG994004) governing construction-related dewatering discharges within the Project site pursuant to RR 5.10-2. Typical BMPs for construction dewatering include infiltration of clean groundwater; on-site treatment using suitable treatment technologies; on-site or transport offsite for sanitary sewer discharge with local sewer district approval; or use of a sedimentation bag for small volumes of localized dewatering.

The analysis of potential impacts of construction activities, construction materials, and non-stormwater runoff on water quality during the construction phase focuses primarily on sediment and certain non-sediment related pollutants. Construction-related activities that are primarily responsible for sediment releases are related to exposing previously stabilized soils to potential mobilization by rainfall/runoff and wind. Such activities include removal of vegetation from the site, grading of the site, and trenching for infrastructure improvements.

Environmental factors that affect erosion include topographic, soil, and rainfall characteristics. Non sediment-related pollutants that are also of concern during construction relate to construction materials and non-stormwater flows and include construction materials (e.g., paint, stucco, etc.);

chemicals, liquid products, and petroleum products used in building construction or the maintenance of heavy equipment; and concrete-related pollutants.

Additional BMPs will be implemented to protect receiving waters from dewatering and construction related non-stormwater discharges. Pursuant to RR 5.10-2, such discharges will be implemented in compliance with the Los Angeles RWQCB's General Waste Discharge Requirements (WDRs) under Order No. R4-2013-0095 (NPDES No. CAG994004) governing construction-related dewatering discharges within the Project development areas. Typical BMPs for construction dewatering include infiltration of clean groundwater; on-site treatment using suitable treatment technologies; on-site or transport offsite for sanitary sewer discharge with local sewer district approval; or use of a sedimentation bag for small volumes of localized dewatering. On this basis and consistent with the findings in the 1999 Final EIR, the impact of project construction-related runoff is less than significant.

Operational Impacts

The following analysis is summarized from the WQTR and addresses whether operation of the Project would potentially degrade the quality of the storm water runoff and/or post-development on-storm water discharges. Like any parcel of land, runoff from the project site has the potential to impact the creeks, rivers, and ocean downstream of the site, which are collectively known as the receiving waters, by discharging stormwater and materials carried in the stormwater. A site in its natural condition has an effect on the receiving waters in a way that is part of the natural hydrology, geology, and ecology of the watershed by discharging water, nutrients, sediment, organic matter, and other materials. It is important to note that although the land is currently in a natural condition, it still exports significant loads of materials to the receiving waters. The materials exported from undeveloped land are not commonly considered pollutants, although if the same materials were exported from a developed area they might be considered pollutants.

When land is developed, changes in the land surface and changes in activities associated with development alter the volume of runoff and the types and concentrations of materials carried in the stormwater. The materials carried in stormwater from developed areas are typically considered pollutants, although some of the materials occur in natural runoff and thus do not fit the common definition of pollutant. For purposes of this analysis, materials and pollutants are used interchangeably to describe the constituents carried in stormwater and the term used should not be interpreted as an indication of the potential for adverse impacts associated with any constituent. In order to minimize any adverse impacts of development projects stormwater management features, including biofiltration basins and the loop road swale as discussed previously in Section 5.10.5, Relevant Project Characteristics, are required to be included in development projects, within the County of Los Angeles, similar to most jurisdictions in the nation. These basins would serve a similar purpose as the "water quality lakes" that were identified as features of the previously approved project as analyzed in the 1999 Final EIR; however, the water quality lakes were intended to use vegetation as a primary means to reduce contaminants which differs from the currently proposed biofiltration basins would promote filtration into the ground surface.

85th Percentile Water Quality Storm

The largest volumes of pollutants are transported from watersheds by frequent small storms, therefore, the approach to stormwater treatment for pollutant loadings is to address the pollutants carried by smaller, more frequent storms. For purposes of this analysis, the 85th percentile storm (i.e., a storm of 0.95 inches of rain falling in 24 hours) is evaluated to determine pollutant loadings and to design treatment control BMPs. It is noted that this methodology is consistent the currently accepted standard practices for Los Angeles County.

Stormwater Pollutants

A range of common stormwater pollutants were examined to evaluate the impact of the project to the receiving waters. For purposes of this analysis, the following common pollutants were analyzed:

- Total Petroleum Hydrocarbons (TPH)
- Oil and Grease
- Biological Oxygen Demand (BOD)
- Total Suspended Solids (TSS)
- Total Dissolved Solids (TDS)
- Chloride
- Total Phosphorous
- Dissolved Phosphorous
- Total Copper
- Total Lead
- Total Zinc
- Fecal Coliform

For purposes of comparison, below is a list of common pollutants that were analyzed in the 1999 Final EIR. Differences in the identified pollutants from 1999 to present day are likely in response to a different anticipated composition of pollutants due changes in surrounding land uses and increased development.

- Nitrate
- Phosphate
- Cadmium
- Chromium
- Copper
- Iron
- Lead
- Magnesium
- Manganese
- Nickel
- Zinc

For each constituent, the load of pollutant discharged during the 85th percentile storm is analyzed for existing conditions, proposed conditions before stormwater treatment, and proposed conditions following stormwater treatment. It is noted that TMDLs including Ammonia as Nitrogen, Nitrate and Nitrite as Nitrogen, Chloride, and Fecal Coliform are discussed separately.

Total Dissolved Solids and Chloride

TDS and Chloride are related constituents that are common in stormwater from all sources. These two constituent classes share the characteristic that they are not removed from stormwater by conventional treatment facilities nor by the physical, chemical, and biological processes that occur in stormwater treatment facilities. Thus, these constituents pass through stormwater facilities with relatively little change in their concentration and the load discharged to the receiving waters is controlled by water volume and the concentrations generated within the project. Development of the project would impact the concentration of TDS and Chloride by changing the interaction between rainwater and the land, with the result of decreasing the expected concentrations of these pollutants. TDS and Chloride are of particular concern in the Santa Clara River watershed

because a TMDL exists for Chloride in some reaches of the river. Thus, the reduction of TDS and Chloride is a benefit to the Santa Clara River watershed and no impact would occur as result of project implementation.

Oil and Grease and Total Petroleum Hydrocarbons

Oil and Grease and TPH are similar pollutant categories that include a variety of compounds. Both are strongly related to development and tend to occur in very low concentrations in natural environments except in locations where natural petroleum seeps exist (which occur in some parts of the Santa Clara River watershed but not on the project site). The modeling results show that Oil and Grease and TPH would increase as a result of development, and that the proposed biofiltration facilities would provide significant removal of both pollutants. Despite the relatively high removal rate for Oil and Grease and TPH, the overall net result of the project will be an increase in the discharge of Oil and Grease and TPH from the project site. This increase would be insignificant when compared to the levels of oil and grease and TPH that are currently being released into the Santa Clara River watershed, therefore, the project would not represent a significant impact. As detailed in the WQTR, the project would cause a 0.30 percent increase in Oil and Grease and TPH.

Total Suspended Solids

TSS is a measurement of all solid materials large enough to be captured on standard filter equipment yet small enough to remain in suspension in water. The existing site is the source of considerable loads of TSS due to the presence of disturbed soils with poor vegetative cover throughout the site. Model results demonstrate that the development of the site, despite an increase in stormwater volume, would result in a decrease in the load of TSS generated within the site as indicated by the reduction of load between Pre-development and Post-Development conditions. The proposed biofiltration facilities are very effective at capturing TSS, and the net result of the project will be a reduction of more than 75 percent of the TSS load from the site to receiving waters. Thus, no impact would occur as result of project implementation with the proposed biofiltration facilities would result in.

Total Phosphorus

The load of Total Phosphorous (TP), which is a measure of all the forms of phosphorus, dissolved or particulate, from the site would increase following development due to a modest increase in the concentration of TP following development. The biofiltration treatment facilities are effective at removing TP, and the net result of the development would be a reduction of more than half of the TP load leaving the site to receiving waters. TP is a significant contributor to eutrophication and can contribute to excessive growth of algae, so a net reduction in the TP load to the receiving water is beneficial to the watershed and no impact would occur.

Copper

Total Copper will be similar before and after development of the project due to identical expected concentrations from all proposed and existing land uses. The biofiltration facilities proposed for the project would effectively remove Total Copper resulting in a net decrease of approximately 2/3 of the pre-project load of Total Copper from the site to the receiving waters. Therefore, development of the biofiltration facilities would ensure that no impact would occur.

Lead

Total Lead occurs at low concentrations relative to many other stormwater constituents, and a small net increase in the discharge of Total Lead is predicted. Total Lead is typically related to urban land uses more strongly than to undeveloped or agricultural land uses unless the native soil contains significant lead, which is not the case in LA County. The existing conditions land use is, based on available data, not a source of Total Lead to the receiving water. Thus, the relatively small load expected following development represents an increase. However, biofiltration is an effective way to reduce the load of Total Lead in stormwater, and a 33 percent decrease in the load of total lead generated within the project is predicted before discharge of the stormwater to the receiving waters. Therefore, development of the biofiltration facilities would ensure that no impact would occur.

Zinc

Total Zinc will increase following development, with modeling data indicating an increase of approximately 1/3 of the pre-project load of Total Zinc. However, biofiltration would be effective at removing total metals including Total Zinc from stormwater, and the result of biofiltration treatment will be a net reduction of Total Zinc compared to pre-project levels. The overall discharge of Total Zinc from the project site is anticipated to be approximately 75 percent of the pre-project load. Therefore, development of the biofiltration facilities would ensure that no impact would occur.

Biological Oxygen Demand (BOD)

Biological Oxygen Demand (BOD) is a measurement of the amount of oxygen taken up by biological and chemical processes in a sample of water under standard laboratory conditions. BOD is not a measurement of any pollutant, but is an indicator of a wide variety of organic pollutants. The presence of BOD indicates that a water sample contains organic constituents that are biologically degraded during the five-day test, and the decomposition process absorbs oxygen from the water. High BOD is typically associated with high levels of pollutants, although many natural water constituents create BOD, and all stormwater or natural runoff will contain some BOD.

The model results shown below indicate that the concentrations (mg/l) and loads (pounds) of BOD will increase slightly from pre-project conditions to proposed conditions. This increase would be insignificant when compared to the levels of BOD currently in the Santa Clara River watershed, therefore, the project would not represent a significant impact. As detailed in the WQTR, the project would cause a 0.22 percent increase in Oil and Grease and TPH.

Total Maximum Daily Loads

As discussed previously and shown in Table 5.10-1, Total Maximum Daily Loads For Receiving Waters, there are several TMDLs for reaches of the Santa Clara River downstream of the project site.

Ammonia Nitrogen

Development of the project would increase the load of Ammonia Nitrogen to the river. However, the concentration of Ammonia Nitrogen in the stormwater discharged from the site under proposed conditions, as well as existing conditions, would be substantially lower than the TMDL set for the river. The TMDL limit is 1.75 mg/l, while the concentration in runoff from the project site would be no higher than 0.34 mg/l from the land use which creates the highest expected

concentration (Residential Land Use). Therefore, the stormwater runoff is no the source of the high Ammonia Nitrogen concentrations in the river, and expected increases in runoff ammonia load will not exacerbate the condition in the river. Anticipated impacts would be less than significant.

Nitrate and Nitrite

The concentration and load of Nitrite Nitrogen are predicted to increase as a result of development. However, as with Ammonia Nitrogen, the concentrations in stormwater are significantly lower than the TMDL limit for the river. Thus, stormwater does not appear to be the cause of the Nitrate Nitrogen problem in the river, and the increase predicted as a result of the project will not approach the TMDL limit in the river. Anticipated impacts would be less than significant.

Chloride

The concentration of Chloride in stormwater leaving the project site is expected to decrease following development. Chloride remains in solution in the river, thus concentration is more indicative of impacts on the river than total load would be. The concentration of Chloride in stormwater from the project site is far lower than the TMDL limit for the river, and the increased runoff volume and reduced Chloride concentration will be beneficial to the Chloride situation in the river. No impact would occur.

Coliform Bacteria

Counts of fecal coliform bacteria (expressed as most probable number, or MPN, per 100 mL) would increase due to the change in land use from an undeveloped area to a site with residential land uses. Fecal Coliform is a class of bacteria that are associated with fecal matter, and therefore associated with domestic sewage. In older developments, it is not uncommon to find some cross-connections between storm drains and sanitary sewers, and thus it is not uncommon to find some domestic sewage in stormwater discharged from storm drains. However, in a new development such as the project, cross-connections between sanitary sewers and storm drains are carefully avoided, and therefore domestic sewage is not expected to be mixed with the stormwater discharged from the project. Other potential sources of fecal coliforms include wild animals and pets, and both may occur in the Project. It is worth noting that Fecal Coliforms can be found in all natural lakes, rivers, wetlands and other surface waters. Several reaches of the Santa Clara River have a dry-weather Fecal Coliform TMDL. The Project will not release dry weather discharge; therefore, the project will not contribute dry weather Fecal Coliforms to the Santa Clara River. Therefore, no impact would occur.

Threshold 5.10-4: *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)?*

Level of Significance without Mitigation: Less than Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less than Significant

Recommended Project Specific Mitigation Measures: None

Net Level of Significance: Less than Significant

Comparison to 1999 FEIR: The Project would be consistent with the findings identified in Section 5.2, Water Resources, of the 1999 FEIR.

According to Figure 3.12.2 of the Santa Clarita Valley Area Plan 2012 EIR, the project site is underlain by the Santa Clara River Valley Groundwater Basin, East Subbasin. As discussed in Section 5.7, Geology and Soils, no groundwater was encountered during either the subsurface exploration or during the mass grading operations to develop the existing tank sites, however, the groundwater table has historically risen to within 30 feet or less of the ground surface. The Project would introduce impervious surfaces to the project site through development activities which would subsequently limit the amount of permeable surface area within the project site. However, the project would include stormwater quality control measures including biofiltration basins and the loop road swale as discussed previously in Section 5.10.5, Relevant Project Characteristics and in the discussion under Threshold 5.10-10, as well as various open space areas and other permeable surfaces such as green spaces and landscaping that would allow for percolation into the ground surface. Therefore, implementation of these design features would ensure that the project's impacts on groundwater recharge would be less than significant.

Threshold 5.10-5: *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?*

Threshold 5.10-6: *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?*

Threshold 5.10-7: *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?*

Threshold 5.10-8: *Would the Project create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Level of Significance without Mitigation: Less Than Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less Than Significant

Recommended Project Specific Mitigation Measures: None

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The project would be consistent with the findings identified in Section 5.2, Water Resources, of the 1999 FEIR.

As previously discussed, the Project would implement a drainage system that is subject to LACDPW approval. The drainage system would be implemented as part of the project and includes bulk flow inlets, debris basins, and storm drain pipelines and outlets that would be constructed in accordance with all applicable LACDPW standards and requirements. All storm drains and debris basins would be maintained by the County Flood Control District. Please refer to the Hydrology Study located in Appendix I of this Draft Supplemental EIR for a complete description of the methodology applied and supporting calculations.

The Hydrology Study prepared for the Project calculated both the pre- and post-development hydrology (i.e., size of total drainage area, flows (Q), and debris production) for the project site. The Hydrology Study identified a total of 8 locations where flows would ultimately exit the site (outlet points of Areas 100 through 800). Therefore, the Hydrology Study compares the pre- and post-development characteristics for the same drainage areas and corresponding outlet locations as anticipated in the developed condition to provide an "apples to apples" comparison. According to project design, natural flows currently enter the project site from the west and north. Development of the project would redirect these flows to enter the site via either debris basins or bulked inlets. Off-site drainage flows would then be conveyed through the project site via a proposed storm drain system that would also collect storm flows from the project site. The proposed storm drain system would connect to the existing storm drain system previously developed as part of the Phase A development.

Table 5.10-3, Comparison of Pre- and Post-Development Hydrology, summarizes the pre- and post-development hydrologic characteristics of the project site at each of the 8 drainage outlet locations.

TABLE 5.10-3
COMPARISON OF PRE- AND POST-DEVELOPMENT HYDROLOGY

	Pre-Development				Post-Development					
						Pre-Diversion		Post-Diversion		
Outlet	Area (ac)	Qb (cfs)	Qbb (cfs)	DPV (cy)	Area (ac)	Qb+d (cfs)	Qbb (cfs)	Qb+d (cfs)	Qbb (cfs)	DPV (cy)
Area 100	239.6	305.7	394.4	7,675	209.4	261.0	332.6	261.0	332.6	6,497
Area 200	261.6	327.7	421.1	8,175	112.6	-	-	265.1	306.8	3,877
Area 300	108.1	164.1	217.4	4,556	25.5	-	-	135.4	152.4	1,395
Area 400	41.5	66.3	90.2	2,270	17.6	39.3	53.4	39.3	53.4	963
Area 500	4.4	12.0	16.3	241	2.9	7.9	10.7	7.9	10.7	159
Area 600	38.2	63.8	86.8	2,089	15.3	34.2	46.5	34.2	46.5	837
Area 700	125.7	240.5	240.5	0	262.1	396.5	396.5	396.5	396.5	0
Area 800	53.2	95.0	95.0	0	240.4	-	-	147.0	147.0	0

Qb – Burned Flowrate
Qbb – Burned and Bulked Flowrate
DPV – Debris Production Volume
QB+d – Burned Flowrate plus design
cfs – cubic feet per second
cy – cubic yards

Source: Sikand 2017

According to Table 5.10-3, the post-development condition discharges would not exceed their respective pre-development condition discharges to the natural outlets for all of the outlet locations. Similarly, the 1999 Final EIR identified that the total runoff volumes for the watershed areas encompassing Phases A, B, C, and D would be reduced from 4,681 cubic feet per second

(cfs) to 4,564 cfs. Although the methodologies for the current Project and the project analyzed in the 1999 Final EIR as slightly different due to the use of different models, the conclusions are consistent with the findings presented in the 1999 Final EIR.

For Area 700 as shown in Table 5.10-3, the limiting outlet discharges of the development are based on the design of the existing Phase A storm drain system at the point of the proposed connection. The main Outlet Node 700 would discharge a total of 396.5 cfs for a total area of 262.1 acres, while the existing design discharge is 397 cfs. The outlet discharge flow is lower than the limiting outlet discharge, therefore, the existing Phase A storm drain system would adequately accommodate the project.

Similarly, for Area 800 as shown in Table 5.10-3, the outlet would discharge a total of 147.0 cfs for a total area of 240.4 ac, while the existing design discharge is 149 cfs. In order to discharge flow lower than the designed flow of the existing Phase A storm drain system, two diversion points are proposed to discharge storm water, and an on-site detention basin is proposed as detailed in Section 5.10.5, Relevant Project Characteristics. These design features would result in an outlet discharge to the existing Phase A storm drain system which would be less than the limiting outlet discharge, therefore, the existing Phase A storm drain system would adequately accommodate the project. The project would not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.

As discussed, development of the project would alter on-site drainage patterns through construction of an on-site storm drain system. However, the storm water volumes would be reduced from existing conditions; therefore, the proposed changes to drainage patterns related to the project would not result in substantial erosion or siltation or result in flooding on- or off-site.

Threshold 5.10-9: *Would the Project add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?*

Level of Significance without Mitigation: Less than Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less Than Significant

Recommended Project Specific Mitigation Measures: None

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The 1999 FEIR did not address impacts related to standing water and the potential for mosquitoes and other vectors.

The Project would not introduce any water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors. The detention basin has been designed to temporarily detain storm water flows during storm events. Additionally, to the extent feasible, proposed development would adhere to applicable prevention and control recommendations according to the California Department of Public Health, the California Department of Pesticide Regulation, and the Centers for Disease Control and Prevention. Therefore, no significant impacts would occur.

Threshold 5.10-10: *Would the Project conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)?*

Level of Significance without Mitigation: Less Than Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less Than Significant

Recommended Project Specific Mitigation Measures: None

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The 1999 FEIR did not address impacts related to consistency with the LID Ordinance.

Since the entitlement of the project, the County of Los Angeles and the 85 cities that are co-permitees with LA County have adopted new stormwater management regulations in the form of the Los Angeles County Department of Public Works Low Impact Development Standards Manual. This manual sets forth revised stormwater management standards for new development. As discussed in Section 4.0, Project Description, the project is exempt from the requirements of the LID Manual; however, an effort has been made to provide stormwater treatment BMPs and other site features that are compliant with the LID Manual through selection of biofiltration BMPs discussed previously. Specifically, biofiltration BMPs have been designed according to the Stormwater Best Management Practice Design and Maintenance Manual and the Low Impact Development Standards Manual.

The LID Manual indicates that retention-based stormwater quality control measures should be selected for the project unless retention is found to be technically infeasible. If retention is technically infeasible, alternative measures may be selected. The retention-based BMP selected for the project is assumed to be biofiltration.

Proposed biofiltration facilities would consist of shallow basins. A layer of specially prepared biofiltration soil would be used in the bottom of the basin. The soil would be planted with suitable vegetation and a layer of gravel and system of perforated pipes within the gravel would be installed beneath the soil layer. Stormwater would be delivered to the biofiltration basin by the project's storm drain system and would accumulate in and above the biofiltration soil. The stormwater would gradually percolate through the biofiltration soil and into the gravel layer, where the water would enter the perforated pipes and be conveyed back to the storm drain system.

The biofiltration facility would result in surface discharge of treated stormwater. Surface discharge would occur during storms larger than the design storm, depending on soils, slopes, and other site conditions.

Threshold 5.10-11: *Would the Project result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?*

Level of Significance without Mitigation: No Impact

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: No Impact

Recommended Project Specific Mitigation Measures: None

Net Level of Significance: No Impact

Comparison to 1999 FEIR: The project would be consistent with the findings identified in Section 5.3, Biological Resources, of the 1999 FEIR.

The nearest State Water Resources Control Board-designated Area of Special Biological Significance (ASBS) is the Laguna Point to Latigo Point ASBS located along 24 miles of coast in Ventura and Los Angeles Counties, located over approximately 40 miles southwest of the project site. Due to the distance from the project site, development of the NorthLake Specific Plan would not result in point or nonpoint source pollutant discharges into a designated ASBS; no impact would occur.

Threshold 5.10-12: *Would the Project use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?*

Level of Significance without Mitigation: No Impact

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: No Impact

Recommended Project Specific Mitigation Measures: None

Net Level of Significance: No Impact

Comparison to 1999 FEIR: The project would be consistent with the findings identified in the Notice of Preparation prepared to support the 1999 FEIR.

The project site is presently undeveloped and no wastewater is currently being generated on site. As part of the project, the wastewater flow originating from the Project would be collected on-site via a proposed sewer system (refer to Exhibit 4-9, Sewer Plan in Section 4.0, Project Description) which would connect to and flow through existing local sewer lines. Wastewater would then be conveyed to the Santa Clarita Valley Joint Sewerage System for treatment. Therefore, no impacts related to use of on-site wastewater treatment systems would occur.

Threshold 5.10-13: *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, or within a floodway or floodplain?*

Threshold 5.10-14: *Would the Project place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?*

Threshold 5.10-15: *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?*

Level of Significance without Mitigation: Less Than Significant

Recommended 1999 FEIR Mitigation Measures:

1999 MMP-3 Sand bags shall be placed during construction to prohibit the transport of any onsite sediment and resulting debris to downstream areas. Erosion control devices must be installed or in place at the conclusion of every working day during the rainy period of October 15 to April 15. These will be designed by the design engineer to keep all debris in the project site as mandated by county ordinances.

1999 MMP-4 Energy dissipaters shall be installed at all offsite discharge locations to eliminate the hazard of erosion in natural offsite channel courses. These facilities will be designed to the satisfaction of the County Department of Public Works.

1999 MMP-5 Subdrains as required by the geotechnical consultant will be installed.

1999 MMP-6 All proposed cut-and-fill slopes shall be landscaped as soon as possible after grading to reduce potential erosion and increased runoff.

Level of Significance with 1999 FEIR Mitigation: Less Than Significant

Recommended Project Specific Mitigation Measures: None

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The project would be consistent with the findings identified in Section 5.2, Water Resources, of the 1999 FEIR.

As with the previously certified environmental documentation for the approved Tesoro development, the Project does not include any structures or infrastructure within the San Francisquito Creek floodplain as illustrated in the Hydrology Study included as Appendix I to this Supplemental EIR. Therefore, the Project would not result in impacts related to location in a floodway, floodplain or designated flood hazard zone.

Threshold 5.10-16: *Would the Project place structures in areas subject to inundation by seiche, tsunami, or mudflow?*

Level of Significance without Mitigation: No Impact

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: No Impact

Recommended Project Specific Mitigation Measures: None

Net Level of Significance: No Impact

Comparison to 1999 FEIR: The project would be consistent with the findings identified in Section 5.2, Water Resources, of the 1999 FEIR.

The project site is located over 40 miles from the coast; therefore, there would be no threat of a tsunami. A seiche is a wave or oscillation of the surface of water in an enclosed or semi-enclosed basin that continues from a few minutes to a few hours as a result of seismic or atmospheric

disturbances. The project site is not located in the vicinity of any open bodies of water. Further, project-related grading and development, including landscaping, would minimize exposed ground surface that would be subject to mudflows. Therefore, the project would not create a hazard by placing structures in areas subject to inundation by seiche, tsunami, or mudflow.

5.10.7 CUMULATIVE IMPACTS

Water Quality

As discussed above, the Project would not significantly impact water quality on the project site and its receiving waters. The Project would comply with all requirements of the NPDES General Construction Permit and the SUSMP. All new developments within the Santa Clara River watershed and communities surrounding the project site would be required to implement BMPs in order to satisfy regulatory requirements. These regulatory requirements, including NPDES and SUSMP requirements, are designed to address cumulative water quality impacts. It is anticipated that future cumulative projects would be held to a similar standard of mitigating water quality impacts from project runoff as is required for this project. Collectively, each individual project's compliance with NPDES requirements would reduce the overall cumulative impact to water quality.

As discussed previously, storm water generated by the project has the potential to introduce pollutants into the Santa Clara River watershed. As shown, on-site storm water treatment features would reduce pollutant levels for all pollutants to levels below established TMDLs or below existing conditions except for oil and grease, TPH, and BODs. As discussed previously, the project's expected contribution to these pollutants would represent a less than one percent increase of the total pollutant load entering the Santa Clara River watershed from the Project site. From a cumulative perspective, the project's contribution is nominal and would not represent a significant impact. Although the 1999 Final EIR concluded that the previously approved project would reduce water quality effects in the post-development condition for the pollutants identified, the 1999 Final EIR did not specifically address reductions of oil and grease, TPH, and BODs.

Sewage flow is treated at the WRPs according to applicable federal and state regulations for water quality. The wastewater treatment facilities must comply with the TMDL water quality requirements for nitrate/nitrite, chloride, and coliform bacteria; therefore, wastewater from the Project would not contribute to cumulatively considerable violations of waste discharge requirements, and potential cumulative impacts would be less than significant.

Hydrology

The Hydrology Study prepared for the project is inherently a cumulative analysis because it considers both the project site and the upstream geographic area that is tributary to that site, since both these areas contribute surface runoff to the storm drain system in the project area. Potential impacts to areas downstream of the project site (i.e. receiving waters) are also considered in the analysis.

All projects in the County, as well as surrounding jurisdictions, would also be required to comply with storm water management regulations as implemented by each jurisdiction. The Project would not result in significant cumulative impacts to flood and hydrology because the post-development runoff rate and debris production project site watersheds would be reduced from or the same as the existing condition. Therefore, the Project would not contribute to cumulative impacts on the capacities of downstream waters (i.e., San Francisquito Canyon Creek) or storm drain facilities to accommodate storm flows. Future development within surrounding areas would also be required to comply with the County Department of Public Works and Flood Control District's standards and

requirements. Therefore, the project's incremental contribution would not be cumulatively considerable which is consistent with the findings identified in the 1999 Final EIR.

5.10.8 IMPACT CONCLUSION

With the incorporation of the mitigation program, which would include mitigation measures contained in the previously adopted 1999 MMP, adherence to applicable regulatory requirements, and implementation of relevant project features, the Project's impact on hydrology and water quality would be reduced to a less than significant level on a project basis.

5.10.9 REFERENCES

Los Angeles Regional Water Quality Control Board (2014). *Water Quality Control Plan Los Angeles Region Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties*. (Basin Plan). http://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/basin_plan_documentation.shtml

PACE (2017). *Tesoro del Valle Areas B and C – Revised VTTM 51644-1 Water Quality Technical Report* (WQTR). Fountain Valley, CA: PACE.

Sikand (2017). *Hydrology Study for Vesting TTM No. 51644 (Tesoro) in the Unincorporated Area of Los Angeles County* (Hydrology Study). Van Nuys, CA: Sikand.

5.11 LAND USE AND PLANNING

As demonstrated in the remainder of this section, all anticipated Project impacts would be consistent with the findings identified in the 1999 Final Environmental Impact Report (EIR) prepared for the Tesoro del Valle project.

This section of the Draft Supplemental Environmental Impact Report (EIR) describes the current land uses on the Project site and in the immediate vicinity, and discusses potential land use impacts that would result from build-out of Phases B and C, and the remaining portion of Phase A of the Tesoro development. Sources used as a technical guide and incorporated by reference include the following:

- Los Angeles County General Plan (1980)
- *Los Angeles County 2035 General Plan* (October 2015)
- *Santa Clarita Valley Area Plan* (1984, comprehensively updated 1990)
- *Santa Clarita Valley Area Plan, One Valley One Vision* (2012)
- Southern California Association of Governments *2016-2040 Regional Transportation Plan/Sustainable Communities Strategy* (April 2016)
- South Coast Air Quality Management District *2016 Air Quality Management Plan* (March 2017)

5.11.1 BACKGROUND INFORMATION

1999 Tesoro del Valle Final EIR Summary

The 1999 Final EIR determined that the Tesoro development would require approval of amendments to the 1980 General Plan and 1990 *Santa Clarita Valley Area Plan* (SCVAP) and a zone change to authorize the proposed land use densities for the project site. In addition, the project included an application for a conditional use permit (CUP) for development in portions of a Hillside Management Area and Significant Ecological Area (SEA) No. 19, and an Oak Tree Permit consistent with the Los Angeles County Oak Tree Ordinance.

The 1999 Final EIR also addressed issues of land use compatibility related to the presence of a Metropolitan Water District of Southern California (MWD) aqueduct tunnel easement, located several hundred feet below the ground surface and transecting the westernmost extension of the Tesoro development site in Phase A and Phase B, and a Southern California Edison (SCE) easement with electrical towers located within Phase A.

The MWD aqueduct is located deep beneath the ground surface and MWD reported that development above such facilities in other areas would not result in land use incompatibilities. MWD's easement permits only "tunnel" rights and does not include jurisdiction over surface development. However, the project included mitigation to submit development plans to MWD for review and comment prior to project implementation, as described below. The analysis of the SCE easement within the project site focused on potential electromagnetic field (EMF) effects and conflicts with SCE's policies regarding development on or near their easement. No significant impacts were anticipated from the presence of either of these easements, as described further below.

Regarding the SCE easement, consistent with SCE policies, the Tesoro development did not propose any permanent structures within the easement. The approved project included several

soccer fields for recreation within the SCE easement. SCE performed surveys of EMF levels in the vicinity of the proposed soccer fields and determined the area was exposed to EMF levels ranging from 1.7 to 9.5 milligauss (mG), considered a low level compared to household appliances, such as a hair dryer which emanates EMF levels of several thousand mG. Because the predicted levels of periodic EMF exposure on the soccer fields were determined to be low and because no conclusive evidence of what, if any, adverse effects to humans may exist from EMF fields was available at the time of EIR preparation, the impact related to proposing land uses in and adjacent to the SCE easement was considered less than significant. However, the project included mitigation to post signs on the fields warning of potential danger from EMF exposure, fencing to be placed around the fields to prevent children from approaching or climbing the SCE towers, and that if conclusive evidence shows EMF exposure to be a concern with the proposed land uses, the area within the easement would be prohibited from active recreational use and would remain as open space for the life of the project. As the SCE easement is located entirely within Phase A, which is constructed, these mitigation measures are no longer applicable to the proposed project.

The Tesoro development was determined to be compatible with approved and planned off-site adjacent land uses in the southern portion of the site, providing a lower average density (1.7 dwelling units (du) per acre) than the adjacent projects (2.1 to 7.0 du/acre) on the surrounding tract map areas. The primary sensitive off-site uses identified in the 1999 Final EIR that may be affected by the proposed land uses include the ranch-style residences in San Francisquito Canyon to the east of the project site near Phase C and open space and Angeles National Forest lands to the north and west. The development proposed in Phase C was determined to be buffered from existing residential lots to the east by intervening topography and open space. Open space area adjacent to the north of the project site and west would also be buffered by topography and open space areas. In addition, the proposed development in the northern portion of the site included low-density estate development with large areas of open space within the lots. Therefore, the Tesoro development was determined to be compatible with existing off-site land uses.

5.11.2 EXISTING CONDITIONS

On-Site and Surrounding Land Uses

The Project site consists of approximately 1,274.6 acres located in the Santa Clarita Valley area of the unincorporated County of Los Angeles. The Project site remains vacant, and includes predominantly undeveloped, naturally vegetated open space, with the exception of several fire breaks and dirt roads that traverse the site. Phase A has been developed, but there are no developed structures located within Phases B or C, with the exception of four existing water tanks located within Phase B on two graded pads. The MWD aqueduct tunnel remains located several hundred feet below the ground surface and transects the westernmost extension of the Tesoro development in Phase B. The MWD easement is depicted on Exhibit 4-3 in Section 4.0, Project Description. There are no other utility or other easements traversing the Project site.

The Tesoro Project site is currently surrounded to the north, east and west by undeveloped hillside open space and the developed Upper Seco Canyon community. There also are scattered, low-density, single-family residential homes and ranches present along San Francisquito Canyon Road to the east. Phase A of the Tesoro development is located south-southeast of Phases B and C and has been fully constructed. The Valencia master planned communities of West Creek and North Park are located to the southwest and southeast of the Tesoro development, respectively.

There are two proposed residential development projects located on either side of the Project site on portions of the currently undeveloped land: VTTM 53189 (Burnam development) located to the

east and VTTM 53822 (Tapia Ranch development) to the west. The County of Los Angeles is the lead agency for both of these projects. VTTM 53189 provides for the development of 41 single-family lots, six open space lots, and four debris basin/flood control lots on a 185.8-acre project site. VTTM 53822 proposes the development of 405 single-family lots on 308.5 acres of an approximately 1,167-acre project site. There are also other residential and mixed-use projects in various stages of consideration by the County of Los Angeles to the north and south of the Project site along this portion of the Interstate 5 (I-5) corridor.

Land Use Entitlements

The following discussion summarizes the existing land use entitlements for Phases B and C, as well as Phase A, where appropriate. Section 4.0, Project Description, provides a complete and detailed description of the Project site's entitlement and development history.

Background

On December 21, 1998, the County of Los Angeles Board of Supervisors (BOS) approved a single land use entitlement, General Plan Amendment 92-074-(5), which applied to Phase A only. On May 18, 1999, the BOS certified the Final Environmental Impact Report (EIR) for the Tesoro development (SCH No. 93021007), and approved the entire Tesoro development VTTM 51644, as well as Zone Change Case No. 92-074 for a portion of Phase A only. At the time of Project approval, a General Plan Amendment and Zone Change were not necessary for Phases B and C because the tract map design for these areas of the Tesoro development site met existing land use and zoning requirements and was subject to a Conditional Use Permit (CUP) No. 92-074 for density controlled development; on-site grading exceeding 100,000 c.y.; and development within a Residential Planned Development Zone, Hillside Management Area (HMA), and Significant Ecological Area. With these approvals, the Tesoro development was authorized to be developed with a total of 1,791 dwelling units within Phases A, B, C, and D. Amendments to VTTM 51644 were approved by the Board of Supervisors between 1999 and 2003. The final recorded map was approved on April 14, 2002. Construction of Phase A of the Tesoro del Valle development was completed in 2006 pursuant to the amended tract map design.

A total of 1,552 units were to be constructed within Phase A. However, since the 1999 project approval, the Phase A design and construction plans resulted in the construction of 1,077 single-family and multi-family units cumulatively, resulting in a balance of 475 units that were approved for development, but not constructed. The reduction in units was a result of revised land planning based on current and anticipated market demands at the time and a desire to avoid geologic conditions to the north. Additionally, the Community Services District in effect at the time allowed for clustering of development, thus resulting in a modified project design. Two of these un-built residential units within Phase A are estate lots, one of which is proposed to be developed as a detention basin and the other estate lot would be converted to a 0.5-acre pocket park as part of the proposed Project.

The Project proposes, via approval of a revised VTTM, Conditional Use Permit, and Housing Permit, as detailed in Section 4.0, Project Description, to transfer the un-built density (475 units) from Phase A to Phases B and C plus construct an additional 345 residential units for a total of 820 proposed residential units within Phase B (as compared to the 122 units within Phase B and 115 units within Phase C totaling 237 units, as approved in 1999). The Project, if approved with the Density Transfer of 475 units and a Density Bonus of 108 units, would result in a total of 1,897 residential units in the Tesoro development. This would represent 108 more residential units than previously approved by the County in 1999 for Phases A, B, and C and 583 more residential units than previously approved for development in Phases B and C.

As previously discussed, the Project Applicant built out fewer residential units in Planning Area A than originally approved in response to changing housing needs, primarily due to market demands.

Table 5.11-1, Land Use Comparison by Phase, provides a summary of the various residential land uses within the Tesoro development and the allocation of the residential units among Phases A, B, C, and D throughout the various entitlement approvals since 1999 and through development of Phase A. Exhibit 5.11-1, Phase A Build-out Summary, includes a visual depiction of the 1999 Final EIR approved build-out for Phase A, as well as the ultimate final development within Phase A.

TABLE 5.11-1
LAND USE COMPARISON BY PHASE

Residential Land Uses	Units by Phase				
	A	**B**	**C**	**D**	**Total**
1999 Original Approval					
Single-Family Residential	659	122	115	2	659
Townhomes	159				159
Multi-Family Residential	734				734
Total	**1,552**	**122**	**115**	**2**	**1,791**
Amended Approved Maps					
Built Units					
Single-Family Residential	657				657
Townhomes	125				125
Detached Condominiums	295				295
Subtotal (Built Units)	**1,077**				
Un-built Units					
Single-Family Residential	2	122	115	2	141
Townhomes	34				34
Multi-Family Residential	439				439
Subtotal (Unbuilt)	**475**	**122**	**115**	**2**	
Total	**1,552**	**122**	**115**	**2**	**1,791**

[a] The two un-built estate lots in Phase A will be converted to a private park.

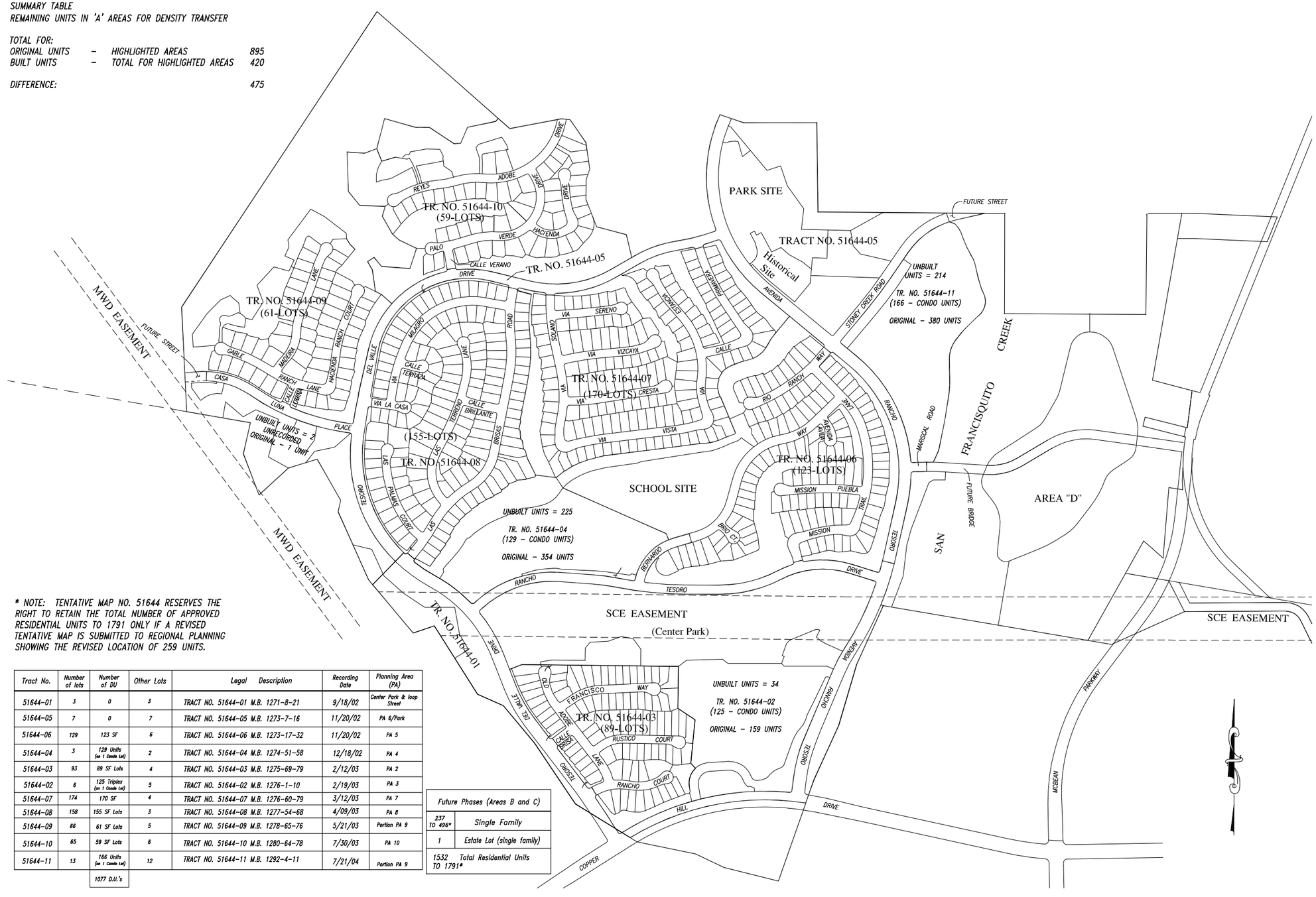
Current Land Use Designation and Zoning

Land use designations are set forth in the County General Plan and SCVAP. Because the SCVAP is a component of the County General Plan, the land use designations in these two documents correspond. As previously discussed, the General Plan Amendment approved in 1999 applied only to portions of Phase A of the Tesoro development. Additionally, because the tentative tract map application predated the 2015 General Plan and 2012 SCVAP, the Project is subject to the provisions of the 1980 General Plan and 1990 SCVAP, as well as associated ordinances (SEA & HMA) that were in effect at that time..

SUMMARY TABLE
REMAINING UNITS IN 'A' AREAS FOR DENSITY TRANSFER

TOTAL FOR:
ORIGINAL UNITS – HIGHLIGHTED AREAS 895
BUILT UNITS – TOTAL FOR HIGHLIGHTED AREAS 420

DIFFERENCE: 475



** NOTE: TENTATIVE MAP NO. 51644 RESERVES THE RIGHT TO RETAIN THE TOTAL NUMBER OF APPROVED RESIDENTIAL UNITS TO 1791 ONLY IF A REVISED TENTATIVE MAP IS SUBMITTED TO REGIONAL PLANNING SHOWING THE REVISED LOCATION OF 259 UNITS.*

Tract No.	Number of lots	Number of DU	Other Lots	Legal Description	Recording Date	Planning Area (PA)
51644-01	3	0	3	TRACT NO. 51644-01 M.B. 1271-8-21	9/18/02	Center Park & loop Street
51644-05	7	0	7	TRACT NO. 51644-05 M.B. 1273-7-16	11/20/02	PA 6/Park
51644-06	129	123 SF	6	TRACT NO. 51644-06 M.B. 1273-17-32	11/20/02	PA 5
51644-04	3	129 Units (on 1 Condo Lot)	2	TRACT NO. 51644-04 M.B. 1274-51-58	12/18/02	PA 4
51644-03	93	89 SF Lots	4	TRACT NO. 51644-03 M.B. 1275-69-79	2/12/03	PA 2
51644-02	6	125 Triplex (on 1 Condo Lot)	5	TRACT NO. 51644-02 M.B. 1276-1-10	2/19/03	PA 3
51644-07	174	170 SF	4	TRACT NO. 51644-07 M.B. 1276-60-79	3/12/03	PA 7
51644-08	158	155 SF Lots	3	TRACT NO. 51644-08 M.B. 1277-54-68	4/09/03	PA 8
51644-09	66	61 SF Lots	5	TRACT NO. 51644-09 M.B. 1278-65-76	5/21/03	Portion PA 9
51644-10	65	59 SF Lots	6	TRACT NO. 51644-10 M.B. 1280-64-78	7/30/03	PA 10
51644-11	13	166 Units (on 1 Condo Lot)	12	TRACT NO. 51644-11 M.B. 1292-4-11	7/21/04	Portion PA 9
		1077 D.U.'s				

Future Phases (Areas B and C)	
237 TO 496*	Single Family
1	Estate Lot (single family)
1532 TO 1791*	Total Residential Units

Source: Sikand 2008

Phase A Build-Out Summary

Exhibit 5.11-1

Tesoro del Valle Phases A, B, and C SEIR

PSOMAS

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The existing land use designations for the Project site include H2 [Large Lot Residential 2, 0-2 dwelling units per acre (du/acre)] and RL5 (Rural Land, 1 du/5 ac).

The Project site is zoned as R-1 (single-family residence), RPD-20000-2.8U Residential Planned Development – 20,000 square feet minimum lot area), and A-2-2 (heavy agriculture).

It is also noted that the H2 designation, which matches the R-1 zone, also allows for single-family residential housing.

5.11.3 RELEVANT PLANS, POLICIES, AND REGULATIONS

This section provides an overview of any new or substantially revised policies and regulations that have been passed, adopted or approved since certification of the 1999 Final EIR, or those that were not previously discussed in the 1999 Final EIR.

State

Senate Bill SB 375

Senate Bill (SB) 375, signed by California Governor Schwarzenegger on September 30, 2008, provides a planning process that coordinates land use planning, regional transportation plans, and funding priorities in order to help California meet greenhouse gas (GHG) reduction goals established in Assembly Bill (AB) 32 (discussed in detail in Section 5.8, Greenhouse Gas Emissions). SB 375 requires regional transportation plans, developed by Metropolitan Planning Organizations (MPOs) like the Southern California Association of Governments (SCAG), to incorporate a "sustainable communities strategy" (SCS) in its regional transportation plan (RTP). The SCS is intended to demonstrate how the coordination of land use and transportation planning efforts may achieve GHG emissions reduction targets set by AB 32. If an SCS cannot achieve the GHG emissions target, the MPO is required to adopt an "alternative planning scenario" (APS) that will demonstrate what would need to be done to achieve the GHG emissions reduction target and to define the barriers to accomplishing the reduction.

Local

Southern California Association of Governments

SCAG is the Metropolitan Planning Organization (MPO) for Counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. This region encompasses a population exceeding 18 million persons in an area of more than 38,000 square miles. SCAG divides Los Angeles County into nine SCAG subregions, and the Project site is located in the North Los Angeles County subregion. As the designated MPO, SCAG is mandated by the federal government to develop plans for transportation, growth management, hazardous waste management, and air quality. SCAG's organizational responsibilities include (SCAG 2015):

- Maintain a continuous, comprehensive, and coordinated planning process (the "3 Cs") resulting in a Regional Transportation Plan (RTP) and a Federal Transportation Improvement Program (FTIP)
- Develop a Sustainable Communities Strategy (SCS) to address greenhouse gas emissions as an element of the RTP
- Develop demographic projections
- Develop integrated land use, housing, employment, transportation programs and strategies for the South Coast Air Quality Management Plan

- Co-lead agency for air quality planning in the Central Coast and Southeast Desert air basin districts
- Responsible for developing and ensuring that the Regional Transportation Plan and the Federal Transportation Improvement Program conform to the purposes of the State Implementation Plans for specific transportation-related criteria pollutants, per the Clean Air Act
- Authorized regional agency for intergovernmental review of proposed programs for federal financial assistance and direct development activities
- Review environmental impact reports for projects having regional significance to ensure they are in line with approved regional plans
- Develop an area-wide, waste treatment management plan
- Responsible for preparation of the Regional Housing Needs Assessment
- Along with the San Diego Association of Governments and the Santa Barbara County/Cities Area Planning Council, SCAG is responsible for preparing the Southern California Hazardous Waste Management Plan (SCAG 2015a).

SCAG has developed a number of plans to achieve regional objectives, and applicable plans are discussed below.

Regional Housing Needs Assessment

SCAG's Regional Housing Needs Assessment (RHNA) provides an allocation of the existing and future housing needs by jurisdiction, which is based on income level; existing housing needs within each city and county; and the fair share allocation of the projected regional population growth. The RHNA is used for land use planning; developing local housing programs; prioritizing local resource allocation; addressing identified existing housing deficiencies; and accommodating future housing needs resulting from population, employment, and household growth. The RHNA shows that unincorporated Los Angeles County has a future housing need of 30,145 dwelling units (SCAG 2012).

Regional Transportation Plan/Sustainable Communities Strategy

The Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) is a long-range visioning plan that is developed by SCAG through a collaborative process with local governments, county transportation commissions, tribal governments, non-profit organizations, businesses and local stakeholders. The RTP/SCS seeks to balance mobility and housing needs of the future while promoting economic, environmental and public health goals.

On April 7, 2016, the SCAG Regional Council adopted the 2016–2040 RTP/SCS. The 2016 RTP/SCS vision focuses on integrating ten major themes to promote smart and sustainable growth into the future.

- Integrating strategies for land use and transportation.
- Striving for sustainability.
- Protecting and preserving our existing transportation infrastructure.
- Increasing capacity through improved systems management.
- Giving people more transportation choices.

- Leveraging technology.
- Responding to demographic and housing market changes.
- Supporting commerce, economic growth and opportunity.
- Promoting the links among public health, environmental protection and economic opportunity.
- Building a Plan based on the principles of social equity and environmental justice.

South Coast Air Quality Management District

The Project site is located in Los Angeles County, in the Southern California Air Basin (SoCAB), where the South Coast Air Quality Management District (SCAQMD) is the agency principally responsible for comprehensive air pollution control. As a regional agency, the SCAQMD works directly with SCAG, County transportation commissions, and local governments and cooperates actively with all federal and State government agencies. The SCAQMD develops rules and regulations; establishes permitting requirements for stationary sources; inspects emissions sources; and enforces such measures through educational programs or fines when necessary.

Air Quality Management Plan

In response to federal and State requirements to implement measures to achieve the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS), the SCAQMD is responsible for reducing emissions from stationary (area and point), mobile, and indirect sources. It has responded to this requirement by preparing a sequence of Air Quality Management Plans (AQMPs). An AQMP establishes a program of rules and regulations directed at attaining the NAAQS and CAAQS.

On December 7, 2012, the SCAQMD adopted the 2012 AQMP, which is a regional and multi-agency effort (SCAQMD, California Air Resources Board, SCAG, and U.S. Environmental Protection Agency). The 2012 AQMP incorporates the latest scientific and technical information and planning assumptions including SCAG's 2012 RTP/SCS; updated emission inventory methods for various source categories; and SCAG's latest growth forecasts. The primary purposes of the 2012 AQMP are to demonstrate attainment of the federal 24-hour PM2.5 standard by 2014 and to update the USEPA-approved 8-hour Ozone Control Plan. On December 20, 2012, the 2012 AQMP was submitted to CARB and the USEPA for concurrent review and approval for inclusion in the SIP (SCAQMD 2013). The 2012 AQMP was approved by the CARB on January 25, 2013 (CARB 2014).

County

Since the 1999 Final EIR was certified, the County has adopted a new General Plan (2015), a new SCVAP (2012), and updated its Zoning Ordinance. However, the application to revise the approved tentative tract map for this Project was complete prior to the adoption of the current General Plan and SCVAP. The 2015 General Plan and 2012 SCVAP provide that projects with complete application may be reviewed for consistency with the goals and policies of the General Plan and SCVAP that were in effect at that time the application was deemed complete, which in this case is the 1980 General Plan and 1990 SCVAP. Accordingly, the analysis presented in this Supplemental EIR is based on the Project's consistency and conformity with the 1980 General Plan and the 1990 SCVAP and all existing entitlements that were in place at the time of the original map approval on May 18, 1999.

County of Los Angeles General Plan

The Project site is located in unincorporated Los Angeles County and, therefore, is under the purview of the *County of Los Angeles General Plan* (1980 General Plan) (as amended). The 1980 General Plan contains the following elements: Land Use; Circulation; Housing; Conservation, Open Space and Recreation; Noise; Safety; Public Facilities; and Economic Development, as well as a set of maps. The Land Use Policy Map designates the Project site as Non-Urban. The General Development Policy Map of the General Plan identifies the Project site as Non-Urban Hillside.

In addition, the 1980 General Plan's Special Management Areas Policy Map establishes other land use considerations. According to the Special Management Areas Policy Map, the Project site is designated as Hillside Management. Hillside Management Areas include lands that have slopes of 25 percent or more. The intent of this designation is to protect the character and natural resource values of hillsides and to manage development to reduce risks from fire, flood, erosion and landslides. To meet this intent, the County has defined performance criteria for development within a Hillside Management Area in the General Plan Land Use Element. This includes a requirement for non-urban residential hillside developments that a minimum of 70 percent of a Project site shall be retained in a natural or open condition. These open areas may include: common open space for passive recreation, areas of scenic beauty, manufactured slopes, trails, fuel modification areas, and landscaped areas adjacent to streets and highways.

Santa Clarita Valley Area Plan (SCVAP)

The Project site falls within the 1990 SCVAP, a component of the General Plan. The 1990 SCVAP is designed to provide decision-makers with a policy framework to guide them in efforts to improve the quality of life in the Santa Clarita Valley. The SCVAP contains written policies outlined by topic, including land use, circulation, bikeways, and scenic highways and trails. As discussed above, the current 2012 SCVAP land use designations for the Project site are defined as H2 and RL5. All such areas are subject to density regulations depending on the percent of slope on the site.

County of Los Angeles Subdivisions Code

The County's Subdivision Ordinance (County of Los Angeles Municipal Code, Title 21) provides local regulation and control of subdivisions through provisions in the Subdivision Map Act (*California Government Code* Title 7, Division 2).

County of Los Angeles Zoning Code

Land use, population density, lot coverage, and building sizes and locations on the Project site are regulated through the County's Zoning Code (County of Los Angeles Municipal Code, Title 22, zoning ordinance). As previously discussed, the current zoning of the Project site is R-1, RPD-20000-2.8U, and A-2-2.

Los Angeles County Green Building Program

In November 2013, after certification of the 1999 Final EIR, the Board of Supervisors adopted the Los Angeles County Green Building Standards Code (Title 31) in response to the mandates set forth in Title 24 California Green Building Standards Code (CALGreen Code) (2010 Green Building Standards Code). Title 31 became effective on January 1, 2014. Title 22 (Planning and Zoning Code) Drought Tolerant Landscaping requirements are now found in Title 31. The 2016 CALGreen Code, effective as of January 1, 2016, has since been adopted by reference into Title 31. The purpose of Title 31 is to improve public health, safety, and general welfare by enhancing

the design and construction of buildings through the use of building concepts having a reduced negative impact, or positive environmental impact, and encouraging sustainable construction practices in planning and design; energy efficiency; water efficiency and conservation; material conservation and resource efficiency; and environmental air quality (Title 31 of the Los Angeles County Code). Notably, Title 31 requires all new non-residential buildings equal to or greater than 25,000 square feet (sf) to comply with the CALGreen Code (specifically, Section A5.601.2.4, Nonresidential Voluntary Measures for CALGreen Tier 1). These measures include, but are not limited to requirements for energy efficiency, parking for fuel-efficient vehicles, cool roofs, reduction of indoor potable water use, recycled content of construction materials, reduction in construction and demolition waste, and thermal insulation.

The County's drought-tolerant landscaping requirements establish minimum standards for the design and installation of landscaping using drought-tolerant plants and native plants that require minimal use of water. These requirements include the following: (1) a minimum of 75 percent of total landscaped area must utilize non-invasive drought-tolerant plant and tree species appropriate for the climate zone region; (2) a maximum of 25 percent of landscaped areas may be turf grass; and (3) hydrozoning irrigation techniques shall be incorporated into the landscape design. Title 31 also establishes development standards for new construction that would conserve water, energy, and natural resources; divert waste from landfills; minimize impacts to existing infrastructure; and promote a healthier environment.

Los Angeles County Tree Planting Ordinance

On March 29, 2016, the Board of Supervisors adopted the Tree Planting Ordinance which 1) amended Title 22 of the Los Angeles County Code to establish tree planting requirements for new projects; and 2) amended Title 21 and Title 22 of the Los Angeles County Code to repeal the drought tolerant landscaping and green building requirements that are now found in Title 31 of the Los Angeles County Code, discussed above.

Los Angeles County Low Impact Development (LID) Ordinance and Manual

Chapter 12.84 of the County Code requires the use of LID Best Management Practices (BMPs) in development projects within the County's unincorporated areas. Public Works' LID Standards Manual outlines stormwater runoff quantity and quality control development principles, technologies, and design standards for achieving the LID standards. The LID Standards Manual requires large scale residential and non-residential development projects to prioritize the selection of BMPs to retain 100 percent of the specified stormwater runoff design volume on-site through infiltration, evapotranspiration, stormwater runoff harvest and use, or a combination thereof, unless it is demonstrated that it is technically infeasible to do so. County Code Chapter 12.84 and the LID Standards Manual also contain requirements to fully mitigate off-site drainage impacts caused by hydromodification and changes in water quality, flow velocity, flow volume, and depth/width of flow, unless compliance is infeasible, and then the project must obtain written consent to the unmitigated impacts from the owner of every impacted downstream property. Drainage acceptance letters from the owner of every impacted downstream property will also be required if impacts cannot be mitigated.

5.11.4 THRESHOLD CRITERIA

CEQA Thresholds of Significance

The following thresholds of significance are derived from the County of Los Angeles Department of Regional Planning's Initial Study checklist, which is based on the CEQA Guidelines Appendix G. A Supplemental EIR analyzes the impacts of any changes with respect to these thresholds since the prior 1999 Final EIR was certified.

Threshold 5.11-1: *Would the Project physically divide an established community?*

Threshold 5.11-2: *Would the Project be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?*

Threshold 5.11-3: *Would the Project be inconsistent with the County zoning ordinance as applicable to the subject property?*

Threshold 5.11-4: *Would the Project conflict with Hillside Management Area Ordinance, Significant Ecological Areas Ordinance, or other applicable land use policies?*

5.11.5 RELEVANT PROJECT CHARACTERISTICS

As detailed in Section 4.0, Project Description, project site grading would require approximately 9.1 million cubic yards (mcy) of cut and 9.1 mcy of fill as shown on Exhibit 4-8, Cut and Fill Plan, which also includes minor grading associated with off-site improvements. These figures are inclusive of bulking and shrinkage and cut and fill volumes would balance on site. Remedial grading would also require an additional 2.7 mcy of cut and 2.7 mcy of fill. Development would include 820 residential dwelling units and approximately 19.1 acres of parklands and recreation amenities. A 2.1-acre pad is designated as a future helispot located in the northern portion of Phase B. This represents a reduction in the overall development footprint as compared to the previously approved Project, though some new areas are now proposed to be developed. In addition, more units are proposed throughout the Tesoro development and specifically within Phases B and C.

5.11.6 ENVIRONMENTAL IMPACTS

Impact Analysis

Threshold 5.11-1: *Would the Project physically divide an established community?*

Level of Significance without Mitigation: Less than Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less than Significant

Recommended Project Specific Mitigation Measures: None

Net Level of Significance: Less than Significant

Comparison to 1999 FEIR: The Project impacts would be consistent with the findings identified in Section 5.8, Land Use, of the 1999 FEIR.

Phases B and C of the Project site remain undeveloped. Phase A has been developed. The parcels to the north include several scattered single-family residences. The existing Phase A portion of the Tesoro del Valle residential development is located adjacent to and south of the site and additional residential and commercial development in the City of Santa Clarita is located to the south. Limited residential uses are located east of the site, along San Francisquito Canyon Road. Limited development exists to the north and south, and the I-5 freeway is located approximately 2 miles to the west. Due to the lack of development on Phases B and C, implementation of the Project would not physically divide an established community. Rather, development of the Project site would continue build-out of units up to and above the total unit yield that was approved in 1999.

Threshold 5.11-2 Would the Project be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?

Level of Significance without Mitigation: Less than significant.

Recommended 1990 SCVAP EIR Mitigation Measures: None.

Level of Significance with 1990 SCVAP EIR Mitigation: Less than significant.

Recommended Project Specific Mitigation Measures: None.

Net Level of Significance: Less than significant.

Comparison to 1999 FEIR: The Project impacts would be consistent with the findings identified in Section 5.8, Land Use, of the 1999 Final EIR.

Since the Project is subject to the 1990 SCVAP and the 1980 General Plan. A slope density analysis determined the low density yield to be 138 units and the maximum density yield to be 509 units based on the SCVAP's land use and Hillside Development conditions. A CUP for development within a Hillside Management Area is required when the proposed density exceeds the low-density threshold in rural areas. Therefore, the proposed development of Phases B and C, and the remaining portion of Phase A with 820 dwelling units would exceed the maximum allowable unit count based on the land use and special management designations of the 1980 General Plan. However, because the County has since adopted the One Valley One Vision SCVAP in 2012 and the 2035 Los Angeles County General Plan Update in 2015, the underlying land use designations for the Project site have already been changed to H2 and RL5. According to these current land use designations, including limitations on development pursuant to the Castaic Community Standards District and the current Hillside Management Area Ordinance (both which limit development based on existing slopes and the presence of ridgelines), up to 1,215 dwelling units could be developed on the Project site; therefore, the Project would comply with the existing land use designations and a general plan amendment would not be required.

Density Transfer

Additionally, the Project proposes to transfer density from Phase A to Phases B and C. As discussed previously, the Phase A development constructed 475 fewer units than were allowed in the 1999 approval. As part of the approved project analyzed in the 1999 Final EIR, Phases B

and C were approved for development of 122 units and 115 units, respectively. The Project would transfer the 475 un-built units from Phase A which, combined with the un-built, approved units in Phases B and C would result in a development potential of 712 units.

The 1990 SCVAP Land Use Element defines a density transfer as the "rearrangement of allowed residential units among various land use classifications on a project site" (1990 SCVAP, Page 33). The following general policies encourage density transfer:

- Land Use Element Policy 2.4 encourages the consideration of residential densities as averages to allow for clustering of development and/or the transfer of unit credit (1990 SCVAP, page 13);
- Land Use Element Policy 2.5 allows density transfers as a "means to attain plan goals such as preservation of hillsides, and to promote superior design and allow flexibility to respond to changing housing needs." (1990 SCVAP, page 13).

In addition, the 1990 SCVAP, expressly authorizes density transfer among land use classifications within a project site (regardless of urban or non-urban designation) when geological and topographic data support the need, the number of units is not increased, and health and safety is not detrimentally affected (1990 SCVAP, Section V.B.1.d, page 33). It is also recognized as a tool to preserve significant ecological areas (1990 SCVAP, Section V.B.7.c.3, page 41), The 1990 SCVAP further provides that residential densities should be considered as average densities for the total proposed development site, to promote clustering, the provision of additional open space and the avoidance of hazardous lands (Section V.B.1.b, page 33). Density transfer and clustering of structures are encouraged in urban and non-urban hillsides from steeper to more gently rolling and level land as a means of preserving the natural terrain, minimizing grading and reducing exposure to natural hazards (Sections V.C.1.a.2 and V.C.1.b.2, pages 44 and 46).

The proposed density transfer would be consistent with the 1990 SCVAP provisions. First, although there are four phases within the Tesoro development (Phases A through D), these areas constitute one Project site, which was approved in 1999 for the build-out of 1,791 residential units, or 1,789 units without Phase D. Thus, the density transfer would not increase the number of units approved for the project site (any increase would be authorized by a density bonus). The prior owner's decision not to build out all 1,552 units in Phase A was in response to the need for a superior design in the multi-family area of Planning Area A and to allow flexibility in responding to changing housing needs.

As discussed throughout this Supplemental EIR, with the exception of traffic impacts, all anticipated impacts would be consistent with or less than what was anticipated for 1,789 units. As discussed in Section 5.17, Traffic, the increase in impacts from what was analyzed in the 1999 FEIR is primarily related to a reallocation of project-related vehicle trips on the local circulation system. Therefore, the proposed density transfer is consistent with the density transfers provisions above.

Additionally, the proposed density transfer combined with a Density-Controlled CUP that allows a reduction to lot sizes would reduce the development footprint, when compared to what was approved in the 1999 FEIR (refer to Exhibit 4-2, Development Footprint Comparison in Section 4.0, Project Description), by clustering lots. Therefore, the proposed density transfer would be in compliance with the 1990 SCVAP requirements for a density transfer, and would not be inconsistent with the general plan designation of the site.

Density Bonus

It is noted that the density transfer, discussed previously, would not increase the number of units approved for the Project site; rather, the proposed increase in overall dwelling units would be part of a density bonus allowance of 108 units due to the provision of 364 age-qualified senior dwelling units. This density bonus through a discretionary housing permit would allow for development of up to 1,897 dwelling units within the Tesoro development (1,077 currently constructed as part of Phase A and 820 proposed for development in Phases B and C).

An analysis of the Project's consistency with existing regional and local plans (including applicable goals, objectives, and policies) is provided below.

Southern California Association of Governments

The fundamental goal of SCAG's 2016-2040 RTP/SCS and the Growth Vision effort is to make the SCAG region a better place to live, work, and play for all residents regardless of race, ethnicity, or income class. Table 5.11-2 provides the consistency analysis for the Project and SCAG's Compass Growth Vision. As demonstrated through the analysis, implementation of the Project would be consistent with the goals and policies of SCAGs regional planning programs.

TABLE 5.11-2
SCAG RTP/SCS CONSISTENCY ANALYSIS

GOAL	CONSISTENCY ANALYSIS
RTP/SCS G1: Align the plan investments and policies with improving regional economic development and competitiveness.	**Consistent.** The Project would create new housing within an area that is currently designated for residential development. As discussed previously in Section 4.0, Project Description, the Project site is part of the larger Tesoro del Valle development project that was evaluated and approved in 1999. Therefore, development of the Project site with the proposed land uses would complete the development as it was originally envisioned and analyzed according to the 1999 FEIR.
RTP/SCS G2: Maximize mobility and accessibility for all people and goods in the region. **RTP/SCS G3:** Ensure travel safety and reliability for all people and goods in the region.	**Consistent.** The Project involves residential development with active and passive parks, recreation centers, and preservation of open space on an approximate 1,270-acre site. Regional access is provided via I-5 (Golden State Freeway) and SR-126 (Henry Mayo Drive), located approximately 2.6 miles to the southwest of the Project site at the nearest boundary. I-5 can be accessed via the northbound and southbound on- and off-ramps at Newhall Ranch Road and Magic Mountain Parkway, approximately 2.6 miles southwest and 3.3 miles south of the Project site, respectively. Additionally, southbound ramps are provided at The Old Road north of Rye Canyon Road, approximately 2.8 miles southwest of the Project site. Copper Hill Drive provides primary access to the Phases B and C site, via travel through Phase A either on Tesoro del Valle Drive or Avenida Rancho Tesoro. The Project includes construction of on-site roadway improvements that would allow for efficient access to the Project site and would benefit persons of all social and economic groups who utilize these roadways. Road improvements would meet established design requirements for public safety.

TABLE 5.11-2
SCAG RTP/SCS CONSISTENCY ANALYSIS

GOAL	CONSISTENCY ANALYSIS
RTP/SCS G4: Preserve and ensure a sustainable regional transportation system. **RTP/SCS G5:** Maximize the productivity of our transportation system.	**Consistent.** The Project contributes to and would be consistent with planned land use and growth assumptions in the Santa Clarita Valley planning area. As discussed previously, the Project was approved for development in 1999. The traffic analysis presented in Section 5.17, Traffic and Circulation, addresses potential impacts to regional transportation facilities. In addition to the construction of roadways, the Project applicant would pay applicable traffic mitigation fees (e.g., Valencia Major Bridge and Thoroughfare District fees) that would fund additional traffic improvements in the study area and maintenance of roadway infrastructure in the Project area.
RTP/SCS G6: Protect the environment and health for our residents by improving air quality and encouraging active transportation (non-motorized transportation, such as bicycling and walking).	**Consistent.** As discussed in Section 4.0, Project Description, the Project would incorporate a trail system connecting schools, parks, amenities, and neighborhoods throughout the community and the existing Phase A development. The Project's multi-use trails and neighborhood pedestrian trails would also be designed with the potential for future connections to the off-site Regional Trail system.
RTP/SCS G7: Actively encourage and create incentives for energy efficiency, where possible.	**Consistent.** The Project exceeds the California Building Code minimum energy efficiency requirements by 15 percent for residential buildings as required by MM GHG-1. Additionally, the Project would be required to include solar power generation equivalent to 1 kilowatt for each home or alternative equivalent renewable power generation (MM GHG-2) and 2 kW for each 16,00 square feet of non-residential roof area (MM GHG-3). Other measures requiring energy efficiency include use of energy efficient lighting, limiting outdoor lighting, the use of solar PV system in each home, the use of solar heating, automatic covers, and efficient pumps and motors for pools and spas (MM GHG-4). As discussed in Section 5.6, Energy, the regulations, plans, and polices adopted for the purpose of maximizing energy efficiency that are directly applicable to the Project include (1) California's Title 24 Energy Efficiency Standards for Residential and Nonresidential Buildings; (2) CALGreen Code; and (3) Title 31 of the County Code (the Los Angeles County Green Building Standards Code).
RTP/SCS G8: Encourage land use and growth patterns that facilitate transit and non-motorized transportation.	**Consistent.** Refer to the consistency analysis RTP/SCS G6, which addresses the Project's components that facilitate non-vehicular circulation.
RTP/SCS G9: Maximize the security of the regional transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies.	**Consistent.** The Project is not a transportation project and does not involve the construction of new or expansion of existing transit facilities beyond construction of an internal circulation system and limited improvements to the existing circulation network through implementation of recommended mitigation measures, as defined in Section 5.17, Traffic and Circulation. Therefore, security associated with regional transportation systems is not applicable to the Project.
Source (policies): SCAG 2015.	

Los Angeles County General Plan

All activities undertaken by a planning agency must be consistent with the goals and policies of the agency's general plan. As identified above, the proposed Project is not consistent with the applicable 1980 General Plan land use designations; however, the County adopted a General Plan in 2015 that changed the land use designation to allow increased density on the Project site.

As discussed previously, the 1999 Final EIR included a full analysis of the Tesoro del Valle project's (including Phases A, B, C, and D) consistency with the goals and policies of the 1980 General Plan, which was in effect at the time of tentative tract map approval in 1999. Consistent with the findings of the 1999 Final EIR, the Project would be consistent with all applicable goals

and policies of the 1980 General Plan. It should be noted that improvements in technologies and adherence to applicable local, State, and federal laws and regulations would serve to further strengthen the Project's consistency with many of the goals and policies despite the overall increase in dwelling units, specifically those related to energy conservation, water conservation and protection of water quality, recycling and reuse of resources, public transportation, and air quality. Additionally, as discussed previously and shown on Exhibit 4-2, the development footprint would be reduced in comparison to what was analyzed in the 1999 Final EIR. As shown, development would be clustered in the southern portion of Phases B and C. A portion of the proposed development footprint (approximately 77.08 acres) would be outside of the development footprint that was analyzed in the 1999 Final EIR; however, these areas do not contain any unique resources or conditions where development would introduce substantially new impacts beyond what was analyzed in the 1999 Final EIR. Therefore, the Project would be substantially consistent with the 1980 General Plan, which is consistent with the analysis provided in Final EIR 1999.

The Project is subject to the 1980 General Plan, which was in effect at the time of tentative tract map approval and also when the application to revise the approved tentative map was deemed complete. A consistency analysis is presented in Table 5.11-3, below. As identified through this consistency analysis, the Project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project adopted for the purpose of avoiding or mitigating an environmental effect.

TABLE 5.11-3
COUNTY GENERAL PLAN (1980) CONSISTENCY

Goal/Policy	Project Consistency
General Policies	
4. Encourage cultural and social diversity and the preservation of the cultural heritage of Los Angeles County	**Consistent.** As discussed in Section 5.5, Cultural Resources, a Cultural Resources Report and a Paleontological Resources Report were prepared for the Project to evaluate impacts associated with the currently proposed Project. According to these reports, no significant historical resources occur within the Project site. These reports, including recommended mitigation measures, are summarized in Section 5.5 of this Draft SEIR.
5. Encourage the maintenance and enhancement of cultural values of communities	**Consistent.** As discussed in Section 5.5, Cultural Resources, a Cultural Resources Report and a Paleontological Resources Report were prepared for the Project to evaluate impacts associated with the currently proposed Project. According to these reports, no significant historical resources occur within the Project site. These reports, including recommended mitigation measures, are summarized in Section 5.5 of this Draft SEIR.
8. Promote a distribution of population consistent with service system capacity, resources availability, environmental limitations and accessibility.	**Consistent.** The Project will involve the establishment of the necessary trunk lines and connections to provide water, sewer, storm water, natural gas, electricity, communication, and solid waste service to the proposed development.
10. Protect areas that have significant natural resources and scenic values, including significant ecological areas, the coastal zone and prime agricultural lands.	Consistent. As discussed in Section 5.4, Biological Resources, the northeastern corner of the Project site includes a small portion of San Francisquito Canyon, which the County of Los Angeles has designated as SEA No. 19, also known as the Santa Clara River SEA. This SEA is outside the Project impact boundary and no direct impacts will occur to the SEA. Additionally, the SEA is approximately 0.75 mile from the northern grading limits

TABLE 5.11-3
COUNTY GENERAL PLAN (1980) CONSISTENCY

Goal/Policy	Project Consistency
	and a north-south ridgeline separates the development footprint from the SEA. Therefore, water in the development area will drain to the south and west, not eastward to the SEA and the Project will not affect the hydrology of the SEA.
11. Protect cultural heritage resources	**Consistent:** The Project would protect any discovered archaeological and paleontological resources through the implementation of mitigation measures (see Section 5.5, Cultural Resources).
12. Conserve energy to ensure adequate supply of water and protect water quality.	**Consistent.** As discussed in Section 4.0, Project Description, the Project would implement sustainability features in an effort to increase efficient use of renewable resources and minimize impacts on non-renewable resources. Specifically, the Project would comply with all applicable codes standards, including the County's Green Building Standards Code, CALGreen Code, California Department of Water Resources Model Water Efficient Landscape Ordinance, low impact development requirements, and California's 75 Percent Initiative related to solid waste. Additionally, the Project would implement additional water conservation techniques as described in Section 5.18, Utilities. As discussed in Section 5.10, Hydrology and Water Quality, the Project would include various water quality features that would be incorporated into the Project's open space and greenbelt areas, including swales and basins.
14. Restore and protect air quality through the control of industrial and vehicular emissions, improved land use management, energy conservation and transportation planning.	**Consistent.** As discussed in Section 4.0, Project Description, the Project would incorporate a trail system connecting schools, parks, amenities, and neighborhoods throughout the community and the existing Phase A development. The Project's multi-use trails and neighborhood pedestrian trails would also be designed with the potential for future connections to the off-site Regional Trail system. Additionally, the Project would comply with SCAQMD Rule 1113, which limits the volatile organic compound content of architectural coatings. New buildings would be designed and constructed to comply with the County's Green Building Standards Code, Green Building Ordinance, thus supporting energy conservation.
15. Promote more effective recycling and reuse of resources, especially those that are nonrenewable.	**Consistent.** As discussed in Section 5.18, Utilities, the Project would comply with all regulations related to solid waste reduction and recycling. The Project would comply with the County's Green Building Standards Code and Construction and Demolition Debris Recycling and Reuse Ordinance and would implement waste reduction and recycling measures per County policies (see Section 5.18, Utilities). Specifically, the Project will recycle and/or salvage a minimum of 65 percent of the non-hazardous construction and demolition debris or meet a local construction and demolition waste management ordinance. Additionally, in response to California's 75 Percent Initiative, at least 75 percent of all solid waste will be recycled or reused by 2020.

TABLE 5.11-3
COUNTY GENERAL PLAN (1980) CONSISTENCY

Goal/Policy	Project Consistency
16. Stress the development of community parks particularly in areas of the greatest deficiency, and take advantage of opportunities to preserve large natural and scenic areas.	**Consistent.** As discussed in Section 4.0, Project Description, the Project proposes development of 12.4 acres of recreational amenities, including linear and active parks, a garden area, a recreation center, age-qualified parklands, and an age-qualified recreation center. These facilities would be located throughout the development area and would be accessible via a series of proposed on-site trails. Additionally, the Project would have access to 20.5 acres of existing recreational areas previously constructed as part of the Phase A development.
17. Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land.	As demonstrated on Exhibit 4-1, Proposed Land Use Plan, the proposed development areas of the Project are primarily located in the southern half of the Project site, allowing much of the natural topography, environment, and landscape to remain in the northern portion of the Project site and along San Francisquito Canyon. The clustering of development and preservation of the northern portion of the Project site would reduce potential incompatibilities with the surrounding, rural and undeveloped areas to the north and east.
23. Ensure that development in non-urban areas is compatible with rural life styles, does not necessitate the expansion of urban service systems, and does not cause significant negative environmental impacts or subject people and property to serious hazards.	**Consistent.** As demonstrated on Exhibit 4-1, Proposed Land Use Plan, the proposed development areas of the Project are clustered in the southern portion of the Project site and would allow much of the natural topography, environment, and landscape to remain in the northern portion and along the edges of the Project site. Additionally, proposed land uses are limited to residential and recreational uses. These uses would be constructed adjacent to the existing Tesoro del Valle Phase A development that is also dominated by residential and recreational uses. Future development anticipated to the west of the Project site would also include residential land uses. Therefore, the Project would be compatible with existing and future land uses.
25. Foster community identity and improve environmental quality by the compatible interrelation of a system of centers, major transportation facilities and open space areas.	**Consistent.** Consistent with the 1999 FEIR, the Project would be subject to the Landscape Master Plan for the Tesoro del Valle development as analyzed in the 1999 FEIR. The landscape improvements would include use of water-conserving plant species, entry monuments, tubular fences and walls and trail improvements. The intent of the Landscape Master Plan is to provide a unique community image, establish community boundaries, and provide a transition between natural habitat areas and urban uses.
33. Emphasize the location of low and moderate income housing within easy commuting range of multipurpose and single purpose centers with high concentrations of employment.	**Consistent:** The Project would provide a variety of housing opportunities to support the existing workforce of the Santa Clarita Valley encouraging less long-distance commuting.
34. Promote the development of an improved public transportation system to link regional centers.	**Consistent.** As discussed in Section 4.0, the Project is primarily a residential Project. However, the Project would be located in an area proximate to several locally employment areas that would be accessible via the City of Santa Clarita Transit system.

TABLE 5.11-3
COUNTY GENERAL PLAN (1980) CONSISTENCY

Goal/Policy	Project Consistency
38. Protect and enhance the visual uniqueness of natural edges and encourage superior design of major entryways.	**Consistent.** Consistent with the 1999 FEIR, the Project would be subject to the Landscape Master Plan for the Tesoro del Valle development as analyzed in the 1999 FEIR. The landscape improvements would include use of water-conserving plant species, entry monuments, tubular fences and walls and trail improvements. The intent of the Landscape Master Plan is to provide a unique community image, establish community boundaries, and provide a transition between natural habitat areas and urban uses.
43. Promote a balanced mix of dwelling unit types to meet present and future needs, with emphasis on family owned, moderate density dwelling units (twinhomes, townhouses and garden condominiums at garden apartment densities).	**Consistent.** The Project would provide a variety of housing opportunities to support the existing workforce and population of the Santa Clarita Valley. Proposed housing types would accommodate a range of income levels and age groups, including single-family residential uses and opportunities for age-restricted residential communities.
44. Preserve sound residential areas and protect them from intrusion of incompatible uses.	
45. Increase the availability of low and moderate income housing and encourage its distribution through the urban area.	**Consistent.** The Project would provide a variety of housing opportunities to support the existing workforce and population of the Santa Clarita Valley. Proposed housing types would accommodate a range of income levels and age groups, including single-family residential uses and opportunities for age-restricted residential communities.
46. Promote open and free choice of housing for all.	
47. Promote the provision of an adequate supply of housing by location, type and price.	
50. Support the development of a transportation system that will make a positive contribution to the improvement of air quality.	**Consistent.** The Project site is located in close proximity to a mixed-use area that contains residential, educational, recreational, retail and commercial uses. The City of Santa Clarita Transit provides a transit stop that is located at the intersection of Copper Hill Drive and Tesoro del Valle Drive, which is as near as one mile from the Project site. Because the proposed Project would provide residential development and on-site recreational activities in close proximity to schools, retail and transit, VMTs would be reduced. Additionally, the Project would encourage maximizing pedestrian and bicycle modes of circulation and reduction of VMT with provision of multi-use and neighborhood and pedestrian trails linking proposed land uses and connecting to the off-site regional trail system.
Conservation and Open Space Element	
Policy 1. Actively support strict air quality regulations for mobile and stationary sources, and continued research to improve air quality. Promote vanpooling, carpooling and improved public transportation.	**Consistent:** The Project is primarily a residential Project with accessory recreational land uses; therefore, vehicle trip reduction strategies would be limited to the provision of local services rather than business-instituted incentives. The City of Santa Clarita Transit provides a transit stop that is located at the intersection of Copper Hill Drive and Tesoro del Valle Drive, which is as near as one mile from the Project site which would provide access to local transit.
Policy 3. Promote the use of solar energy to the maximum extent possible.	**Consistent.** The Project exceeds the California Building Code minimum energy efficiency requirements by 15 percent for residential buildings as required by MM GHG-1. Additionally, the Project would be required to include solar power generation equivalent to 1 kilowatt for each home or alternative equivalent renewable power generation (MM GHG-2) and 2 kW for each 1,600 square

TABLE 5.11-3
COUNTY GENERAL PLAN (1980) CONSISTENCY

Goal/Policy	Project Consistency
	feet of non-residential roof area (MM GHG-3). Other measures requiring energy efficiency include use of energy efficient lighting, limiting outdoor lighting, the use of solar PV system in each home, the use of solar heating, automatic covers, and efficient pumps and motors for pools and spas (MM GHG-4). As discussed in Section 5.6, Energy, the regulations, plans, and polices adopted for the purpose of maximizing energy efficiency that are directly applicable to the Project include (1) California's Title 24 Energy Efficiency Standards for Residential and Nonresidential Buildings; (2) CALGreen Code; and (3) Title 31 of the County Code (the Los Angeles County Green Building Standards Code).
Policy 4. Protect ground water recharge and watershed areas, conserve storm and reclaimed water, and promote water conservation programs.	**Consistent.** Development of the proposed Project would result in the conversion of on-site permeable surfaces to impermeable surfaces, which would alter the current drainage pattern of the Project site. By increasing the amount of impervious surfaces on the site, more surface runoff would be generated and the rate of runoff could increase. To manage surface runoff, the proposed Project would incorporate site-design BMPs, including bioretention and biofiltration basins.
Policy 5. Encourage the maintenance, management and improvement of the quality of imported domestic water, ground water supplies, natural runoff and ocean water.	**Consistent.** As discussed in Section 5.19, utilities and Service Systems, the Project will be served by the Newhall County Water District for water supply, which will be subject to all applicable Clean Drinking Water regulations. Additionally, the project would implement water quality strategies, detailed in Section 5.10, Hydrology and Water Quality, to ensure that stormwater runoff complies with all applicable water quality standards.
Policy 6. Preserve significant ecological areas and habitat management areas by appropriate measures, including preservation, mitigation and enhancement.	**Consistent.** As discussed in Section 5.4, Biological Resources, the northeastern corner of the Project site includes a small portion of San Francisquito Canyon, which the County of Los Angeles has designated as SEA No. 19, also known as the Santa Clara River SEA. This SEA is outside the Project impact boundary and no direct impacts will occur to the SEA. Additionally, the SEA is approximately 0.75 mile from the northern grading limits and a north-south ridgeline separates the development footprint from the SEA. Therefore, water in the development area will drain to the south and west, not eastward to the SEA and the Project will not affect the hydrology of the SEA.
Policy 13. Encourage open-space easements and dedications as a means of meeting scenic, recreational and conservation needs.	**Consistent.** Open space is integrated throughout the Project site, including a larger area in the northern portion of the Project site, to respond to topographical conditions; to preserve ridgelines and hillsides; and to create a buffer adjacent to natural resources; to provide view amenities.
Policy 16. Protect the visual quality of scenic areas including ridgelines and scenic views from public roads, trails and key vantage points.	**Consistent.** Manufactured open space is integrated throughout the proposed Project site to respond to topographical conditions; to preserve ridgelines and hillsides; to create a buffer adjacent to natural resources; to provide view amenities; and to accommodate the trail;. Approximately 882.5 acres of open space will remain undeveloped on the northern portion of the Project site.

TABLE 5.11-3
COUNTY GENERAL PLAN (1980) CONSISTENCY

Goal/Policy	Project Consistency
Policy 17. Protect cultural heritage resources, including historical, archaeological, paleontological and geological sites, and significant architectural structures.	**Consistent.** As discussed in Section 5.5, Cultural Resources, a Cultural Resources Report and a Paleontological Resources Report were prepared for the Project to evaluate impacts associated with the currently proposed Project. According to these reports, no significant historical resources occur within the Project site. These reports, including recommended mitigation measures, are summarized in Section 5.5 of this Draft SEIR.
Policy 21. Restrict urban development in areas subject to seismic and geologic hazards.	**Consistent.** As discussed in Section 5.7, Geology and Soils, a geotechnical report was prepared to support this SEIR and provides site specific analysis related to faulting, landslides, and liquefaction or subsidence and identifies Project-specific mitigation measures and recommendations to address any anticipated geotechnical issues that may occur during Project construction or long-term operation.
Policy 25. Discourage isolated development in wildland fire hazard areas and develop stricter brush clearance ordinances to protect existing structures.	**Consistent.** According to Section 5.9, Hazards and Hazardous Materials, the Project site would comply with County of Los Angeles, Los Angeles County Fire Department, and California Building Code (CBC) regulations and standards. Project design would also incorporate a fuel modification zone, which is required due to the adjacent heavy vegetation along the northern boundary of the Project site. Each lot that interfaces with areas of heavy vegetation would have a 200-foot fuel modification zone and all roads and driveways would have a 20-foot fuel modification zone. All roads within the Project site except for "A" Street would be maintained by the homeowners association, which would monitor and maintain the fuel modification zone.
Policy 30. Develop a system of bikeways, scenic highways, and riding and hiking trails; link recreational facilities where possible.	**Consistent.** As discussed in Section 4.0, Project Description, the Project would include development of an extensive trail system connecting schools, parks, amenities, and neighborhoods throughout the community and the Santa Clarita Valley. The Project would provide adequate bicycling opportunities throughout the Project site. As shown on Exhibit 4-6, Typical Street Section, proposed bicycle lanes would range from 10-feet-wide along Avenida Rancho Tesoro to 7-feet-wide along other roadways proposed on the Project site. Additionally, bicycling would be permitted and encouraged throughout the Project site along the proposed multi-purpose trail illustrated on Exhibit 4-4.
Policy 35. Support preservation of heritage trees. Encourage tree planting programs to enhance the beauty of urban landscaping.	Consistent. As discussed in Section 5.4, Biological Resources, implementation of the Project would result in the removal of 11 coast live oak trees that meet the Los Angeles County Oak Tree Ordinance (CLAOTO) criteria for protection. None of these oak trees are considered to be heritage trees as defined by the CLAOTO. One additional coast live oak tree that meets the CLAOTO heritage oak criteria is located close to the impact area and is expected to have its protected area encroached upon (the protected zone is defined by the CLAOTO as five feet outside the tree's outer canopy). Implementation of MM Bio-2, as discussed in Section 5.4, Biological Resources, would require replacement of

TABLE 5.11-3
COUNTY GENERAL PLAN (1980) CONSISTENCY

Goal/Policy	Project Consistency
	removed trees and would reduce this impact to a less than significant level. As discussed in Section 5.8, Greenhouse Gas Emissions, the Project would also be developed consistent with the County Tree Planting Ordinance, which would result in a minimum of 4,542 newly planted trees.
Land Use Element	
Policy 7. Assure that new development is compatible with the natural and manmade environment by implementing appropriate locational controls and high quality design standards.	**Consistent.** As demonstrated on Exhibit 4-1, Proposed Land Use Plan, the development areas of the Project are primarily located in the southern half of the Project site, allowing much of the natural topography, environment, and landscape to remain in the northern portion of the Project site and along San Francisquito Canyon. The clustering of development and preservation of the northern portion of the Project site would reduce potential incompatibilities with the surrounding, rural and undeveloped areas to the north and east.
Policy 13. Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards, and in areas where essential services and facilities do not exist and are no planned.	
Policy 15. Require that new developments in non-urban areas have adequate accessibility to paved roads and water lines of sufficient capacity.	**Consistent.** The Project has been designed to accommodate the site's natural topography to the extent feasible. Because of this, a traditional grid patterned layout of streets is not possible. However, as discussed in Section 4.0, Project Description, the Project is designed to include a main loop road referred to as Avenida Rancho Tesoro/"A" Street that links all four planning areas and provides centralized access to land uses and amenities throughout the Project site. All residential neighborhoods would be accessed via connecting roadways along the main loop road.
Policy 18. Ensure that future land division activity within Los Angeles County occurs in strict compliance with State and local laws.	**Consistent:** As discussed through this section, the Project would comply with all applicable ordinances and laws. Specifically, the Project would comply with County's Green Building Standards Code, CALGreen Code, California Department of Water Resources Model Water Efficient Landscape Ordinance, low impact development requirements, and California's 75 Percent Initiative related to solid waste, the California Department of Water Resources Model Water Efficient Landscape Ordinance and the County's Noise Ordinance.
Policy 24. Promote compatible land use arrangements that reduce reliance on the private automobile in order to minimize related social, economic and environmental costs.	**Consistent.** As discussed in Section 4.0, Project Description, the Project would include development of an extensive trail system connecting schools, parks, amenities, and neighborhoods throughout the community and the Santa Clarita Valley. The Project would provide adequate bicycling opportunities throughout the Project site. As shown on Exhibit 4-6, Typical Street Section, proposed bicycle lanes would range from 10-feet-wide along Avenida Rancho Tesoro to 7-feet-wide along other roadways proposed on the Project site. Additionally, bicycling would be permitted and encouraged throughout the Project site along the proposed multi-purpose trail illustrated on Exhibit 4-4.

TABLE 5.11-3
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Goal/Policy	Project Consistency
Policy 25. Promote land use arrangements that will maximize energy conservation.	**Consistent.** As demonstrated on Exhibit 4-1, Proposed Land Use Plan, the proposed development areas of the Project are clustered within the southern portion of the Project site, allowing much of the natural topography, environment, and landscape to remain intact in the northern portion of the Project site. This would reduce energy consumption related to construction and grading in the northern area and would also limit the amount of new infrastructure required to serve the Project.
Policy 31. Ensure that cities have a voice in land use decisions within their adopted spheres of influence.	**Consistent.** The City of Santa Clarita has been informed of the project and was provided several opportunities to provide comments and input via the Notice of Preparation and Scoping process.
Plan of Bikeways	
Implement a comprehensive system of bikeways and related facilities which takes into consideration health, safety, the needs of the bicyclists and their interrelationship with other modes of transportation.	**Consistent** The Project would provide adequate bicycling opportunities throughout the Project site. As shown on Exhibit 4-6, Typical Street Section, proposed bicycle lanes would range from 10-feet-wide along Avenida Rancho Tesoro to 7-feet-wide along other roadways proposed on the Project site. Additionally, bicycling would be permitted and encouraged throughout the Project site along the proposed multi-purpose trail illustrated on Exhibit 4-4.
Require new subdivisions to develop and dedicate bicycle facilities where feasible.	
General Goal 1, Sub-Goal B, Policy 1. Initiate a program to provide bike racks, lockers or other devices for securing bicycles in convenient locations at public parks, buildings and other activity centers.	**Consistent.** As discussed in Section 4.0, Project Description, the Project would encourage maximizing pedestrian and bicycle modes of circulation and reduction of VMT with provision of multi-use and neighborhood and pedestrian trails linking proposed land uses and connecting to the off-site regional trail system. As part of this effort, the Project would provide bicycle parking that exceeds the CalGreen mandatory requirements by providing the higher of either a 15 percent increase over the CalGreen mandatory requirements or provide a minimum of 8 bicycle parking spaces at each facility.
General Goal 1, Sub-Goal B, Policy 2. Provide landscaping along bikeways where needed and feasible.	Consistent. In addition to the landscaping that is required along all roadways within the Project, bicycling would be permitted and encouraged throughout the Project site along the proposed multi-purpose trail illustrated on Exhibit 4-4, which would also include landscaping or preservation of existing vegetation appropriate with the natural character of the area.
General Goal 1, Sub-Goal B, Policy 10. Provide bikeways which connect cultural facilities, recreation areas, educational facilities, commercial and industrial facilities with residential areas.	**Consistent.** The Project will include multi-use and neighborhood and pedestrian trails linking proposed land uses and connecting to the off-site regional trail system. The multi-use trails would be bicycle-friendly and bike lanes would be provided along the main loop road. The proposed trail system would be implemented to provide separation between potential hazards (i.e., vehicular traffic) and pedestrian and/or trail users. As shown on Exhibit 4-7, Typical Street Section, for the "A" Street typical section, a 12-foot section would physically separate the trail from the adjacent roadway.
General Goal 1, Sub-Goal B, Policy 11. Separate bicycle and automobile traffic whenever possible, taking into consideration safety, use of the facility, economic factors, and physical feasibility.	

TABLE 5.11-3
COUNTY GENERAL PLAN (1980) CONSISTENCY

Goal/Policy	Project Consistency
Transportation Element	
Policy 3. Plan and develop bicycle routes and pedestrian walkways.	**Consistent.** The Project would integrate non-vehicular uses such as pedestrian and bicycle facilities. The proposed Project would include roadway improvements, including sidewalks and bike lanes; it is also located within one mile of an existing bus routes.
Policy 7. Support continued improvement and expansion of the present bus as a public service. Policy 8. Encourage communities to participate with existing transit operators in the improvement or development of community level transit, where financially feasible to the community. Policy 9. Support a public transit system that provides accessible service, particularly to the transit dependent.	**Consistent.** The Project is not a transportation project and does not involve the construction of new or expansion of existing transit facilities beyond construction of an internal circulation system and limited improvements to the existing circulation network through implementation of recommended mitigation measures, as defined in Section 5.17, Traffic and Circulation. However, the Project site is located in close proximity to a mixed-use area that contains residential, educational, recreational, retail and commercial uses. The City of Santa Clarita Transit provides a transit stop that is located at the intersection of Copper Hill Drive and Tesoro del Valle Drive, which is as near as one mile from the Project site. Therefore, due to the availability of transit and proximity to a variety of land uses, the Project would support use of public transit to promote interconnectivity between the Project, surrounding residential developments, and local educational, recreational, retail and commercial uses.
Policy 30. Provide transportation facilities that will improve the safety, security and dependability of all transportation modes; provide for seismic safety and be effective in emergency situations.	**Consistent.** As discussed in Section 5.9, Hazards and Hazardous Materials, the project site falls within Disaster Management Area B of the County of Los Angeles' Operational Area Emergency Response Plan (OAERP). The OAERP incorporates information from local, State, and federal authorities and complies with any regulations set forth by those authorities. Additionally, the applicant or developer of the Project would be required to design, construct, and maintain structures, roadways, and facilities to comply with applicable local, regional, State, and/or federal requirements related to emergency access and evacuation plans.
Water and Waste Management Element	
Policy 8. Promote solid waste technology, including source reduction, to reduce dependence on sanitary landfills. Policy 23. Facilitate the recycling of wastes such as metal, glass, paper, and textiles.	**Consistent.** As discussed in Section 5.18, Utilities, the Project would comply with all regulations related to solid waste reduction and recycling. The Project would comply with the County's Green Building Standards Code and Construction and Demolition Debris Recycling and Reuse Ordinance and would implement waste reduction and recycling measures per County policies (see Section 5.18, Utilities). Specifically, the Project will recycle and/or salvage a minimum of 65 percent of the non-hazardous construction and demolition debris or meet a local construction and demolition waste management ordinance. Additionally, in response to California's 75 Percent Initiative, at least 75 percent of all solid waste will be recycled or reused by 2020. Additionally, Section 5.18 contains a complete analysis to ensure that area landfills could adequately accommodate the Project.

TABLE 5.11-3
COUNTY GENERAL PLAN (1980) CONSISTENCY

Goal/Policy	Project Consistency
Safety Element	
Policy 2. Review projects proposing expansion of existing development and construction of new development, especially critical facilities, and encourage them to avoid localities exposed to high earthquake hazards through such techniques as cluster development and transfer of development rights.	**Consistent.** The Project would involve the construction of new residential and all structures and supporting infrastructure would be designed to incorporate standard engineering practices. As noted in Section 5.7, Geology and Soils, the Project site would be subject to earthquake-related hazards, including shaking; however, all geologic hazards would be remediated prior to construction activities, including construction of utility systems.
Policy 3. Continue enforcement of stringent site investigations (such as seismic, geologic, hydrologic, and soils investigations) and implementation of adequate hazard mitigation measures for development projects in areas of high earthquake hazards, especially those involving critical facilities. Do not approve proposal and projects which cannot mitigate safety hazards to the satisfaction of responsible agencies.	**Consistent.** As discussed in detail throughout this EIR, the project-specific technical reports have been prepared including a geotechnical investigation and a drainage study. The Project would not involve the construction of new residential and all structures and supporting infrastructure would be designed to incorporate standard engineering practices. As noted in Section 5.7, Geology and Soils, the Project site would be subject to earthquake-related hazards, including shaking; however, all geologic hazards would be remediated prior to construction activities, including construction of utility systems.
Policy 8. Review proposals and projects proposing new development and expansion of existing development in areas susceptible to landsliding, debris flow, and rockfalls, and in areas where collapsible or expansive soils are a significant problem; and disapprove projects which cannot mitigated these hazards to the satisfaction of responsible agencies.	
Policy 9. Continue to improve and enforce stringent slope investigation and design standards, and to apply innovative hazard mitigation and maintenance plans for development in hillside areas.	**Consistent.** The Project site is located in a Hillside Management Area (HMA) (greater than 25 percent slope). The Project is designed to comply with the hillside design standards (HMA) in effect at the time the application for the revised tentative map application was deemed complete. It should be noted that, although the Project would not be subject to the current Hillside Management Ordinance, the project has been designed to comply with the current HMA requirements.
Policy 11. Continue to review proposals and projects for expansion of existing development and construction of new facilities, especially critical facilities, within areas subject to floods and other high-risk inundation areas, and disapprove projects which cannot mitigate the hazards to the satisfaction of responsible agencies.	**Consistent.** The proposed Project would include implementation of several drainage features. As discussed in Section 5.10, Hydrology and Water Quality, development of the project would alter on-site drainage patterns through construction of an on-site storm drain system. However, the storm water volumes would be reduced from existing conditions; therefore, the proposed changes to drainage patterns related to the project would not result in flooding on- or off-site. Further, the project site would not construct any structures or infrastructure within the San Francisquito Creek floodplain.
Policy 15. Maintain and strengthen the review of projects and development proposals; and upgrade County fire prevention standards and mitigation measures in areas of high wildland (mainly Fire Zone 4) and urban fire hazard.	**Consistent.** As discussed in Section 5.9, Hazards and Hazardous Materials, the Project site is located within the Very High Fire Hazard Severity Zone; however, building construction would comply with County, Los Angeles County Fire District, and California Building Code regulations and standards. Additionally, Project design would incorporate a fuel modification zone for all development areas that interface with areas of heavy vegetation.
Policy 17. Continue efforts to reduce all fire hazards, with special emphasis on reducing hazards associated with older buildings, multistory structures, and fire-prone industrial facilities; and maintain an adequate fire prevention capability in all areas.	

TABLE 5.11-3
COUNTY GENERAL PLAN (1980) CONSISTENCY

Goal/Policy	Project Consistency
Policy 18. Expand and improve vegetation management efforts in wildland fire hazard areas.	
Noise Element	
Policy 4. Reduce the present and future impact of excessive noise from transportation sources through judicious use of technology, planning, and regulatory measures.	**Consistent.** As proposed, the site plan provides that residential lots would not be accessed directly from the Tesoro del Valle community's backbone streets, thus allowing units to be buffered by rear yards, community landscaping, and slope elevation changes. The primary local collector streets are proposed to include traffic-calming features. Traffic-calming measures include parkway treatment (landscaping and street width) and pedestrian-accommodating design. The design of the roadway system would discourage high or excessive vehicular speeds, thereby minimizing traffic noise.

Santa Clarita Valley Area Plan

The 1999 Final EIR included a full analysis of the Tesoro del Valle project's (including Phases A, B, C, and D) consistency with the goals and policies of the 1990 SCVAP, which was in effect at the time of tentative tract map approval in 1999. Consistent with the findings of the 1999 Final EIR, the Project would be consistent with all applicable goals and policies of the 1990 SCVAP. It should be noted that improvements in technologies and adherence to applicable local, State, and federal laws and regulations would serve to increase the Project's level of consistency with many of the goals and policies despite the overall increase in dwelling units, specifically those related to public transportation, resource conservation, air quality, fire hazards, and energy conservation. Additionally, as discussed previously and shown on Exhibit 4-2, the development footprint would be reduced in comparison to what was analyzed in the 1999 Final EIR. As shown, development would be clustered in the southern portion of Phases B and C. A portion of the proposed development footprint (approximately 77.08 acres) would be outside of the development footprint that was analyzed in the 1999 Final EIR; however, these areas do not contain any unique resources or conditions where development would introduce substantially new impacts beyond what was analyzed in the 1999 Final EIR. Therefore, the Project would be substantially consistent with the 1990 SCVAP, which is consistent with the analysis provided in Final EIR 1999.

The Project is subject to the 1990 SCVAP, which was in effect at the time of the application for a revision to the approved tentative tract map approval was deemed complete. It is noted, however, that the Tesoro del Valle tract map boundary (VTTM 51644) is reflected on the 2012 SCVAP Land Use Policy and Zoning maps. The existing Phase A of the Tesoro development has been designated with a combination of residential, open space, public and commercial land use designations; and Phases B and C (the Project) has been designated with H2 [Residential 2, 0-2 dwelling units per acre (du/acre)]. The Phase A area has been zoned with a combination of residential, open space, commercial and agriculture zones; and Phases B and C has been zoned as R-1 (single-family residence). It is also noted that the H2 designation, which corresponds to the R-1 zone, also allows for single-family residential housing. A consistency analysis with the 1990 SCVAP is presented in Table 5.11-4, below. As identified through this consistency analysis, the Project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project adopted for the purpose of avoiding or mitigating an environmental effect.

In addition, the Project would be consistent with the 1990 SCVAP and zoning with implementation of a density transfer request via a revised Conditional Use Permit (CUP) for Density Controlled Development and a density bonus for the senior housing component of the Project.

Table 5.11-4, below, addresses the Project's consistency with the 1990 SCVAP.

TABLE 5.11-4
SANTA CLARITA VALLEY AREA PLAN (1990) CONSISTENCY

Goal/Policy	Consistency Analysis
Land Use Element	
Policy 1.2. Closely monitor growth in the Santa Clarita Valley, so that growth does not exceed the capacity of the existing or planned infrastructure nor result in significant negative environmental impacts.	**Consistent.** The Project contributes to and would be consistent with planned land use and growth assumptions in the Santa Clarita Valley planning area. As discussed previously, the Project was approved for development in 1999. The traffic analysis presented in Section 5.17, Traffic and Circulation, addresses potential impacts to regional transportation facilities. In addition to the construction of roadways, the Project applicant would pay applicable traffic mitigation fees (e.g., Valencia Major Bridge and Thoroughfare District fees) that would fund additional traffic improvements in the study area and maintenance of roadway infrastructure in the Project area. Additionally, the Project would be adequately served by public services and utilities (see Section 4.0, Project Description, Section 5.18, Utilities and Service Systems).
Policy 1.4. Promote a balanced, autonomous community with a full range of public and commercial services and a wide variety of housing and employment opportunities to minimize the dependency upon southern Los Angeles County and to reduce long distance commuting and its impact upon gasoline consumption and air pollution.	**Consistent.** The Project would provide a variety of housing opportunities to support the existing workforce and population of the Santa Clarita Valley. Proposed housing types would accommodate a range of income levels and age groups, including single-family residential uses and opportunities for age-restricted residential communities. The Project site is located in close proximity to a mixed-use area that contains residential, educational, recreational, retail and commercial uses. Additionally, the City of Santa Clarita Transit provides a transit stop that is located at the intersection of Copper Hill Drive and Tesoro del Valle Drive, which is as near as one mile from the Project site. Therefore, the Project would allow easy access to exiting commercial and retail services and public facilities via pedestrian or bicycle modes of circulation, transit, and personal automobile.
Policy 1.5. Phase development approvals, where necessary, to assure that adequate infrastructure is operational at the time demand is created.	**Consistent.** As part of the Supplemental EIR process, the Project Applicant and their designees have contacted and coordinated local and regional service providers, including County departments, to ensure adequate resources would be available to serve the proposed Project. Infrastructure improvements would be made on-site as described in Section 4.0, Project Description and Section 5.18, Utilities and Service Systems. These improvements would include extension of water, wastewater, and storm drain systems as well as electric and natural gas lines throughout the Project site. These on-site systems would connect to existing off-site systems and, payment of connection fees would ensure that off-site systems would have adequate capacity to accommodate the proposed Project.

TABLE 5.11-4
SANTA CLARITA VALLEY AREA PLAN (1990) CONSISTENCY

Goal/Policy	Consistency Analysis
Policy 2.1 Accommodate population and land use growth in a concentrated, rather than dispersed, pattern, providing for a broad range of densities and types of uses.	**Consistent.** The proposed Land Plan includes development which would be clustered within the southern portion of the Project site, thereby preserving approximately 882.5 acres of natural, undisturbed open space area, including hillside areas. The Project would provide a variety of housing opportunities to support the existing workforce and population of the Santa Clarita Valley. Proposed housing types would accommodate a range of income levels and age groups, including single-family residential uses and opportunities for age-restricted residential communities. The proposed Project would introduce development similar in size and scope to the existing Phase A Tesoro del Valle development, located immediately south of the project site, and other residential developments in the immediate area.
Policy 2.3 Concentrate land use growth in and adjacent to existing urban, suburban, and rural communities. Within these areas, encourage development of bypassed lands designated and appropriate for development.	
Policy 2.4 Consider residential densities as averages to allow for the clustering of development and/or transfer of unit credit as provided for in the Plan.	
Policy 2.5 Allow for density transfer (the rearrangement of allowed residential units among various land use classifications on a project site) as a means to attain plan goals such as preservation of hillsides, and to promote superior design and allow flexibility to respond to changing housing needs.	**Consistent.** As discussed in Section 4.0, Project Description, the final design of Phase A (VTTM 51644), as reflected on the recorded map, included 1,077 residential units, which represents a reduction of 475 units from the 1,552 units originally approved. The number of residential units ultimately constructed in Phase A were reduced to respond to changing housing needs and avoid topographic and geotechnical conditions within Phase A. The proposed project would transfer this available density (475 unbuilt units) from Phase A to Phases B and C.
Policy 3.2 Require that new development fund the entire cost of all of the infrastructure demand created by the project.	**Consistent.** As discussed in Section 4.0, Project Description, the project would include construction of all project roadways and the Project applicant would pay applicable traffic mitigation fees (e.g., Valencia Major Bridge and Thoroughfare District fees) that would fund additional traffic improvements in the study area and maintenance of roadway infrastructure in the Project area. Additionally, infrastructure improvements would be made on-site as described in Section 4.0, Project Description and Section 5.18, Utilities and Service Systems. These improvements would include extension of water, wastewater, and storm drain systems as well as electric and natural gas lines throughout the Project site. These on-site systems would connect to existing off-site systems and, payment of connection fees would ensure that off-site systems would have adequate capacity to accommodate the proposed Project.
Policy 5.1 Direct future growth away from areas exhibiting high environmental sensitivity to development unless appropriate mitigating measures can be implemented.	**Consistent.** As demonstrated on Exhibit 4-1, Proposed Land Use Plan, the proposed development areas of the Project are clustered in the southern portion of the Project site, allowing much of the natural topography, environment, and landscape to remain along the edges and northern portion of the Project site. The clustering of development and preservation of the northern portion of the site and the Project boundaries would allow for the conservation of natural habitats and reduce potential incompatibilities with surrounding, undeveloped areas containing biological resources.
Policy 5.2 Minimize disruption and degradation of the environment as development occurs, working within nature in the design of land uses so that they are compatible with natural environmental systems.	

TABLE 5.11-4
SANTA CLARITA VALLEY AREA PLAN (1990) CONSISTENCY

Goal/Policy	Consistency Analysis
Policy 5.4 Permit appropriate land uses that are compatible with the resource values present in identified Significant Ecological Areas.	**Consistent.** As discussed in Section 5.4, Biological Resources, the northeastern corner of the Project site includes a small portion of San Francisquito Canyon, which the County of Los Angeles has designated as SEA No. 19, also known as the Santa Clara River SEA. This SEA is outside the Project impact boundary and no direct impacts will occur to the SEA. Additionally, the SEA is approximately 0.75 mile from the northern grading limits and a north-south ridgeline separates the development footprint from the SEA. Therefore, water in the development area will drain to the south and west, not eastward to the SEA and the Project will not affect the hydrology of the SEA.
Policy 5.5 Minimize environmental degradation by enforcing controls on sources of pollutants (including visual pollution and noise).	**Consistent.** As detailed in Section 5.13, Noise, the Project would be constructed in accordance with Section 12.08.440 of the County Code, which prohibits construction activities that generate noise that could create a disturbance across a residential or commercial property line from occurring between 7:00 PM and 7:00 AM on weekdays, or at any time on Sunday or a federal holiday. Additionally, the Noise-Land Use Compatibility Guidelines were used to evaluate long-term noise impacts and to recommend mitigation measures where needed.
Policy 6.1 Encourage the appropriate mix of land use types to prevent disharmony and degradation. Residential, commercial, employment, recreational, and cultural uses should be integrated using appropriate buffering techniques to create a cohesive community.	**Consistent.** The Project would provide a variety of housing opportunities to support the existing workforce and population of the Santa Clarita Valley. Proposed housing types would accommodate a range of income levels and age groups, including single-family residential uses and opportunities for age-restricted residential communities. The Project site is located in close proximity to a mixed-use area that contains residential, educational, recreational, retail and commercial uses. Additionally, the City of Santa Clarita Transit provides a transit stop that is located at the intersection of Copper Hill Drive and Tesoro del Valle Drive, which is as near as one mile from the Project site. Therefore, the Project would allow easy access to exiting commercial and retail services and public facilities via pedestrian or bicycle modes of circulation, transit, and personal automobile.
Policy 9.1 Minimize travel time by concentrating community facilities, intensifying land use densities, and establishing central shopping and industrial facilities.	**Consistent:** The Project site is located in close proximity to a mixed-use area that contains residential, educational, recreational, retail and commercial uses. The City of Santa Clarita Transit provides a transit stop that is located at the intersection of Copper Hill Drive and Tesoro del Valle Drive, which is as near as one mile from the Project site. Because the Project would provide residential development and on-site recreational activities in close proximity to schools, retail and transit, vehicle miles traveled (VMTs) would be reduced. Additionally, the Project would encourage maximizing pedestrian and bicycle modes of circulation and reduction of VMT with provision of multi-use and neighborhood and pedestrian trails linking proposed land uses and connecting to the off-site regional trail system.

TABLE 5.11-4
SANTA CLARITA VALLEY AREA PLAN (1990) CONSISTENCY

Goal/Policy	Consistency Analysis
Policy 9.2 Encourage development of access throughout the Santa Clarita Valley. a. As development occurs in each community, appropriate links should be provided from residential areas to major destination points; e.g., employment, shopping, public facilities and services, recreation and entertainment. b. Support public transportation within communities to urban area services and functions as feasible. Emphasis will be placed on service to those of highest need (e.g. the low-income and elderly, who are dependent on public services).	**Consistent.** As discussed in Section 4.0, the Project is primarily a residential Project. However, the Project would be located in an area proximate to several locally employment areas that would be accessible via the City of Santa Clarita Transit system. The Project would encourage pedestrian activity through the inclusion of an extensive greenbelt and trail system connecting schools, parks, amenities, and neighborhoods throughout the community and the Santa Clarita Valley. The trail system would also provide convenient access to surrounding communities, including retail and commercial areas and an existing grocery store along Copper Hill Drive just south of the Phase A development. Additionally, the Project is designed to include a main loop road referred to as Avenida Rancho Tesoro/"A" Street that links all four planning areas and provides centralized access to land uses and amenities throughout the Project site. All residential neighborhoods would be accessed via connecting roadways along the main loop road.
Policy 9.3 Encourage development of transportation systems consistent with the plan.	
Policy 9.4 Encourage the development of a public transportation system to meet resident requirements for access to public and private services, employment, and activities centers consistent with demand.	
Community Design Element	
Policy 1.1 Mitigate where possible undesirable impacts of development on adjacent land uses through utilization of appropriate buffers, building codes and standards.	**Consistent.** Manufactured open space is integrated throughout the proposed Project site to respond to topographical conditions; to preserve ridgelines and hillsides; to create a buffer adjacent to natural resources; to provide view amenities; and to accommodate the trail;. Approximately 882.5 acres of open space will remain undeveloped on the northern portion of the Project site.
Policy 2.1 Carefully integrate physical development in rural areas into the natural environmental setting.	
Policy 3.1 Establish standards on appearance and design issues within the Santa Clarita Valley where appropriate.	**Consistent.** Consistent with the 1999 FEIR, the Project would be subject to the Landscape Master Plan for the Tesoro del Valle development as analyzed in the 1999 FEIR. The landscape improvements would include use of water-conserving plant species, entry monuments, tubular fences and walls and trail improvements. The intent of the Landscape Master Plan is to provide a unique community image, establish community boundaries, and provide a transition between natural habitat areas and urban uses.
Policy 3.2 Require that all new power distribution networks, communication lines, and other service network facilities be located underground wherever practical. Transmission lines should be located underground where feasible.	**Consistent.** With the exception of existing, above-ground utilities, all proposed utilities would be constructed underground to ensure the safety and security of the Project's resident population.
Policy 3.5 Encourage planting of street trees in urban portions of the Santa Clarita Valley.	**Consistent.** The project would comply with Section 21.32.195 of the County Tree Planting Ordinance that requires that a tree be planted every 25 feet on each side of new residential roads, which would result in a minimum of 4,542 new trees planted throughout the Project's circulation system. The use of street trees would increase shade and reduce heat gain along the paved roadway surfaces.

TABLE 5.11-4
SANTA CLARITA VALLEY AREA PLAN (1990) CONSISTENCY

Goal/Policy	Consistency Analysis
Circulation Element	
Policy 1.5 Consider the provision of pedestrian and bicycle access to major shopping centers in the Santa Clarita Valley.	**Consistent.** The Project would encourage pedestrian activity through the inclusion of an extensive greenbelt and trail system connecting schools, parks, amenities, and neighborhoods throughout the community and the Santa Clarita Valley. The trail system would also provide convenient access to surrounding communities, including retail and commercial areas and an existing grocery store along Copper Hill Drive just south of the Phase A development.
Policy 1.7 Implement an arterial network that will adequately serve the rural to urban, recreational, emergency and everyday circulation needs of the Santa Clarita Valley.	**Consistent.** The Project has been designed to accommodate the site's natural topography to the extent feasible. Because of this, a traditional grid patterned layout of streets is not possible. However, as discussed in Section 4.0, Project Description, the Project is designed to include a main loop road referred to as Avenida Rancho Tesoro/"A" Street that links all four planning areas and provides centralized access to land uses and amenities throughout the Project site. All residential neighborhoods would be accessed via connecting roadways along the main loop road.
Public Services and Facilities Element	
Policy 1.2 Use imported water to relieve overdrafted groundwater basins and maintain their safe yield for domestic uses outside of urban areas.	**Consistent:** The schematic storm drainage plan for the Project would allow treated stormwater to percolate into the ground and incrementally contribute to underlying groundwater resources, while the Project would obtain imported potable water to support Project operations (see Section 5.10, Hydrology and Water Quality).
Environmental Resources Management Element	
Policy 1.5 Encourage clustering of residential uses in hilly and mountainous areas to minimize grading and to preserve the natural terrain where consistent with existing community character.	**Consistent.** As demonstrated on Exhibit 4-1, Proposed Land Use Plan, the proposed development areas of the Project are clustered in the southern portion of the Project site, allowing much of the natural topography, environment, and landscape to remain along the edges and northern portion of the Project site. The clustering of development and preservation of the northern portion of the site and the Project boundaries would allow for the conservation of natural terrain and reduce the need for grading in these areas.
Policy 1.6 Protect known archaeological and historical resources to the extent appropriate.	**Consistent:** The Project would protect any discovered archaeological and paleontological resources through the implementation of mitigation measures (see Section 5.5, Cultural Resources).
Policy 1.7 Require archaeological surface reconnaissance and impact assessment by a qualified archaeologist for any significant development proposed on, or adjacent to, known archaeological sites.	**Consistent.** As discussed in Section 5.5, Cultural Resources, the project site has been subject to a Phase I Cultural Resources Assessment, prepared by a qualified archaeologist. According to the mitigation measures set forth in Section 5.5, a qualified archaeologist will be notified of any resources encountered during construction and ground-disturbing activities.

TABLE 5.11-4
SANTA CLARITA VALLEY AREA PLAN (1990) CONSISTENCY

Goal/Policy	Consistency Analysis
Policy 1.8 Promote air quality that is compatible with health, well-being, and enjoyment of life. The public nuisance, property and vegetative damage, and deterioration of aesthetic qualities that result from air pollution contaminants should be prevented to the greatest degree possible.	**Consistent.** The Project would comply with the County's Green Building Standards Code (Title 31) through planning and design of Project elements, implementation of energy efficiency measures, implementation of water efficiency and conservation measures, material conservation and resource efficiency, and reduction of potential air quality impacts. The Project will implement sustainable concepts as required by Title 31 and as discussed in Section 5.8, Greenhouse Gas Emissions.
Policy 1.9 Monitor the effectiveness of the County's Oak Tree Ordinance which was design to preserve and enhance the oak trees of the Santa Clarita Valley.	**Consistent.** According to Section 5.5, Biological Resources and MM Bio-2, Project development would result in the loss of 11 on-site coast live oak trees and one additional tree will be encroached upon. In order to avoid impacts to this and other trees, orange snow fencing would be installed around the trees at a distance of five-feet from the drip-line and the fencing would be inspected by a qualified biologist. This measure would promote the preservation of habitat designated to be protected.
Policy 2.1 Protect identified resources in Significant Ecological Areas (shown on the Land Use Policy Map) by appropriate measures including preservation, mitigation and enhancement.	**Consistent.** As discussed in Section 5.4, Biological Resources, the northeastern corner of the Project site includes a small portion of San Francisquito Canyon, which the County of Los Angeles has designated as SEA No. 19, also known as the Santa Clara River SEA. This SEA is outside the Project impact boundary and no direct impacts will occur to the SEA. Additionally, the SEA is approximately 0.75 mile from the northern grading limits and a north-south ridgeline separates the development footprint from the SEA. Therefore, water in the development area will drain to the south and west, not eastward to the SEA and the Project will not affect the hydrology of the SEA.
Policy 2.3 Require site level analysis of proposed development projects within Significant Ecological Areas to insure that adverse impacts upon resources within identified Significant Ecological Areas are minimized.	
Policy 4.3 Support programs to reduce fire hazards in areas of high and extreme fire risk.	**Consistent.** In order to achieve fire protection for all residents of the County's Planning Area, the County Department of Public Works Building and Safety Division and Los Angeles County Fire Department would enforce fire standards as they review building plans and conduct building inspections. Additional programs implemented to ensure compliance with established fire standards include: the maintenance of a Countywide Information Map, showing area of high fire hazard areas, and the provision of uniform fire improvement standards for various land uses. Fire stations would also be funded by the payment of fees promulgated through the County Fire Code Section 320, "Land Development and Environmental Review Fees". According to Section 5.9, Hazards and Hazardous Materials, the Project site would comply with County of Los Angeles, Los Angeles County Fire Department, and California Building Code (CBC) regulations and standards.

TABLE 5.11-4
SANTA CLARITA VALLEY AREA PLAN (1990) CONSISTENCY

Goal/Policy	Consistency Analysis
Policy 5.1 Promote the acquisition of land for public parks and improvement of existing park sites in park deficient areas.	**Consistent.** As discussed in Section 5.16, Recreation, based on coordination with the County of Los Angeles and accounting for existing parklands provided in the Tesoro del Valle Phase A development, approximately 17.8 acres of parkland within Phases A, B, and C would be required to meet County park standard requirements. Approximately 20.5 acres of recreational areas were constructed in Phase A with at least 13.4 acres of qualifying parkland, leaving a net obligation of 4.4 acres for Phase A. This Project would build out Phases B and C with approximately 12.4 acres of parks and other recreational amenities, bringing the total parkland acreage within Phases A, B, and C to 32.9 acres, exceeding the County requirement.
Policy 5.2 Apply currently recommended standards for the provision of local park facilities.	
Policy 6.2 Encourage developers to accommodate trails needs within and between equestrian developments, including the construction of private feeder routes into the main trails system. The provision of local trails is particularly compatible with the hillside management and open space provisions of this plan.	**Consistent.** The Project includes an extensive trail system connecting schools, parks, amenities, and neighborhoods throughout the community and the Castaic Lake Recreation Area. The proposed trail system includes multi-use trails and neighborhood pedestrian trails as well as connections to the off-site Regional Trail system.
Policy 7.3 Encourage developers to accommodate local bikeway needs within and between developments of all types.	
Safety Element	
Policy 2.1 Carefully control urban development in areas with identified brush fire hazards, except in areas where fire retardant planting and/or fuel removal have eliminated the fire hazard to the satisfaction of the County Forester.	**Consistent.** As discussed in Section 5.9, Hazards and Hazardous Materials, the Project site is located within the Very High Fire Hazard Severity Zone; however, building construction would comply with County, Los Angeles County Fire Department, and California Building Code regulations and standards. Additionally, Project design would incorporate a fuel modification zone for all development areas that interface with areas of heavy vegetation. As demonstrated on Exhibit 4-1, Proposed Land Use Plan, the proposed development areas of the Project are clustered within the southern portion of the Project site, allowing much of the natural topography, environment, and landscape to remain intact in the northern portion of the Project site. The clustering of development and preservation of the northern Project boundaries that interface with undeveloped areas would reduce potential incompatibilities with the surrounding, undeveloped areas and would allow for proper buffering and implementation of adequate fuel modification areas, pursuant to the requirements detailed in Section 5.9, Hazards and Hazardous Materials.

TABLE 5.11-4
SANTA CLARITA VALLEY AREA PLAN (1990) CONSISTENCY

Goal/Policy	Consistency Analysis
Policy 3.3 Restrict urban development in areas with known slope stability problems unless appropriate mitigation measures are provided. Prohibit development in these areas until a geologic site investigation has been conducted and mitigating measures have been taken that satisfy the County Department of Public Works.	**Consistent.** As discussed in Section 5.7, Geology and Soils, a geotechnical report was prepared to support this Supplemental EIR and provides site specific analysis related to faulting, landslides, and liquefaction or subsidence and identifies Project-specific mitigation (MM Geo-1) and recommendations to address any anticipated geotechnical issues that may occur during Project construction or long-term operation. Additionally, the proposed development areas of the Project are clustered in the southern portion of the Project site, allowing much of the natural topography, environment, and landscape to remain along the edges and northern portion of the Project site, and avoiding geotechnical issues in the northern portion of the Project site.
Energy Conservation Element	
Policy 1.1 Conserve energy in all its forms to a degree commensurate with an optimum level of living and economic activities.	**Consistent.** As discussed in Section 4.0, Project Description, the Project would implement sustainability features in an effort to increase efficient use of renewable resources and minimize impacts on non-renewable resources. Specifically, the Project would comply with all applicable codes standards, including the County's Green Building Standards Code, CALGreen Code, California Department of Water Resources Model Water Efficient Landscape Ordinance, low impact development requirements, and California's 75 Percent Initiative related to solid waste. Additionally, the Project would implement additional water conservation techniques as described in Section 5.18, Utilities.
Policy 1.2 Require the adequate insulation of all new heated or cooled structures for energy conservation.	
Policy 1.3 Maintain, and improve where possible, currently adopted building standards which promote the conservation of energy.	
Policy 1.5 Encourage the installation of water saving devices such as low-flow faucets, showerheads, etc., in new private and public structures.	

Threshold 5.11-3 Would the Project be inconsistent with the County zoning ordinance as applicable to the subject property?

Level of Significance without Mitigation: No impact.

Recommended 1999 FEIR Mitigation Measures: None.

Level of Significance with 1999 FEIR Mitigation: No impact.

Recommended Project Specific Mitigation Measures: None.

Net Level of Significance: No impact.

Comparison to 1999 FEIR: The project impacts would be consistent with the findings identified in Section 5.8, Land Use, of the 1999 Final EIR.

Title 22 of the County of Los Angeles Municipal Code contains the County's Zoning Code. The Zoning Code regulates land use, population density, lot coverage, and building sizes and locations. At the time of project approval associated with the 1999 Final EIR, the Project site was zoned "A-2-2, Heavy Agriculture". Since that time, the County adopted a Zone Change affecting the Project site, which changed the zoning to "R-1, Single Family Residence", RPD-20000-2.8U Residential Planned Development – 20,000 square feet minimum lot area), and A-2-2. The new R-1 zoning permits development of single-family residences with minimum 5,000 square-foot lots

and RPD-20000,2.8U permits development of housing with a minimum 20,000 square-foot lot. The Project proposes development of 820 residential units, open space, and recreation uses. The proposed uses would be consistent with the existing zoning for the site; therefore, the Project would be consistent with the County Zoning Code.

County Code Section 22.56.205 authorizes the grant of a conditional use permit for density-controlled development, which is defined as the concentration of dwelling units on a portion or portions of a lot or parcel of land resulting in the remainder of the lot or parcel being free of buildings or structures, as opposed to development spread throughout the entirety of the lot or parcel. Such development shall be accomplished by computing density on a project-level rather than a parcel-by-parcel basis and by the use of smaller lots than are customarily permitted, while retaining the remaining portion of the lot or parcel in permanent open space. The Project includes a request for a conditional use permit for a density-controlled development, to allow for enhanced hillside preservation, biological resource protection, and to reduce overall project grading.

Threshold 5.11-4: Would the Project conflict with Hillside Management Area Ordinance, Significant Ecological Areas Ordinance, or other applicable land use policies?

Level of Significance without Mitigation: Less Than Significant Impact

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less Than Significant Impact

Recommended Project Specific Mitigation Measures: None

Net Level of Significance: Less Than Significant Impact

Comparison to 1999 FEIR: The Project impacts would be less than the findings identified in Section 5.3, Biological Resources, of the 1999 FEIR.

The northeastern corner of the Project site includes a small portion of San Francisquito Canyon, which the County of Los Angeles has designated as SEA No. 20 (formerly known as SEA 19), also known as the Santa Clara River SEA. This SEA is outside the Project impact boundary; therefore no direct impacts will occur to the SEA. The SEA is approximately 0.75 mile from the northern grading limits and a north-south ridgeline separates the development footprint from the SEA. Therefore, water in the development area will drain to the south and west, not eastward to the SEA. As a result, the Project will not affect the hydrology of the SEA. Because implementation of the Project will not directly or indirectly affect the SEA, no mitigation is required.

The Project site is located in a Hillside Management Area (HMA) (greater than 25 percent slope). The Project is designed to comply with the hillside design standards (HMA) in effect at the time the application for the revised tentative map application was deemed complete. It should be noted that, although the Project would not be subject to the current Hillside Management Ordinance, the project has been designed to comply with the HMA requirements.

Additionally, the Project's compliance with the Los Angeles County Oak Tree Ordinance is discussed in Section 5.4, Biological Resources.

5.11.7 CUMULATIVE IMPACTS

Land uses are defined by the General Plan for a project area as well as the municipality's zoning code. The Project would not require a General Plan Amendment or zone change and would, therefore, be consistent with the existing land use designations and zoning. Additionally, hillside areas to the west and east of the Project site are currently in the process of being, or have been, entitled for development. Lands to the north of the development area would be set aside as undisturbed open space, limiting the northern spread of development. Therefore, implementation of the Project would not set a precedent resulting in additional development of any density in the Project area because adjacent lands are either already in various stages of entitlement or set aside as open space. There would be no cumulative land use impacts associated with the development of the Project.

5.11.8 IMPACT CONCLUSION

Impacts related to land use resulting from development of the Project would be less than significant. The Project impacts would be consistent with the findings identified in Section 5.8, Land Use, of the 1999 Final EIR.

5.11.9 REFERENCES

Los Angeles County Department of Regional Planning (LACDRP). 2012 (adopted November). *Santa Clarita Valley Area Plan: One Valley One Vision*. Los Angeles, CA: LACDRP. http://planning.lacounty.gov/assets/upl/project/ovov_2012-fulldoc.pdf

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South Coast Air Quality Management District (SCAQMD). 2016 (December). *Draft Final 2016 Air Quality Management Plan.* Diamond Bar, CA: SCAQMD. http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/draft-final-aqmp/clean/2016finaldraftaqmpdec2016(clean).pdf?sfvrsn=25 Scheduled to be adopted February 3, 2017

Southern California Association of Governments (SCAG). 2016 (April). 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy. Los Angeles, CA: SCAG. http://scagrtpscs.net/Documents/2016/final/f2016RTPSCS.pdf

Southern California Association of Governments (SCAG) 2012. 5th Cycle Regional Housing Needs Assessment Final Allocation Plan, 1/1/2014 – 10/1/2021. http://www.scag.ca.gov/Documents/5thCyclePFinalRHNAplan.pdf

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5.12 MINERAL RESOURCES

The 1999 FEIR did not address impacts related to mineral resources; however, because the Project would occur within largely the same development footprint and because the presence or lack of mineral resources would be consistent with historic conditions on the site, all anticipated Project impacts would be consistent with potential impacts that would have occurred for the previously approved (1999) Tesoro del Valle project.

This section of the Draft Supplemental Environmental Impact Report (EIR) addresses potential impacts to mineral resources that would result from implementation of the Phases B and C Project. Information regarding mineral resources on the Project site is based on consultation with the California Geological Survey (CGS) in November 2016.

5.12.1 BACKGROUND INFORMATION

Impacts related to mineral resources were not analyzed in the previously certified 1999 Final EIR.

5.12.2 EXISTING CONDITIONS

The State of California Mineral Resources and Mineral Hazards Mapping Program has classified portions of the Project site as Mineral Resource Zone (MRZ)-1 for construction aggregate resources[1] and portions as MRZ-3 for construction aggregate resources (Joseph et al. 1984; Busch 2016). The CGS reports that the Project site does not contain known valuable construction aggregate resources (Joseph et al. 1984; Busch 2016).

In addition, the Mineral Resources Map (Figure 9.6) of the *Los Angeles County General Plan* does not identify any MRZs or other mineral resources within the Project site (LACDRP 2015). Lastly, the Mineral Resources Map (Exhibit CO-2) of the 2012 *Santa Clarita Valley Area Plan* (SCVAP) does not identify any MRZs or other mineral resources within the Project site (LACDRP 2012).

Three existing water wells are located east of the Project site, within the Phase D area of the original Tesoro del Valle Project site, but not within the boundaries of this Project. No existing wells are located within the boundaries of the Project site.

5.12.3 RELEVANT PLANS, POLICIES, AND REGULATIONS

This section provides an overview of any new or substantially revised policies and regulations that have been passed, adopted or approved since certification of the 1999 Final EIR, or those that were not previously discussed in the 1999 Final EIR.

State

California Mineral Resources and Mineral Hazards Mapping Program

The California Mineral Resources and Mineral Hazards Mapping Program is administered by the CGS and is divided into two projects: the Mineral Resources Project and the Mineral Hazards Project. The overall purpose of the program is to provide data on non-fuel mineral resources, such

[1] Construction aggregate resources are earth materials with specific engineering properties that make them suitable for construction uses. Construction aggregate resources are one type of mineral resource. The Special Report 143, Mineral Classification of the Greater Los Angeles Area, Part V, Classification of the Saugus-Newhall Production-Consumption Region and the Palmdale Production-Consumption Region (Joseph et al. 1984) classified areas for "construction aggregates" only.

as metals and industrial minerals; information about active and historic mining activities throughout the State (Mineral Resources Project); and naturally occurring mineral hazards, such as asbestos, radon, and mercury (Mineral Hazards Project).

For purposes of this analysis, the relevant component of the California Mineral Resources and Mineral Hazards Mapping Program is the Mineral Resources Project, which classifies lands throughout the State that contain regionally significant mineral resources, as required by the Surface Mining and Reclamation Act (SMARA). SMARA, which was enacted in 1975, mandates the assignment of mineral land classifications to help identify and protect mineral resources in areas that are subject to urban expansion or other irreversible land use commitments that would preclude mineral extraction.

MRZs are areas classified in SMARA by the presence or absence of significant sand, gravel, or stone deposits that are suitable as sources of aggregate, as described below:

- **MRZ-1:** Adequate information indicates that no significant mineral deposits are present or likely to be present.
- **MRZ-2:** Adequate information indicates that several mineral deposits are present or that there is a high likelihood of their presence and development should be controlled.
- **MRZ-3:** The significance of mineral deposits cannot be determined from the available data.
- **MRZ-4:** There is insufficient data to assign any other MRZ designation.

5.12.4 THRESHOLD CRITERIA

California Environmental Quality Act Thresholds of Significance

The following thresholds of significance are derived from the County of Los Angeles Department of Regional Planning's Initial Study checklist, which is based on Appendix G of the California Environmental Quality Act (CEQA) Guidelines.

Threshold 5.12-1: *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?*

Threshold 5.12-2: *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?*

5.12.5 RELEVANT PROJECT CHARACTERISTICS

There are no relevant Project characteristics applicable to this analysis.

5.12.6 ENVIRONMENTAL IMPACTS

Impact Analysis

Threshold 5.12-1: *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?*

Threshold 5.12-2: *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?*

Level of Significance without Mitigation: No Impact

Recommended 1999 Final EIR (FEIR) Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: No Impact

Recommended Project-Specific Mitigation Measures: None

Net Level of Significance: No Impact

Comparison to 1999 FEIR: The 1999 FEIR did not address impacts related to mineral resources.

Based on consultation with the CGS (Busch 2016), the SMARA mineral resource classification for the site (MRZ-1 and MRZ-3), and review of both the Los Angeles County General Plan Mineral Resources Map (Figure 9.6, Mineral Resources) and the 2012 SCVAP Conservation and Open Space Element (Exhibit CO-2 Mineral Resources), there are no known construction aggregate resources on the Project site. Therefore, implementation of the Project would not result in the loss of availability of a known construction aggregate resource that would be of value to the region and residents of the State or the loss of availability of a locally important mineral resource recovery site. There would be no impact related to construction aggregate resources under Thresholds 5.12-1 and 5.12-2.

5.12.7 CUMULATIVE IMPACTS

Implementation of the Project would not result in cumulative impacts to known mineral resources because the Project site is not likely to contain any significant mineral deposits. No mitigation measures are required.

5.12.8 IMPACT CONCLUSION

The Project site does not contain any known mineral resources; therefore, implementation of the Project would not result impacts to mineral resources.

5.12.9 REFERENCES

Busch, L. 2016 (November 21). Personal communication. Email between L. Busch (Engineering Geologist, California Geological Survey) and J. Cho (Psomas).

Los Angeles County Department of Regional Planning (LACDRP). 2015 (October 6). *Los Angeles County General Plan.* Los Angeles, CA: LACDRP. http://planning.lacounty.gov/generalplan/generalplan.

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Joseph, S.E., R.V. Miller, S.S. Tan, and R.W. Goodman. 1984. Special Report 143, Mineral Classification of the Greater Los Angeles Area, Part V, Classification of the Saugus-Newhall Production-Consumption Region and the Palmdale Production-Consumption Region. Sacramento, CA: California Department of Conservation, Division of Mines and Geology. ftp://ftp.consrv.ca.gov/pub/dmg/pubs/ofr/OFR_94-14/OFR_94-14_Plate 1A.pdf.

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5.13 NOISE

As demonstrated in the remainder of this section, all anticipated Project impacts would be consistent with the findings identified in the 1999 Final Environmental Impact Report (EIR) prepared for the Tesoro del Valle project. The 1999 FEIR did not address impacts related to groundborne vibration, groundborne noise, or ambient noise levels.

This section of the Draft Supplemental Environmental Impact Report (Supplemental EIR) addresses potential noise impacts that would result from implementation of the Phases B and C Project. The noise analysis is based Appendix G of the California Environmental Quality Act (CEQA) Guidelines, as reflected in the County of Los Angeles Department of Regional Planning's Initial Study checklist, and compliance with the provisions of the Los Angeles County Code, specifically Chapter 12.08 et seq. ("Noise Control") and Chapter 12.12 et seq. ("Building Construction Noise").

5.13.1 BACKGROUND INFORMATION

This section summarizes the conclusions regarding noise impacts reached in the 1999 Tesoro del Valle Final Environmental Impact Report (1999 Final EIR) related to the above-listed thresholds.

The 1999 Final EIR determined that the Tesoro development would result in both short-term (construction) and long-term (traffic) increases in ambient noise levels. However, short-term impacts were determined to be less than significant because of their temporary nature and the use of standard noise-mitigating construction techniques. With regards to long-term increases in ambient noise levels, anticipated long-term traffic noise impacts were limited to land uses proposed along portions of Copper Hill Drive in Phase A. Long-term noise impacts were not identified for proposed land uses in Phases B and C.

This Project reduces the overall development footprint as compared to the Project analyzed previously in the 1999 Final EIR, although some new development areas are proposed. Sources of construction and operational noise and vibration of this Project are similar to the approved Project. New residences have been constructed as part of Phase A, in close proximity to the Phases B and C sites, since the 1999 Final EIR was prepared. Minor changes in circulation patterns are also proposed from the approved project.

5.13.2 EXISTING CONDITIONS

Methodology

"Sound" is a vibratory disturbance created by a moving or vibrating source and is capable of being detected. "Noise" is defined as sound that is loud, unpleasant, unexpected, or undesired and may therefore be classified as a more specific group of sounds. Although the terms "sound" and "noise" are often used synonymously, perceptions of sound and noise are highly subjective (Caltrans 2013a). The effects of noise on people can include general annoyance, interference with speech communication, sleep disturbance and, in the extreme, hearing impairment.

Decibels and Frequency

In its most basic form, a continuous sound can be described by its frequency or wavelength (pitch) and its amplitude (loudness). Frequency is expressed in cycles per second, or hertz. Frequencies are heard as the pitch or tone of sound. High-pitched sounds produce high frequencies; low-

pitched sounds produce low frequencies. Sound pressure levels are described in units called the decibel (dB).

Decibels are measured on a logarithmic scale that quantifies sound intensity in a manner similar to the Richter scale used for earthquake magnitudes. A doubling of the energy of a noise source, such as doubling of traffic volume, would increase the noise level by 3 dB.

Perception of Noise and A-Weighting

A typical noise environment consists of a base of steady "background" noise that is the sum of many distant and indistinguishable noise sources. Superimposed on this background noise is the sound from individual local sources. The local sources can vary from an occasional aircraft or train passing by, to intermittent periods of sound (such as amplified music), to virtually continuous noise, such as traffic on a major highway.

The human ear is not equally sensitive to all frequencies within the sound spectrum. To accommodate this phenomenon, the A-scale was devised; the A-weighted decibel scale (dBA or dB[A]) approximates the frequency response of the average healthy ear when listening to most ordinary everyday sounds. When people make relative judgments of the loudness or annoyance of a sound, their judgments correlate well with the A-weighted sound levels of those sounds. Therefore, the A-weighted noise scale is used for measurements and standards involving the human perception of noise.

Human perception of noise has no simple correlation with acoustical energy. Due to subjective thresholds of tolerance, the annoyance of a given noise source is perceived very differently from person to person. The most common sounds vary between 40 dBA (very quiet) to 100 dBA (very loud). Normal conversation at 3 feet is approximately 60 dBA, while loud jet engine noises at 1,000 feet equate to 100 dBA, which can cause serious discomfort. Table 5.13-1 shows the relationship of various noise levels in dBA to commonly experienced noise events.

TABLE 5.13-1
NOISE LEVELS FOR COMMON ACTIVITIES

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
—	110	Rock Band
Jet Fly-Over at 300 m (1,000 ft)	100	—
Gas Lawn Mower at 1 m (3 ft)	90	—
Diesel Truck at 15 m (50 ft) at 80 km/hr (50 mph)	80	Food Blender at 1 m (3 ft); Garbage Disposal at 1 m (3 ft)
Noisy Urban Area, Daytime Gas Lawn Mower at 30 m (100 ft)	70	Vacuum Cleaner at 3 m (10 ft)
Commercial Area, Heavy Traffic at 90 m (300 ft)	60	Normal Speech at 1 m (3 ft)
Quiet Urban Daytime	50	Large Business Office Dishwasher in Next Room
Quiet Urban Nighttime	40	Theater, Large Conference Room (Background)
Quiet Suburban Nighttime	30	Library
Quiet Rural Nighttime	20	Bedroom at Night, Concert Hall (Background)
—	10	Broadcast/Recording Studio
Lowest Threshold of Human Hearing	0	Lowest Threshold of Human Hearing

dBA: A-weighted decibels, m: meter, ft: feet, km/hr: kilometers per hour, mph: miles per hour.
Source: Caltrans 2013a.

Two noise sources at the same time do not "sound twice as loud" as one source. As stated above, a doubling of noise sources results in a noise level increase of 3 dBA. It is widely accepted that (1) the average healthy ear can barely perceive changes of a 3 dBA increase or decrease; (2) a change of 5 dBA is readily perceptible; and (3) an increase (decrease) of 10 dBA sounds twice as loud (Caltrans 2013a). In community situations, noise exposure and changes in noise levels occur over a number of years, unlike the immediate comparison made in a field study situation. The generally accepted level at which changes in community noise levels become "barely perceptible" typically occurs at values greater than 3 dBA.

Noise Propagation

From the source to the receiver, noise changes both in level and frequency spectrum. The most obvious change is the decrease in noise level as the distance from the source increases. The manner in which noise reduces with distance depends on the factors described below.

Geometric Spreading from Point and Line Sources. Sound from a small localized source (approximating a "point" source) radiates uniformly outward as it travels away from the source in a spherical pattern. For point sources (e.g., heating, ventilation, and air conditioning [HVAC] units or construction equipment), the sound level attenuates (or drops off) at a rate of 6 dBA for each doubling of the distance (i.e., if the noise level is 70 dBA at 25 feet, it is 64 dBA at 50 feet). Vehicle movement on a road makes the source of the sound appear to emanate from a line (line source) rather than a point when viewed over some time interval. The sound level attenuates or drops off at a rate of 3 dBA per doubling of distance for line sources.

Ground Absorption. To account for the ground-effect attenuation (absorption), two types of site conditions are commonly used in noise prediction: soft site and hard site conditions. Hard sites (i.e., sites with a reflective surface between the source and the receiver, such as parking lots or smooth bodies of water) receive no excess ground attenuation, and the changes in noise levels with distance (drop-off rates) are simply the geometric spreading of the source. Soft sites have an absorptive ground surface (e.g., soft dirt, grass, or scattered bushes and trees) and receive an excess ground attenuation value of 1.5 dBA per doubling of distance.

Atmospheric Effects. Wind speed will bend the path of sound to "focus" (increase) it on the downwind side and make a "shadow" (reduction) on the upwind side of the source. At short distances, the wind has minor influence on the measured sound level. For longer distances, the wind effect becomes appreciably greater. Temperature gradients create effects similar to those of wind gradients, except that they are uniform in all directions from the source. On a sunny day with no wind, temperature decreases with altitude, giving a shadow effect for sound. On a clear night, temperature may increase with altitude, focusing sound on the ground surface.

Shielding by Natural and Man-Made Features, Noise Barriers, Diffraction, and Reflection. A large object in the path between a noise source and a receiver can significantly attenuate noise levels at that receiver location. The amount of attenuation provided by this "shielding" depends on the size of the object and the frequencies of the noise levels. Natural terrain or landform features as well as man-made features (e.g., buildings and walls) can significantly alter noise levels. For a noise barrier to work, it must be high enough and long enough to block the view from the receiver to a road or to the noise source. Effective noise barriers can reduce outdoor noise levels at the receptor by up to 15 dB.

Noise Descriptors

Several rating scales (or noise "metrics") exist to analyze effects of noise on a community. These scales include the equivalent noise level (L_{eq}), the community noise equivalent level (CNEL), and

the day-night average sound level (DNL or L_{dn}). Average noise levels over a period of minutes or hours are usually expressed as dBA L_{eq}, which is the equivalent noise level for that period of time. The period of time averaging may be specified; for example, $L_{eq(3)}$ would be a three-hour average. When no period is specified, a one-hour average is assumed. Noise of short duration (i.e., substantially less than the averaging period) is averaged into ambient noise during the period of interest. Thus, a loud noise lasting many seconds or a few minutes may have minimal effect on the measured sound level averaged over a one-hour period.

To evaluate community noise impacts, L_{dn} was developed to account for human sensitivity to nighttime noise. L_{dn} represents the 24-hour average sound level with a penalty for noise occurring at night. The L_{dn} computation divides the 24-hour day into two periods: daytime (7:00 AM to 10:00 PM) and nighttime (10:00 PM to 7:00 AM). The nighttime sound levels are assigned a 10 dBA penalty prior to averaging with daytime hourly sound levels. CNEL is similar to L_{dn} except that it separates a 24-hour day into 3 periods: daytime (7:00 AM to 7:00 PM), evening (7:00 PM to 10:00 PM), and nighttime (10:00 PM to 7:00 AM). The evening sound levels are assigned a 5 dBA penalty, and the nighttime sound levels are assigned a 10 dBA penalty prior to averaging with daytime hourly sound levels.

Several statistical descriptors are often used to describe noise, including L_{max}, L_{min}, and $L_{\%}$. L_{max} and L_{min} are, respectively, the highest and lowest A-weighted sound levels that occur during a noise event. $L_{\%}$ signifies the noise level that is exceeded x percent of the time; for example, L_{10} denotes the level that was exceeded 10 percent of the time.

Adverse Effects of Noise

Noise is known to have several adverse effects on people. From these known effects of noise, criteria have been established to help protect public health and safety and to prevent disruption of certain human activities. These criteria are based on such known impacts of noise on people as hearing loss, speech interference, sleep interference, physiological responses, and annoyance. Each of these potential noise effects on people is briefly discussed in the following narratives.

Hearing loss is not a concern in community noise situations such as residential developments. The potential for noise-induced hearing loss is more commonly associated with occupational noise exposures in heavy industry or very noisy work environments. Typical neighborhood noise levels, including very noisy airport environs, are not sufficiently loud enough to cause hearing loss.

Speech interference is one of the primary concerns in environmental noise problems. Normal conversational speech is in the range of 60 to 65 dBA, and any noise in this range or louder may interfere with speech. There are specific methods of describing speech interference as a function of distance between speaker and listener and voice level.

Sleep interference is a major noise concern for traffic noise. Sleep disturbance studies have identified interior noise levels that have the potential to cause sleep disturbance. Sleep disturbance does not necessarily mean awakening from sleep but can refer to altering the pattern and stages of sleep.

Physiological responses are measurable effects of noise on people and can include changes in pulse rate and blood pressure. While such effects can be induced and observed, the extent to which these physiological responses cause harm or are a sign of harm is not known.

Annoyance is the most difficult of all noise responses to describe. It is a very individual characteristic and can vary widely from person to person. What one person considers tolerable can be quite unbearable to another of equal hearing capability.

Groundborne Vibration

In contrast to airborne noise, groundborne vibration is not a common environmental problem. Some common sources of groundborne vibration are construction activities such as blasting, pile driving, and operating heavy earth-moving equipment. Trains and similar rail vehicles can also produce vibration. It is unusual for vibration from sources such as buses and trucks to be perceptible.

In quantifying vibration, the peak particle velocity (ppv) is most frequently used to describe vibration impacts and is typically measured in inches per second (in/sec). Vibration levels that may cause annoyance to humans are described using the vibration decibel (VdB). Typically, groundborne vibration generated by man-made activities attenuates rapidly with distance from the source.

Noise Calculations

This analysis assesses potential noise impacts from existing and Project-related traffic, stationary noise sources, and construction.

The study area for the traffic noise impact analysis was defined by the roadway segments identified in the *Traffic Impact Study, Tesoro del Valle Phases B and C, Revised VVTTM No. 51644-1* (LLG 2016) (see Appendix K). Traffic noise levels were calculated using the Federal Highway Administration's (FHWA's) Highway Traffic Noise Prediction Model (RD 77-108). The FHWA model determines a predicted noise level through a series of adjustments to a reference sound level. These adjustments account for traffic flows, speed, truck mix, varying distances from the roadway, length of exposed roadway, and noise shielding. The calculations do not take into account the effect of any noise barriers or topography that may affect ambient noise levels.

For stationary and construction noise sources, the distance from the noise source to a receptor is a primary consideration in determining the actual noise level experienced at the receptor. Most reference noise levels are specified at a distance of 50 feet from the source. The calculation of noise from a point source, such as construction or HVAC equipment, at other distances uses the equation

$L_D = L_{50} – 20 \log (D/50)$, where

L_D is the noise level at a distance D from the noise source,

L_{50} is the noise level at a distance of 50 feet from the source, and

20 is a factor used for "hard", or non-absorpive, surface between the source and receptor.

This equation is the mathematical expression for a noise level being reduced by 6 dBA for each doubling of distance from the source. For "soft", or absorptive surfaces, such as grassland, the 20 factor is replaced by 25 and the noise level is reduced by approximately 7.5 dBA for each doubling of distance. For very long distances, atmospheric absorption reduces noise at an approximate rate of 1 dBA per 1,000 feet.

Construction equipment can be considered to operate in two modes: stationary and mobile. Noise impacts from stationary equipment are assessed from the center of the equipment, while noise impacts for mobile construction equipment are assessed as emanating from the center of the equipment activity or construction site. For construction equipment, the average noise level, L_{eq}, is related to the maximum noise level, L_{max}, by the following equation:

$L_{eq} = L_{max} + 10 \log (UF)$, where

L_{eq} is the average noise level from a piece of construction equipment at 50 feet,

L_{max} is the maximum noise level from a piece of construction equipment at 50 feet, and

UF is the acoustic utilization factor.

Site Conditions

Vehicular traffic on Avenida Rancho Tesoro and Tesoro del Valle and adjacent local roads is the dominant noise source in the Project's vicinity.

Noise levels at the Project site were measured by Psomas on Wednesday, June 15, 2016, using a Larson Davis Laboratories Model 831 integrating sound level meter (831 SLM). Noise measurement locations are shown on Exhibit 5.13-1. The 831 SLM and microphone with windscreen were mounted on a tripod four feet above the ground during all measurements. The 831 SLM was calibrated before and after use with a Larson Davis Model CAL200 acoustical calibrator to ensure that the measurements were accurate. The 831 SLM was programmed in "slow" mode to record noise levels in A-weighted form. Meteorological conditions during the measurement periods were favorable with overcast skies and very light winds. Noise measurement results are shown in Table 5.13-2.

TABLE 5.13-2
NOISE MEASUREMENT RESULTS

Location ID	Location Description	Time Started/ Duration*	Major Noise Sources	Noise Level (dBA)			Comments
				L_{eq}	L_{max}	L_{min}	
1	Intersection of Rancho Tesoro and Stoney Creek Rd	9:13 AM/30 minutes	Traffic on Rancho Tesoro and Stoney Creek Road	57	73	37	
2	Intersection of Rancho Tesoro and Tesoro del Valley	10:00 PM/30 minutes	Traffic on Rancho Tesoro and Tesoro del Valle	58	80	36	Additional noise from landscaping activities and dogs barking
3	End of Reyes Adobe Way St (eastern end)	10:47 PM/30 minutes	Nearby Traffic	38	55	26	
4	Northern End of Casa Luna Place	12:17 PM/30 minutes	Nearby Traffic	40	58	34	
5	Intersection of Casa Luna Place and Tesoro Del Valle Dr	12:57/30 minutes	Traffic on Casa Luna Place and Tesoro Del Valle Drive	57	79	36	

dBA: A-weighted decibels; L_{eq}: average noise level; L_{max}: maximum noise level; L_{min}: minimum noise level.

* All measurements taken on June 15 2016.

Noise measurement data in Appendix J.

Aerial Source: LAR-IAC 2014

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Noise Measurement Locations

Exhibit 5.13-1

Tesoro del Valle Phases A, B, and C SEIR

N
W E
S

700 350 0 700

Feet

PSOMAS

(Rev: 11/16/2017 CJS) R:\Projects\BLC\3BLC000100\Graphics\EIR_FirstScreencheck\ex5.13-1_NoiseMeasurementLocations.pdf

Sensitive Receptors

Sensitive noise receptors are defined in the Los Angeles County General Plan Draft EIR as including "residential, schools, libraries, churches, nursing homes, hospitals, and open space/recreation areas where quiet environments are necessary for enjoyment, public health, and safety. Commercial and industrial uses are generally not considered noise- and vibration-sensitive uses, unless noise and vibration would interfere with their normal operations and business activities" (Los Angeles County 2014).

The nearest sensitive receptors to the Project site are homes in the northeast and northwest parts of Phase A, which are adjacent to parts of proposed Phase B. Off-site sensitive receptors also include residences adjacent to Tesoro del Valle, Avenida Rancho Tesoro, Copper Hill Drive, and other roads that would be used by Project-generated traffic.

5.13.3 RELEVANT PLANS, POLICIES, AND REGULATIONS

This section provides an overview of any new or substantially revised policies and regulations that have been passed, adopted or approved since certification of the 1999 Final EIR, or those that were not previously discussed in the 1999 Final EIR.

State

Residential Interior Noise Standard

Title 24 of the *California Code of Regulations*, also known as the California Building Standards Code or, more commonly, as the California Building Code Section 1207.4, Allowable Interior Noise Levels, requires that "Interior noise levels attributable to exterior sources shall not exceed 45 dB in any habitable room. The noise metric shall be either the day-night average sound level (Ldn) or the community noise equivalent level (CNEL), consistent with the noise element of the local general plan" (CBSC 2016).

California Land Use Compatibility Guidelines

Noise compatibility guidelines from the State General Plan Guidelines are shown below in Table 5.10-4 of the California Land Use Compatibility Guidelines (OPR 2003). The noise compatibility guidelines are intended to be incorporated into land use planning decisions to reduce future noise and land use incompatibilities. For example, as shown below in Table 5.13-3, a CNEL at multiple-family homes that does not exceed 60 dBA is considered normally acceptable, while levels exceeding 75 dBA would be considered clearly unacceptable. These guidelines are primarily used to assess transportation noise impacts to new developments.

TABLE 5.13-3
CALIFORNIA LAND USE COMPATIBILITY GUIDELINES

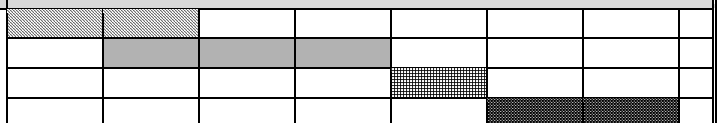
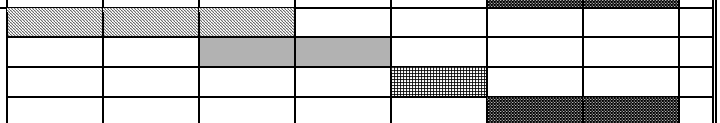
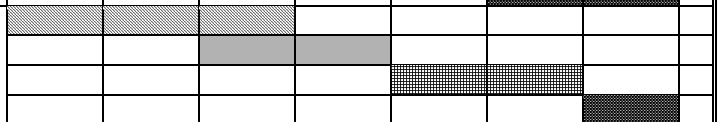
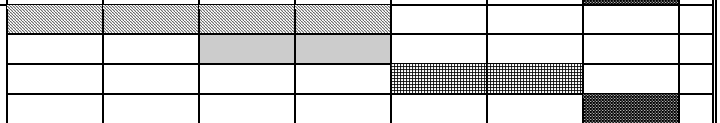
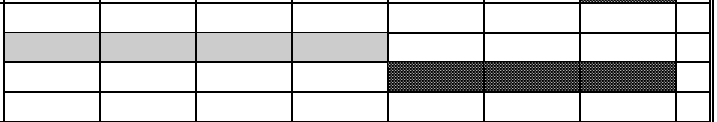
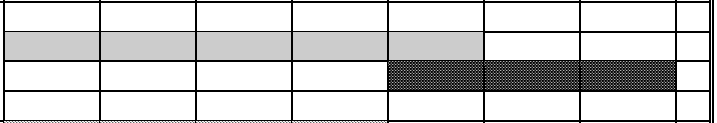
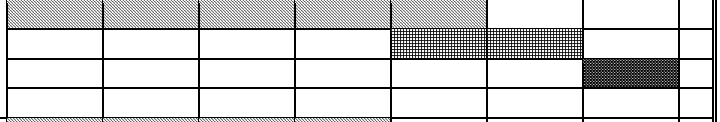
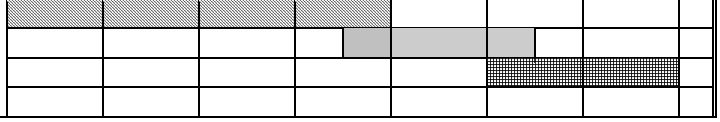
Land Use Category	Community Noise Exposure L_{dn} or CNEL, dB 55 60 65 70 75 80 85
Residential (Low-Density Single-Family, Duplex, Mobile Homes)	
Residential (Multiple-Family Homes)	
Transient Lodging (Motels, Hotels)	
Schools, Libraries, Churches, Hospitals, Nursing Homes	
Auditoriums, Concert Halls, Amphitheaters	
Sports Arena, Outdoor Spectator Sports	
Playgrounds, Neighborhood Parks	
Golf Courses, Riding Stables, Water Recreation, Cemeteries	
Office Buildings, Business, Commercial and Professional	

TABLE 5.13-3
CALIFORNIA LAND USE COMPATIBILITY GUIDELINES

Land Use Category	Community Noise Exposure L_{dn} or CNEL, dB 55	60	65	70	75	80	85
Industrial, Manufacturing, Utilities, Agriculture							

Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Specified land use is satisfactory based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.	New construction or development should be undertaken only after a detailed analysis of the noise reduction requirement is made and needed noise insulation features are included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning, will normally suffice.	New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design. Outdoor areas must be shielded.	New construction or development should generally not be undertaken. Construction costs to make the indoor environment acceptable would be prohibitive and the outdoor environment would not be acceptable.

L_{dn}: Day-Night Average Sound Level; CNEL: Community Noise Equivalent Level; dB: decibel

Source: OPR 2003.

County

Santa Clarita Valley Area Plan

The Project site falls within the *Santa Clarita Valley Area Plan* (SCVAP, 1984, as updated)[1], a component of the General Plan. The SCVAP is designed to provide decision makers with a policy framework to guide them in efforts to improve the quality of life in the Santa Clarita Valley. The SCVAP contains areawide policies that address individual plan elements. The Project's consistency with specific policies is evaluated in Section 5.11, Land Use, of this Supplemental EIR.

Los Angeles County Code

Construction

Construction noise, which is considered a short-term impact due to the limited duration of construction activities, in the County is regulated by the Los Angeles County Code, specifically Chapter 12.08 et seq. (Noise Control), also referred to as the Noise Ordinance. Section 12.08.440 (Construction Noise) of the County Code defines the following permissible hours of construction:

> Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration or demolition work between weekday hours of 8:00 p.m.

[1] It is noted that the SCVAP has been updated in 2012; however, the project is being evaluated for consistency pursuant to the SCVAP that was in place at the time the Vesting Tentative Map and related applications were deemed complete.

> and 7:00 a.m., or at any time on Sundays or holidays, such that the sound there from creates a noise disturbance across a residential or commercial real-property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited.

Section 12.08.440 also defines maximum noise levels (in dBA) for both mobile and stationary equipment in proximity to residential land uses, such as the sensitive receptors identified for the Project. Table 5.13-4 summarizes the "maximum noise levels for nonscheduled, intermittent, short-term operation (less than ten days) of mobile equipment" for residential land uses.

TABLE 5.13-4
COUNTY OF LOS ANGELES MOBILE EQUIPMENT NOISE STANDARD FOR RESIDENTIAL LAND USES

Time Interval	Single-Family Residential (dBA)	Multi-Family Residential (dBA)	Semi-Residential or Commercial (dBA)
Daily (7:00 AM to 7:00 PM) except Sundays and legal holidays	75	80	85
Daily (7:00 PM to 7:00 AM), all day Sunday, all legal holidays	60	64	70
dBA: A-weighted decibels. Source: County of Los Angeles 1999.			

Table 5.13-5 summarizes the "maximum noise levels for repetitively scheduled and relatively long-term operation (periods of ten days or more) of stationary equipment" for residential land uses.

TABLE 5.13-5
COUNTY OF LOS ANGELES STATIONARY EQUIPMENT NOISE STANDARDS FOR RESIDENTIAL LAND USES

Time Interval	Single-Family Residential (dBA)	Multi-Family Residential (dBA)	Semi-Residential or Commercial (dBA)
Daily (7:00 AM to 7:00 PM) except Sundays and legal holidays	60	65	70
Daily (7:00 PM to 7:00 AM), all day Sunday, all legal holidays	50	55	60
dBA: A-weighted decibels. Source: County of Los Angeles 1999.			

Operation

The County of Los Angeles Noise Ordinance, Section 12.08.390, also specifies exterior noise levels that cannot be exceeded at the receiving properties for a specified time period. The general application of these standards is to noise made from one property to another. As stated in the ordinance,

> Unless otherwise herein provided, no person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied or otherwise controlled by such person which causes the noise level, when measured

on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards.

Exceptions to the exterior standards include, but are not limited to, construction and residential air conditioning or refrigeration equipment. These two cases are regulated separately, as described below. The County-specified noise standards are listed in Table 5.13-6, County of Los Angeles Exterior Noise Standards. It should be noted that these standards do not apply to the assessment of land use compatibility for transportation noise.

TABLE 5.13-6
COUNTY OF LOS ANGELES EXTERIOR NOISE STANDARDS

Noise Zone	Designated Noise Zone Land Use	Time Interval	Exterior Noise Level (dBA)
I	Noise-Sensitive Area	Anytime	45
II	Residential Area	10:00 PM to 7:00 AM 7:00 AM to 10:00 PM	45 50
III	Commercial Area	10:00 PM to 7:00 AM 7:00 AM to 10:00 PM	55 60
IV	Industrial Area	Anytime	70
dBA: A-weighted decibels. Source: County of Los Angeles Code §12.08.390.			

The applicable standards listed in Table 5.13-6 should not be exceeded at the property line of a noise-sensitive use for:

- A cumulative period of more than 30 minutes in any hour. If the ambient L_{50} exceeds the foregoing level, then the ambient L_{50} becomes this standard.
- The applicable standard plus 5 dBA for a cumulative period of more than 15 minutes in any hour. If the ambient L_{25} exceeds the foregoing level, then the ambient L_{25} becomes this standard.
- The applicable standard plus 10 dBA for a cumulative period of more than 5 minutes in any hour. If the ambient $L_{8.3}$ exceeds the foregoing level, then the ambient $L_{8.3}$ becomes this standard.
- The applicable standard plus 15 dBA for more than the standard for a cumulative period of more than 1 minute in any hour. If the ambient $L_{1.7}$ exceeds the foregoing level, then the ambient $L_{1.7}$ becomes this standard.
- The noise standard plus 20 dBA for any time period. If the ambient L_0 exceeds the foregoing level, then the ambient L_0 becomes this standard.

If the measurement location is on a boundary of a property between two different noise zones (see Table 5.13-6), the exterior noise level shall be the arithmetic mean of the exterior noise levels of the subject zones.

Section 12.08.530 of the County Code prohibits noise from the operation of any air conditioning or refrigeration equipment from exceeding the noise levels in Table 5.13-7, Residential Air Conditioning and Refrigeration Equipment Noise Limits.

TABLE 5.13-7
RESIDENTIAL AIR CONDITIONING AND REFRIGERATION EQUIPMENT NOISE LIMITS

Measurement Location	Units Installed Before 1/1/80 dBA	Units Installed On or After 1/1/80 dBA
Any point on neighboring property line, 5 feet above grade level, no closer than 3 feet from any wall.	60	55
Center of neighboring patio, 5 feet above grade level, no closer than 3 feet from any wall.	55	50
Outside the neighboring living area window nearest the equipment location, not more than 3 feet from the window opening, but at least 3 feet from any other surface.	55	50
dBA: A-weighted decibels. Source: County of Los Angeles Code §12.08.530.		

County of Los Angeles Vibration Standards

Section 12.08.560 of the County Code prohibits the operation of any device that creates vibration that is above the vibration perception threshold of any individual at or beyond the property boundary of the source if the source is on private property or at 150 feet (46 meters) from the source if on a public space or public right-of-way. According to the County Noise Ordinance, the perception threshold is a motion velocity of 0.01 in/sec over the range of 1 to 100 Hertz (Hz).

5.13.4 THRESHOLD CRITERIA

California Environmental Quality Act Thresholds of Significance

The following thresholds of significance are derived from the County of Los Angeles Department of Regional Planning's Initial Study checklist, which is based on Appendix G of the State CEQA Guidelines.

Threshold 5.13-1: *Would the Project result in exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?*

Threshold 5.13-2: *Would the Project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*

Threshold 5.13-3: *Would the Project result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project, including noise from parking areas?*

Threshold 5.13-4: *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, including noise from amplified sound systems?*

Threshold 5.13-5: *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use*

airport, would the Project expose people residing or working in the Project area to excessive noise levels?

Threshold 5.13-6: *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?*

Other Agency Thresholds

As discussed above in Section 5.13.3, Relevant Policies and Regulations, State Building Code noise standards for residential land uses would apply to the Project.

5.13.5 RELEVANT PROJECT CHARACTERISTICS

Based on the current status of fire protection facilities in the Project site vicinity, the Los Angeles County Fire Department (LACFD) requested that the Project include a helispot in lieu of the previously approved fire station site in Phase B, as detailed in Section 4.0, Project Description, of this Supplemental EIR.

Regulatory Requirements

The project will comply with the following Regulatory Requirement (RR) and is assumed in the analysis presented in this section.

RR 5.13-1 The Project will be constructed in accordance with Section 12.08.440 of the County Code, which prohibits construction activities that generate noise that could create a disturbance across a residential or commercial property line from occurring between 8:00 PM and 7:00 AM on weekdays or at any time on Sunday or a legal holiday. For this Project, this limit would apply to noise-generating construction activities within a ¼ mile of a residential, school, or commercial receptor.

5.13.6 ENVIRONMENTAL IMPACTS

Impact Analysis

Threshold 5.13-1: *Would the Project result in exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?*

Level of Significance without Mitigation: Potentially Significant

Recommended 1999 Final EIR (FEIR) Mitigation Measures:

1999 Noise MMP-1 Construction equipment and trucks shall be properly muffled.

Level of Significance with 1999 FEIR Mitigation: Potentially Significant

Recommended Project-Specific Mitigation Measures:

MM Noi-1 Prior to the issuance of each permit for clearing, grading, or building within 500 feet of existing residences, the Developer shall demonstrate that the construction plans or specifications include the following noise-abatement and control measures. This measure applies to all phases of construction.

- All construction equipment, including internal combustion engines and stationary equipment (used for construction purposes) shall be equipped with noise-reducing features such as, but not limited to, improved mufflers, intake silencers, ducts, engine enclosures that are rated according to the manufacturer's specification and mounted on elastometric isolaters when possible, and acoustical shields or shrouds.
- Stationary sources located within 450 feet of off-site residences shall have noise abatement, such as engine enclosures or be placed behind barriers, to limit the noise level at the sensitive receptor to 60 A-weighted decibels (dBA) equivalent noise value (L_{eq}) or less.
- Stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.
- On-site and off-site construction haul routes shall be designed to avoid noise-sensitive uses, as feasible.
- Equipment and material staging areas and equipment maintenance areas shall be located at least 500 feet from sensitive noise receivers, if feasible.
- If available, electrically powered equipment shall be used as an alternative to diesel or gasoline powered equipment.

MM Noi-2 If grading or similar construction activity within 150 feet of off-site residences is to occur for longer than one day, the Developer shall install a temporary noise barrier between the construction area and the residences. The barrier shall be 12 feet high and solid from the ground to the top. The barrier shall be constructed with plywood that is at least a ½ inch thick or with another material that creates a noise transmission loss of at least 20 dBA. The barrier shall be located to break the line of sight between the residences and the construction area. Where feasible, the barrier shall remain in place until the completion of construction near the residences. The Sound Transmission Class (STC) of both materials shall add up to at least an STC rating of 20. This measure applies to all phases of construction.

MM Noi-3 Prior to issuance of a building permit for each multi-family residential use, the Developer shall submit a noise analysis to the County demonstrating that projected air conditioning and refrigeration equipment noise levels would not exceed the standards of Section 12.08.530 of the County Code.

Although noise from emergency helispot operations would be brief and sporadic, and is exempt from the County of Los Angeles noise standards, the following mitigation measure is recommended to minimize potential effects from this Project feature:

MM Noi-4 Ongoing, each prospective purchaser of residential property within a ½ mile of the proposed helispot shall be notified as follows:

NOTICE OF HELISPOT IN VICINITY – This property is presently located in the vicinity of a helispot, which will be used solely for emergency firefighting operations. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to helicopter operations (e.g., noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what helispot annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

MM Noi-5 Prior to issuance of building permits for single-family, duplex, and multi-family residences adjacent to Tesoro del Valle and Avenida Rancho Tesoro, the Developer shall submit a noise analysis to the County demonstrating that projected exterior noise levels at areas where residents would reasonably be expected to spend more than one hour, such as backyards, would not exceed 60 dBA community noise equivalent level (CNEL) for single-family and duplex residences and 65 dBA CNEL for multi-family residences. This standard is based on the California Land Use Compatibility Guidelines. Noise abatement may be achieved by setbacks, berms, and walls.

The noise analysis shall also demonstrate that interior noise levels in all habitable rooms of duplexes and multi-family residences would not exceed 45 dBA CNEL, as required by the California Building Code.

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The Project impacts would be consistent with the findings identified in Section 5.6, Noise, of the 1999 FEIR.

Short-Term Construction Impacts

Hours of Construction

Construction of the Project is expected to begin in 2018, with completion in 2024. Mass grading, typically the noisiest part of a Project of this type, would occur during first two years of the Project. In areas of the Project site within a ¼ mile of a residential, school, or commercial receptor, construction would be limited to the hours of 7:00 AM to 8:00 PM on weekdays and Saturdays, with no construction on Sundays or legal holidays (RR 5.13-1). Therefore, the construction noise hour limit standards of the County Noise Ordinance would not be exceeded.

Mobile and Stationary Equipment

This section evaluates temporary noise impacts from construction of the Project to receptors adjacent to or near the Project site. Noise generated by on-site activities is evaluated based on County of Los Angeles noise standards.

Construction noise is related primarily to the use of heavy equipment. Construction equipment can be considered to operate in two modes: stationary and mobile. Stationary equipment operates in one location for one or more days at a time, with either a fixed-power operation (such as pumps, generators, and compressors) or a variable noise operation (such as pile drivers, rock drills, and pavement breakers). Mobile equipment moves around a construction site with power applied in cyclic fashion (such as bulldozers, graders, and loaders).

To determine the L_{eq} of the equipment's operation, the power variation is accounted for by describing the noise at a reference distance from the equipment operating at full power and adjusting it based on the duty cycle of the activity (fraction of time the equipment operates at maximum power). Typical duty cycles and noise levels generated by representative pieces of construction equipment are listed in Table 5.13-8, Typical Maximum Construction Noise Levels.

TABLE 5.13-8
TYPICAL MAXIMUM CONSTRUCTION NOISE LEVELS

Equipment	Noise Level (dBA) at 50 ft	Typical Duty Cycle*
Auger Drill Rig	85	20%
Backhoe	80	40%
Blasting	94	1%
Chain Saw	85	20%
Clam Shovel	93	20%
Compactor (ground)	80	20%
Compressor (air)	80	40%
Concrete Mixer Truck	85	40%
Concrete Pump	82	20%
Concrete Saw	90	20%
Crane (mobile or stationary)	85	20%
Dozer	85	40%
Dump Truck	84	40%
Excavator	85	40%
Front-End Loader	80	40%
Generator (25 KVA or less)	70	50%
Generator (more than 25 KVA)	82	50%
Grader	85	40%
Hydra Break Ram	90	10%
In situ Soil Sampling Rig	84	20%
Jackhammer	85	20%
Mounted Impact Hammer (hoe ram)	90	20%
Paver	85	50%
Pile Driver, Impact (diesel or pneumatic)	95	20%
Pile Driver, Vibratory	95	20%
Pneumatic Tools	85	50%
Pumps	77	50%
Rock Drill	85	20%
Scraper	85	40%
Tractor	84	40%
Vacuum Excavator (vac-truck)	85	40%
Vibratory Concrete Mixer	80	20%

dBA: A-weighted decibels; ft: foot/feet; KVA: kilovolt amps

* Typical duty cycle: the typical relationship between the operating and resting time of a motor.

Source: Thalheimer 2000.

Each construction stage has a different equipment mix depending on the work to be accomplished during that stage. Each stage also has its own noise characteristics; some will have higher continuous noise levels than others and some have high-impact noise levels. The L_{eq} of each stage is determined by combining the L_{eq} contributions from each piece of equipment used in that stage. Typical heavy construction equipment would include bulldozers, excavators, dump trucks, front-end loaders, graders, and industrial/concrete saws. In typical construction Projects (such as the Project), grading activities generate the highest noise levels because grading involves the

largest equipment. Construction activities associated with the Project would not require pile driving.

Because of the effects of noise attenuation, the distance from the noise source to a receptor is a primary consideration in determining the noise level experienced at the receptor. The distances and locations of sensitive receptors near the Project site are discussed below. Because different construction stages involve different pieces of equipment and may involve only localized portions of a site, each construction stage can result in different noise levels being generated depending on the relative distance to sensitive receptors.

Mobile Equipment

Like the approved Project analyzed in the 1999 Final EIR, mass grading would include scrapers, dozers, and similar diesel engine-operated equipment operating within the Project site. The closest sensitive receptors to areas of planned Project development now are homes in the northeast and northwest parts of Phase A, which are adjacent to parts of proposed Phase B. Site preparation and grading could occur within approximately 50 feet of some residences in the northeast area of Phase A and 150 feet of residences in the northwest area of Phase A. Maximum noise events from a single piece of equipment, such as a dozer, scraper, or excavator at full power may exceed 80 dBA at adjacent residences. Maximum noise levels occur intermittently because equipment cycles from full power to lower power levels and moves around a construction area. Because of the variations in power level and distance from equipment to a receptor, average noise levels may be substantially less than maximum noise levels. If a dozer and a scraper operated for a period of time at an average distance of 75 feet from the nearest residences, the noise level would be approximately 80 dBA L_{eq}, which exceeds the 75 dBA noise ordinance threshold (Table 5.13-4). The noise level for this combination of equipment would be less than 75 dBA L_{eq} when operating at a distance greater than 140 feet from a sensitive receptor. To minimize noise impacts to nearby residences, mitigation measure (MM) Noi-1, MM Noi-2, and MM Noi-3 are recommended for implementation to reduce the noise impact to a less than significant impact.

Stationary Equipment

Stationary noise sources associated with Project construction would include air compressors, generators, and cranes. As shown on Table 5.13-8, the maximum noise levels from operation of a generator at 50 feet are approximately 82 dBA with a load factor of 50 percent. The most restrictive County daytime stationary equipment noise standard is 60 dBA (Table 5.13-5). The noise level from a generator would not exceed 60 dBA L_{eq} at distances of 450 feet. As there is a potential for stationary equipment to be located within 450 feet of a sensitive receptor, the noise impact is potentially significant. MM Noi-2 would be incorporated into the Project and would require stationary equipment to operate at a distance of greater than 450 feet or provide an enclosure or similar noise attenuation to limit the average hourly daytime noise level to 60 dBA or less. With the incorporation of MM Noi-2, the temporary increase in ambient noise levels due to on-site construction stationary sources would be less than significant.

Long-Term Operational Impacts

Noise Generated by On-Site Sources

Typical noise sources associated with residential development include HVAC units, children playing, home and yard maintenance activities, barking dogs, and trash collection. Sensitive receptors near proposed residential development are other proposed residences. HVAC unit noise is limited by Section 12.08.530 of the County Code, as shown in Table 5.13-7. Because the noise sources and receptor locations are not known, the noise impact to the sensitive receptors

is potentially significant. To avoid a significant impact, MM Noi-4 is recommended, which would require noise analysis of proposed multi-family residential development to ensure compliance with Section 12.08.530 of the County Code.

Helispot Operations

The proposed helispot, to be operated by the LACFD, would be located on the western side of Phase B along a ridge at an elevation of 1,842 feet above mean sea level and immediately beyond the 2 proposed 72-foot diameter Zone 3 potable water reservoirs and associated booster pump station. The proposed helispot would provide quick turnaround for water pickup while fighting wildland and brush fires to assist in the protection of homes in the Tesoro development and the surrounding community. This analysis addresses the noise compatibility of the proposed helispot with surrounding land uses.

The nearest sensitive receptor to the helispot would be the proposed homes located approximately 300 feet to the southeast. For periods during takeoff and landing, operation of the helispot would result in a mobile noise source that could be disruptive to adjacent residential properties. However, Section 12.08.570 of the County Code exempts specified activities from the County noise standards defined in Chapter 12.08 “Noise Control”. Specifically, this section states: “A. Emergency Exemption. The emission of sound for the purpose of alerting persons to the existence of an emergency, or the emission of sound in the performance of emergency work”. The proposed helispot would only be used during times of wildfires or other firefighting emergency needs and would not be used for training activities or other non-emergency events. Therefore, helicopter noise due to trips to and from the helispot during emergency wildland firefighting activities is exempted from the County noise standards.

This exemption reflects the necessity of fire protection facilities, such as helispots, within suburban and urban development to provide adequate and appropriate fire protection and emergency medical transport, even though such land uses can periodically produce high noise levels. Also, because the proposed helispot is planned for emergency use only, the noise levels generated would be brief and sporadic and may not occur for several years at a time. However, to ensure that the potential nuisance effects of helispot operations are minimized, MM Noi-5 requires disclosure to potential buyers of residential units that the property is in the vicinity of a helispot. Therefore, there would be less significant impacts from helispot operations related to a substantial increase in ambient noise levels associated with special equipment or a periodic long-term increase in ambient noise levels.

Noise-Land Use Compatibility

As described in Section 5.13.4, Los Angeles County uses the California Land Use Compatibility Guidelines shown in Table 5.13-3. These guidelines and applicable sections of the State building code are used to evaluate the Project’s compatibility with future ambient noise levels.

The primary and highest noise levels to proposed residences within the Project site would be from automobile and truck traffic on Tesoro del Valle and Avenida Rancho Tesoro, which would be the primary access roads. Future noise levels adjacent to these roads were estimated from the projected future PM peak traffic volumes included in the Tesoro traffic impact analysis (LLG 2016) and are shown in Table 5.13-9.

TABLE 5.13-9
ESTIMATED ON-SITE TRAFFIC NOISE LEVELS

Road	Future ADT	CNEL at 50 Feet	Distance to 65 dBA CNEL (feet)	Distance to 60 dBA CNEL (feet)
Tesoro del Valle	9,009	69	113	356
Avenida Rancho Tesoro	7,941	68	99	314

ADT: average daily traffic volume; CNEL: community noise equivalent level; dBA: A-weighted decibels.
Source: LLG 2016.

The maximum "Normally Acceptable" exterior noise level for single-family and duplex residential land uses is 60 dBA CNEL; see Table 5.13-3. The maximum Normally Acceptable exterior noise level for multi-family residential land uses is 65 dBA CNEL. As shown in Table 5.13-9, multi-family residences built near Tesoro del Valle and Avenida Rancho Tesoro could have exterior noise levels exceeding 65 dBA CNEL. Single-family and duplex residences built near either of the road segments shown in Table 5.13-9 could have exterior noise levels exceeding 60 dBA CNEL. Noise levels would not exceed 70 dBA CNEL, the maximum noise level in the "Conditionally Acceptable" range. Exceeding the Normally Compatible noise levels for residential uses near Tesoro del Valle and Avenida Rancho Tesoro is potentially significant and MM Noi-6 is recommended to reduce the impact to a less than significant level.

Traffic volumes and speeds on interior roads would be substantially less than those on Tesoro del Valle and Avenida Rancho Tesoro. Traffic noise levels at residences adjacent to interior roads would be within the Normally Compatible range and no mitigation would be required.

Threshold 5.13-2: *Would the Project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*

Level of Significance without Mitigation: Potentially Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Potentially Significant

Recommended Project-Specific Mitigation Measures:

MM Noi-6 Prior to the issuance of each grading permit, the Developer shall submit plans and/or specifications to the County demonstrating that site preparation and grading within 265 feet of an occupied residence shall be performed with equipment that will not cause a vibration exceeding 0.01 peak particle velocity (ppv) inch per second (in/sec).

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The 1999 FEIR did not address impacts related to groundborne vibration or groundborne noise.

As described in Section 5.13.1, groundborne vibration is not a common environmental problem. Some common sources of groundborne vibration are construction activities such as blasting, pile driving, and operating heavy earth-moving equipment. There would not be pile driving or blasting

on the proposed Project. The following analysis addresses potential vibration impacts from construction equipment.

Vibration impacts can result in structural damage and annoyance to persons. The County Code prohibits vibration activities that exceed the vibration perception threshold (annoyance) of 0.01 ppv in/sec. Compliance with this standard would eliminate the potential for structural damage as shown in Table 5.13-10.

TABLE 5.13-10
VIBRATION DAMAGE THRESHOLD CRITERIA

Structure and Condition	Maximum ppv (in/sec)	
	Transient Sources	Continuous/Frequent Intermittent Sources
Extremely fragile historic buildings, ruins, ancient monuments	0.12	0.08
Fragile buildings	0.20	0.10
Historic and some old buildings	0.50	0.25
Older residential structures	0.50	0.30
New residential structures	1.00	0.50
Modern industrial/commercial buildings	2.00	0.50

ppv: peak particle velocity; in/sec: inch(es) per second.

Note: Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.

Source: Caltrans 2013b.

The closest sensitive receptors to areas of Project development are homes in the northeast and northwest parts of Phase A, which are adjacent to parts of proposed Phase B. Site preparation and grading could occur within approximately 50 feet of some residences in the northeast area of Phase A and 150 feet of residences in the northwest area of Phase A.

Conventional heavy construction equipment would be used for mass grading. Table 5.13-11 summarizes typical vibration levels measured during construction activities for various vibration-inducing pieces of equipment at a distance of 25 feet (Caltrans 2013b). At a distance of 50 feet, vibration levels from vibratory rollers are estimated at approximately 0.1 ppv in/sec and vibration levels from large bulldozers are estimated at approximately 0.4 ppv in/sec. These vibration levels would exceed the County standard. Table 5.13-11 also shows the calculated distance required to reduce vibration levels to the 0.01 ppv in/sec County Code limit. Because vibratory rollers could be operated within 265 feet of sensitive receptors and large bulldozers and scrapers could be operated within 135 feet of sensitive receptors, the impact is potentially significant and mitigation is required. Implementation of MM Noi-6 requires that plans and specifications be submitted to the County to demonstrate that grading and construction activities would not generate vibration effects exceeding 0.01 ppv in/sec.

TABLE 5.13-11
VIBRATION LEVELS FOR CONSTRUCTION EQUIPMENT

Equipment	ppv at 25 ft (in/sec)	Distance to reduce to 0.01 ppv in/sec (feet)
Vibratory roller	0.210	265
Large bulldozer	0.089	135
Caisson drilling	0.089	135
Loaded trucks	0.076	125
Jackhammer	0.035	80
Small bulldozer	0.003	9
ppv: peak particle velocity; ft: feet; in/sec: inches per second. Source: Caltrans 2013b; FTA 2006.		

Threshold 5.13-3: *Would the Project result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project, including noise from parking areas?*

Level of Significance without Mitigation: Less Than Significant (for off-site traffic), Potentially Significant (for on-site sources)

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less Than Significant (for off-site traffic), Potentially Significant (for on-site sources)

Recommended Project-Specific Mitigation Measures: MMs Noi-4

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The Project impacts would be consistent with the findings identified in Section 5.6, Noise, of the 1999 FEIR.

Permanent increases to ambient noise would result from Project-generated traffic and from noise generated by on-site sources to sensitive receptors.

Noise Generated by Project Traffic

The County Code has no standards for a substantial permanent increase in ambient noise levels. The following criteria were used in the County General Plan EIR and are therefore used in this EIR noise analysis (DRP 2014).

A substantial permanent noise increase would occur if

- Project-related traffic noise would increase the ambient noise level at noise-sensitive locations by 3 dBA CNEL or more and the ambient noise levels under with Project conditions fall within the “Normally Unacceptable” or “Clearly Unacceptable” categories or
- Project-related traffic noise increases the ambient noise level at noise-sensitive locations by 5 dBA CNEL or more.

The Project at buildout would generate an estimated 5,681 weekday trips (LLG 2016), as compared to 6,078 weekday trips for the approved Project analyzed in the 1999 Final EIR; these vehicles would use roadways in the Project vicinity as identified in Section 5.17, Traffic, Access, and Circulation, of this Supplemental EIR. The addition of Project traffic to existing traffic would increase the traffic volumes on these roadways and, therefore, the traffic noise at adjacent receptors. As previously described, a doubling of traffic volume would increase traffic noise levels by 3 dBA.

To estimate noise level increases and impacts due to the development of the Project, noise levels and noise level increases were calculated from the traffic volumes provided in the Project's traffic impact analysis using the FHWA Highway Traffic Noise Prediction Model as described in Section 5.13-1. The traffic report provided volumes for Existing and Future Cumulative scenarios.

Tables 5.13-12 and 5.13-13 show the traffic noise levels without and with Project volumes and the calculated noise increases for the Existing and Future Cumulative scenarios, respectively.

TABLE 5.13-12
OFF-SITE TRAFFIC NOISE IMPACTS: EXISTING SCENARIO

Road	Segment	Noise Level at 50 feet dBA CNEL		Noise Level Increase dBA
		No Project	With Project	
Tesoro del Valle	n/o Copper Hill	65.5	67.6	2.1
Rio Norte	s/o Copper Hill	57.9	58.3	0.4
Avenida Rancho Tesoro	n/o Copper Hill	65.4	67.6	2.2
Copper Hill Dr	e/o San Francisquito Canyon Rd	74.0	74.2	0.1
Copper Hill Dr	e/o McBean Pkwy	74.9	75.1	0.1
Copper Hill Dr	e/o Avenida Rancho Tesoro	74.0	74.4	0.4
Copper Hill Dr	e/o Tesoro del Valle	72.5	73.0	0.5
Copper Hill Dr	n/o Decoro Dr	73.5	73.9	0.4
Copper Hill Dr	n/o Newhall Ranch Rd	74.3	74.7	0.3
McBean Pkwy	s/o Copper Hill	72.4	72.8	0.4
Newhall Ranch Rd	w/o Copper Hill	77.3	77.5	0.2
Newhall Ranch Rd	e/o Copper Hill	77.2	77.2	<0.05
Rye Canyon Rd	s/o Newhall Ranch Rd	73.4	73.7	0.3

dBA: A-weighted decibels; CNEL: community noise equivalent level; n/o: north of; s/o: south of; e/o: east of; w/o: west of.

Note: Noise levels shown to the tenth of one decibel do not indicate noise levels forecasted to that accuracy but are shown to indicate small increases.

TABLE 5.13-13
OFF-SITE TRAFFIC NOISE IMPACTS: FUTURE CUMULATIVE SCENARIO

Road	Segment	Noise Level at 50 feet dBA CNEL		Noise Level Increase dBA
		No Project	With Project	
Tesoro del Valle	n/o Copper Hill	66.1	68.0	1.9
Rio Norte	s/o Copper Hill	63.4	63.5	0.1
Avenida Rancho Tesoro	n/o Copper Hill	65.3	67.5	2.2
Copper Hill Dr	e/o San Francisquito Canyon Rd	74.3	74.5	0.1
Copper Hill Dr	e/o McBean Pkwy	75.6	75.7	0.1
Copper Hill Dr	e/o Avenida Rancho Tesoro	74.8	75.2	0.4
Copper Hill Dr	e/o Tesoro del Valle	73.4	73.8	0.4
Copper Hill Dr	n/o Decoro Dr	74.0	74.4	0.4
Copper Hill Dr	n/o Newhall Ranch Rd	74.6	74.9	0.3
McBean Pkwy	s/o Copper Hill	74.3	74.5	0.3
Newhall Ranch Rd	w/o Copper Hill	79.1	79.3	0.1
Newhall Ranch Rd	e/o Copper Hill	78.7	78.7	<0.05
Rye Canyon Rd	s/o Newhall Ranch Rd	73.9	74.1	0.2

dBA: A-weighted decibels; CNEL: community noise equivalent level; n/o: north of; s/o: south of; e/o: east of; w/o: west of.

Note: Noise levels shown to the tenth of one decibel do not indicate noise levels forecasted to that accuracy but are shown to indicate small increases.

As shown in Tables 5.13-12 and 5.13-13, traffic noise level increases on all analyzed segments would be less than 3 dBA for both Existing and Future Cumulative scenarios. The incremental change in traffic noise levels associated with this Project as compared to the approved project analyzed in the 1999 Final EIR would be even less. The impact would be less than significant.

Noise Generated by On-Site Sources

Noise generated by on-site sources was analyzed under Threshold 5.13.1. Because the County has established standards for noise levels generated by on-site sources, an exceedance of those limits would be a substantial noise increase. The analysis of Threshold 5.13.1 showed that, without mitigation, noise from residential sources would be potentially significant. Implementation of MM Noi-4 would reduce these impacts to less than significant levels.

Threshold 5.13-4: *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, including noise from amplified sound systems?*

Level of Significance without Mitigation: Less Than Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less Than Significant

Recommended Project-Specific Mitigation Measures: MMs Noi-1, Noi-2, and Noi-3

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The 1999 FEIR did not address impacts related to ambient noise levels.

There would be a temporary increase in ambient noise levels in the vicinity of the Project site due to Project-related construction. Noise generated by on-site construction equipment was analyzed under Threshold 5.13.1 and showed that, without mitigation, construction noise would be potentially significant. As discussed previously under Threshold 5.13-1, potential impacts related to construction noise would be reduced through implementation of MM Noi-1, MM Noi-2, and MM Noi-3. Therefore, impacts would be mitigated to less than significant levels.

Threshold 5.13-5: *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?*

Threshold 5.13-6: *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?*

Level of Significance without Mitigation: No Impact

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: No Impact

Recommended Project-Specific Mitigation Measures: None

Net Level of Significance: No Impact

Comparison to 1999 FEIR: The 1999 FEIR did not address impacts related to ambient noise levels.

According to the SCVAP 2012 EIR, the County's Planning Area currently contains one privately owned public airport known as Agua Dulce Airpark, located approximately 14 miles east of the project site. The Airpark is located in an unincorporated area of Los Angeles County, and the County has adopted an Airport Land Use Plan to protect the clear zones and ensure land use compatibility with airport operations. The project site is outside the Agua Dulce Airport Influence Area (LADRP 2004). No impacts are anticipated.

5.13.7 CUMULATIVE IMPACTS

Noise Generated by Project Traffic

Neither the Los Angeles County Code nor the Los Angeles County General Plan EIR has standards for a cumulative increase in ambient noise levels. The following criteria are used in this EIR noise analysis.

A significant cumulative noise increase would occur if

- Cumulative traffic noise would increase the ambient noise level at noise-sensitive locations by 3 dBA CNEL or more and the ambient noise levels under with Project conditions fall within the "Normally Unacceptable" or "Clearly Unacceptable" categories and the Project contribution to the noise increase is 1 dBA or more; or

- Cumulative traffic noise would increase the ambient noise level at noise-sensitive locations by 5 dBA CNEL or more and the ambient noise levels under with Project conditions fall within the "Normally Acceptable" or "Clearly Acceptable" categories and the Project contribution to the noise increase is 3 dBA or more; or
- The Project causes the cumulative with Project noise level to change the land use compatibility classification from "Normally Acceptable" or "Conditionally Acceptable" to "Conditionally Unacceptable" or "Clearly Unacceptable."

The long-term scenario is the Future Cumulative With Project condition, as described in the Project's traffic analysis (refer to Section 5.17 of this Supplemental EIR). Cumulative traffic noise increases are shown in Table 5.13-14, Cumulative Traffic Noise Impacts.

TABLE 5.13-14
CUMULATIVE TRAFFIC NOISE IMPACTS

Road	Segment	Noise Level at 50 feet dBA CNEL		Noise Level Increase	Project Contribution
		Existing Without Project	Future Cumulative With Project	dBA	dBA
Tesoro del Valle	n/o Copper Hill	65.5	68	2.5	1.9
Rio Norte	s/o Copper Hill	57.9	63.5	**5.6**	0.1
Avenida Rancho Tesoro	n/o Copper Hill	65.4	67.5	2.1	2.1
Copper Hill Dr	e/o San Francisquito Canyon Rd	74.0	74.5	0.5	0.1
Copper Hill Dr	e/o McBean Pkwy	74.9	75.7	0.8	0.1
Copper Hill Dr	e/o Avenida Rancho Tesoro	74.0	75.2	1.2	0.4
Copper Hill Dr	e/o Tesoro del Valle	72.5	73.8	1.3	0.4
Copper Hill Dr	n/o Decoro Dr	73.5	74.4	0.9	0.4
Copper Hill Dr	n/o Newhall Ranch Rd	74.3	74.9	0.6	0.3
McBean Pkwy	s/o Copper Hill	72.4	74.5	2.1	0.3
Newhall Ranch Rd	w/o Copper Hill	77.3	79.3	2.0	0.1
Newhall Ranch Rd	e/o Copper Hill	77.2	78.7	1.5	0.0
Rye Canyon Rd	s/o Newhall Ranch Rd	73.4	74.1	0.7	0.2

dBA: A-weighted decibels; CNEL: community noise equivalent level; n/o: north of; s/o: south of; e/o: east of; w/o: west of.

Note: Noise levels shown to the tenth of one decibel do not indicate noise levels forecasted to that accuracy but are shown to indicate small increases.

Bold indicates a noise increase of 3 dBA or more.

Source: LLG 2016.

Table 5.13-15 shows that one road segment, Rio Norte Drive south of Copper Hill Drive, would have a cumulative noise increase greater than 3 dBA. The Project contribution to that increase would be approximately 0.1 dBA, and the cumulative impact would be less than significant.

Vibration

Construction vibration is a local impact. There are no identified projects anticipating construction concurrently with the Project and near the sensitive receptors that could be affected by the Project. As such, there would be no cumulative sources of construction vibration and no cumulative impact.

Construction Noise

There would be a potential for significant cumulative construction noise impacts if off-site construction would occur near a sensitive receptor concurrently with on-site construction near that same receptor. There are no identified projects that are near off-site sensitive receptors that would occur concurrently with the Project. The cumulative impact would be less than significant.

5.13.8 IMPACT CONCLUSION

With the incorporation of the recommended mitigation measures identified in this section, all Project direct and cumulative noise and vibration impacts would be less than significant.

5.13.9 REFERENCES

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5.14 POPULATION AND HOUSING

As demonstrated in the remainder of this section, all anticipated Project impacts would be consistent with the findings identified in the 1999 Final Environmental Impact Report (EIR) prepared for the Tesoro del Valle project.

This section of the Draft Supplemental Environmental Impact Report (EIR) describes potential recreation impacts relative to the Project and is based on available County, Regional, and State resources.

5.14.1 1999 TESORO DEL VALLE FINAL EIR SUMMARY

This section summarizes the analysis of socioeconomics in the 1999 Tesoro del Valle Final EIR related to listed thresholds below in Section 5.14.3. This summary is intended to provide context for the scope of the SEIR analysis. Please note that for the purposes of this summary only, "project site" and "site" refer to the entire Tesoro del Valle development, as this was the subject of the 1999 Final EIR.

Population, Housing and Employment

The project analyzed in the 1995 Draft EIR included a total of 3,000 residential units (962 multi-family units and 2,038 single-family units) and, based on an average household size of 2.88, was determined to represent a population increase of 8,640 persons. This contribution to the regional housing and population growth was determined to represent a small portion (between 1.5 percent and 7 percent) of the total regional growth estimates prepared by both the County of Los Angeles Department of Regional Planning and the Southern California Association of Governments (SCAG) for the Santa Clarita area at that time and no significant impacts were anticipated.

The revised project approved in 1999 included a total of 1,791 residential units, generating a population of 5,158 persons, and 40,000 sf of commercial uses, generating 104 jobs. As the revised project provided reduced population, housing, and employment growth from the originally proposed project analyzed in the 1995 Draft EIR, the revised project was also determined not to result in significant impacts because the project's contribution to regional growth represented a minimal percentage. Therefore, the approved project would not exceed or otherwise conflict with regional growth estimates prepared by either the County or SCAG. These growth estimates projected that the Santa Clarita Valley would remain housing rich through the year 2010, which is consistent with the predominantly residential approved project.

The Project was analyzed based on population, housing, and employment projections; however, it is noted that the regions that were analyzed in the 1999 Final EIR (North Los Angeles and City of Santa Clarita) and the current Project (SCAG region, Los Angeles County, Unincorporated Los Angeles County, and North Los Angeles County) differ slightly. This is due primarily to different sources for available data; therefore, a direct comparison of data is not possible. However, with both the 1999 Final EIR and the current Project analyses, the conclusions that the Project would be within anticipated projections are consistent.

5.14.2 EXISTING CONDITIONS

Population

Regional

As part of its regional planning efforts, the SCAG adopted growth projections for its use in the update of regional plans. These projections are based on coordination with the SCAG Plans and Programs Technical Advisory Committee, the Department of Finance (DOF), County and local jurisdictions, County Transportation Commission, the general public, and other major stakeholders. In accordance with interagency coordination, these projections are based on anticipated trends in employment, national growth, migration patterns, and internal birth rates.

Data from the 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) is included in this section to best present the most recent population, housing, and employment projections for the SCAG region. As shown in Table 5.14-1, SCAG Region Population Projections, the SCAG region grew by approximately 500,000 residents between 2012 and 2015 and is projected to grow by 3,300,000 residents between 2015 and 2040, for a total population of over 22 million people by 2040 (SCAG 2016b).

TABLE 5.14-1
SCAG REGION POPULATION PROJECTIONS

	2000[a]	2010[b]	2012	2016[c]	2020	2035	2040
SCAG Region	16,516,006	18,051,534		18,954,083			
2016 Projections[d]			18,322,000		19,395,000	21,486,000	22,138,000
Sources: [a] DOF 2011, [b] DOF 2012, [c] DOF 2016, [d] SCAG 2016b.							

As stated above, SCAG's growth forecasts serve as the most current projections, and were informed by input from the County and other local jurisdictions. The Project's planned population and housing growth is also consistent with the Santa Clarita Valley Area Plan (1990 and 2012), as discussed further in, Section 5.11, Land Use.

County of Los Angeles

Los Angeles County, which includes the Project site, has been, and continues to be, the most populous county in the Southern California region. In 2000, the County's population including cities, totaled 9,519,338 persons (DOF 2011). The DOF estimates the County's January 2016 population at 10,241,335 persons (DOF 2016).

Table 5.14-2, Los Angeles County Population, includes data from the 2000 and 2010 U.S. Census included in the DOF estimates of the current Los Angeles County population. The County population is estimated to have increased by approximately 7.6 percent, or 722,005 people, between 2000 and 2016.

TABLE 5.14-2
LOS ANGELES COUNTY POPULATION

	2000[a]	2010[a]	2016[b]
Unincorporated	986,050	1,057,257	1,051,989
Los Angeles County Total	9,519,330	9,822,121	10,241,335
Sources: [a] DOF 2012, [b] DOF 2016.			

Table 5.14-3, Los Angeles County Population Projections, presents SCAG's 2016 projections for the County. SCAG's 2016 projections show a projected increase of 909,765 people between the DOF 2016 data (10,241,335 residents) and SCAG's projected 2035 population (11,145,100 residents) and a projected increase of 1,273,465 people between the DOF 2016 data (10,241,335 residents) and SCAG's projected 2040 population (11,514,800 residents) (SCAG 2016c).

TABLE 5.14-3
LOS ANGELES COUNTY POPULATION PROJECTIONS

	2016 Projections			
	2012	2020	2035	2040
Unincorporated	1,040,700	1,106,600	1,216,100	1,273,700
Los Angeles County Total	9,922,600	10,326,200	11,145,100	11,514,800
Source: SCAG 2016c.				

North Los Angeles County Subregion

The North Los Angeles County Subregion includes all land in Los Angeles County north of the northern border of the City of Los Angeles and all cities and unincorporated communities bordering the southern edge of the Angeles National Forest. The population of North Los Angeles County, which includes the Project site, are shown in Table 5.14-4 below.

TABLE 5.14-4
POPULATION PROJECTIONS FOR THE
NORTH LOS ANGELES COUNTY SUBREGION

	2012	2020	2035	2040
North Los Angeles County	657,825	741,375	896,309	985,840
N/A – Not Available Source: SCAG 2016a				

As shown, the projected North Los Angeles population was estimated at 657,825 persons in 2012, which was 6.6 percent of the total County population of 9,922,600 persons (SCAG 2016a, 2016c). From 2000 to 2015, the City of Santa Clarita grew by 41.1 percent, while the Cities of Palmdale and Lancaster grew by 34.6 percent and 35.4 percent, respectively. This population growth is a result of both natural increase (births) and immigration from other regions. These rates exceed Los Angeles County's overall rate of 6.5 percent for the same time period (DOF 2011, 2015).

From DOF's 2016 data to SCAG's projected 2040 population, the resident population is anticipated to grow in the Cities of Santa Clarita (16.0 percent), Lancaster (25 percent), and Palmdale (21 percent) (DOF 2016, SCAG 2016c). The population of North Los Angeles County is also projected to increase from 657,825 persons to 985,840 persons, an increase of approximately 33 percent from SCAG's 2012 to 2040 estimates (SCAG 2016b).

Table 5.14-4 indicates that the North Los Angeles County Subregion will continue to represent a growing portion of the County's population, increasing to 7.1 percent of the County population in 2020 and to 8.6 percent of the County population in 2040 (SCAG 2016a). This trend is, in part, due to the developed characteristics of eastern, central, and southern Los Angeles County, where land for additional development is in limited supply. Much of the undeveloped land in western Los Angeles County is constrained by environmental factors. Thus, the North Los Angeles County Subregion represents the most viable area for substantial future growth and development in the County.

Housing

Regional

Southern California Association of Governments

In 2000, the 6-county SCAG region had a total of 5,722,035 housing units (DOF 2007) and 6,464,184 units in 2016 (DOF 2016). Table 5.14-5, SCAG Region Household Projections, projects the number of households in the SCAG region through 2040. According to the 2016 projections, the number of households is expected to increase at an average growth rate of approximately 0.93 percent per year between 2012 and 2040 (SCAG 2016b).

TABLE 5.14-5
SCAG REGION HOUSEHOLD PROJECTIONS

	2000[a]	2010[b]	2012	2016[c]	2020	2035	2040
SCAG Region	5,722,035	6,326,167		6,464,184			
2016 Projections[d]			5,885,000		6,415,000	7,172,000	7,412,000
Sources: [a] DOF 2007, [b] DOF 2011, [c] DOF 2016, [d] SCAG 2016b.							

Comparing the DOF data included in Table 5.14-5 and Table 5.14-1, SCAG Region Population Projections, population in the region rose at a faster rate (4.9 percent) than did the number of housing units (2.2 percent) between 2010 and 2016 (DOF 2011, 2016). This has increased population-to-household ratios, which has, in turn, increased the average household size.

Los Angeles County

Los Angeles County, which includes the Project site, has the largest housing stock of any county in the Southern California region. In 2016, the County's housing stock totaled 3,504,061 units (DOF 2016). Table 5.14-6, Los Angeles County Housing Stock, includes data on the County's historic housing stock from 2000 to 2016.

TABLE 5.14-6
LOS ANGELES COUNTY HOUSING STOCK

	2000[a]	2010[a]	2016[b]
Unincorporated	293,304	316,722	311,784
Los Angeles County Total	3,270,906	3,443,304	3,504,061
Sources: [a] DOF 2012, [b] DOF 2016.			

Table 5.14-7, Los Angeles County Household Projections, presents SCAG's 2016 projections for number of households in the County, which is projected to increase to 3,809,300 households by 2035 and to 3,946,600 households by 2040.

TABLE 5.14-7
LOS ANGELES COUNTY HOUSEHOLD PROJECTIONS

	2016 Projections			
	2012	2020	2035	2040
Unincorporated	292,700	332,700	371,800	392,400
Los Angeles County Total	3,257,600	3,493,700	3,809,300	3,946,600
Source: SCAG 2016c.				

Table 5.14-8, Los Angeles County 2016 Housing Units by Type, details the breakdown of existing housing units in Los Angeles County. This data shows that nearly half the housing stock in the County is comprised of single-family detached residential units; similarly, 50 percent of the housing stock in the unincorporated areas is single-family detached residential units (DOF 2016).

TABLE 5.14-8
LOS ANGELES COUNTY 2016 HOUSING UNITS BY TYPE

Housing Type	Number of Units	Percent of Total Units
Single-Family Detached	1,722,821	49.16%
Single-Family Attached	230,228	6.57%
Multifamily, 2–4 Units	286,298	8.17%
Multifamily, 5 or More Units	1,206,417	34.43%
Mobile Homes, Other	58,297	1.66%
Total Units	3,504,061	100.00%
Source: DOF 2016.		

A result of housing production in the County not meeting demand is a potential long-term upward trend in housing prices and escalating prices resulting in more families unable to own homes, therefore promoting out-migration to surrounding counties.

In accordance with the Regional Housing Needs Assessment (RHNA), the County's Housing Element states that for the entirety of the unincorporated areas of the County, 30,145 new housing units are needed to meet its future housing needs between 2014 and 2021. Part of this housing need would be provided in the unincorporated areas of the County, including the Project site.

Table 5.14-9, Future Housing Needs: 2014–2021 provides the breakdown of future housing needs by income level.

TABLE 5.14-9
FUTURE HOUSING NEEDS: 2014-2021

Household Income Category	Future Housing Needs	
	Unincorporated Areas (Countywide)	Incorporated Areas (Countywide)
Very Low Income	7,854	37,818
Lower Income	4,650	22,819
Moderate Income	5,060	24,983
Above Moderate Income	12,581	64,116
Total	**30,145**	**149,736**
Source: SCAG 2012b		

The unincorporated areas of Los Angeles County account for a substantial proportion of new home construction and existing home resale activity. According to the 2012 Santa Clarita Valley Area Plan (SCVAP), which planned for a 20-year period, at full build-out the Santa Clarita Valley will include approximately 150,000 to 155,000 households (LACDRP 2012). Although the RHNA targets for the unincorporated County area as a whole are not broken down by subregion or community, the Project would help meet the need for affordable housing in the unincorporated County areas. It is noted that the 1999 Final EIR did not identify the RHNA targets that were in place at the time of project approval, so a direct comparison cannot be made.

North Los Angeles County Subregion

The housing projections for North Los Angeles County, which includes the Project site, are shown in Table 5.14-10 below.

TABLE 5.14-10
HOUSING PROJECTIONS FOR THE
NORTH LOS ANGELES COUNTY SUBREGION

	2012	2020	2035	2040
North Los Angeles County	200,990	245,473	302,836	331,399
Source: SCAG 2016a				

As shown, projected North Los Angeles County housing was estimated at 200,990 units in 2012, which was 6.2 percent of the total County housing unit estimation of 3,257,600 units (SCAG 2016a, 2016c). Table 5.14-10 (above) indicates that the North Los Angeles County Subregion will continue to represent a growing portion of the County's housing availability, increasing to 7.0 percent of the County housing in 2020 and to 8.4 percent of the County housing in 2040 (SCAG 2016c). This trend is, in part, due to the developed characteristics of eastern, central, and southern Los Angeles County, where land for additional development is in limited supply. Much of the undeveloped land in western Los Angeles County is constrained by policies and environmental factors. Based on raw land availability, the North Los Angeles County Subregion represents a viable area for substantial future growth and development in the County.

Employment

Regional

Southern California Association of Governments (SCAG)

Historically, the SCAG region has experienced significant job growth. The data provided represents the most current projections and were adopted as part of the 2016–2040 RTP/SCS. The SCAG region's employment base decreased by 3.43 percent between 2000 and 2010 (SCAG 2012a). However, Table 5.14-11, SCAG Region Employment Projections, shows that regional employment between 2012 and 2040 is forecasted to increase by approximately 2.432 million jobs or at a rate of 1.17 percent per year to 2040.

TABLE 5.14-11
SCAG REGION EMPLOYMENT PROJECTIONS

	2000	2010	2012	2015	2020	2035	2040
SCAG Region[a]	7,482,000	7,225,000		–			
2016 Projections[b]			7,440,000		8,507,000	9,572,000	9,872,000
Note: The grayed-out boxes do not apply or do not have corresponding data.							
Sources: [a] SCAG 2012a [b] SCAG 2016c.							

Los Angeles County

During the period between 2007 and 2013, an approximately 3.3 percent decrease in the number of jobs occurred Countywide, with an 11 percent decrease in the unincorporated County area (SCAG 2015a). As shown in Table 5.14-12, Los Angeles County Employment Base, the County experienced a decline in employment in most areas due to the economic recession.

TABLE 5.14-12
LOS ANGELES COUNTY EMPLOYMENT BASE

	2007[a]	2008[b]	2010[a]	2013[a]
Unincorporated	245,966	237,000	227,029	219,002
Los Angeles County Total	4,520,583	4,340,370	4,130,998	4,372,375
Sources: [a] SCAG 2015, [b] SCAG 2012a				

Table 5.14-13, Los Angeles County Employment Projections, provides SCAG's employment projections. SCAG's 2016 forecasts shows employment growth rates in Los Angeles County will increase to 4,662,500 jobs by 2020 and to 5,225,800 jobs by 2040 (SCAG 2016c).

TABLE 5.14-13
LOS ANGELES COUNTY EMPLOYMENT PROJECTIONS

	2016 Projections			
	2012	**2020**	**2035**	**2040**
Unincorporated	222,900	237,500	272,400	288,400
Los Angeles County Total	4,246,600	4,662,500	5,062,100	5,225,800
Source: SCAG 2016c.				

North Los Angeles County Subregion

Employment in North Los Angeles County, which includes the Project site, is shown in Table 5.14-14 below.

TABLE 5.14-14
EMPLOYMENT PROJECTIONS FOR THE
NORTH LOS ANGELES COUNTY SUBREGION

	2012	**2020**	**2035**	**2040**
North Los Angeles County	181,089	211,300	258,082	280,447
Source: SCAG 2016a				

As shown, projected North Los Angeles County employment was estimated at 181,089 jobs in 2012, which was 4.3 percent of the total County employment 4,246,600 (SCAG 2016b). Table 5.14-14 (above) indicates that the North Los Angeles County Subregion will continue to represent a growing portion of the County's employment opportunities, increasing to 4.5 percent of the County's employment in 2020 and to 5.4 percent of the County's employment in 2040 (SCAG 2016a, 2016c). As indicated above, the North Los Angeles County Subregion represents the most viable area for substantial future growth and development in the County.

5.14.3 RELEVANT PLANS, POLICIES, AND REGULATIONS

This section provides an overview of any new or substantially revised policies and regulations that have been passed, adopted or approved since certification of the 1999 Final EIR, or those that were not previously discussed in the 1999 Final EIR.

Several regulations pertaining to population and housing are adopted at the State level and implemented at a regional and local level. Additionally, the planning for the long-term growth in the State and region is interconnected with policies related to air quality, greenhouse gas emissions (GHG), and transportation. The following regulatory setting provides some insight into this interconnectivity of issues to help facilitate informed decision-making regarding this issue. However, more detailed discussion regarding compliance with Senate Bill (SB) 375 and consistency with the RTP/SCS policies are provided in other sections of this EIR (RTP/SCS policies are discussed in Section 5.11, Land Use, and SB 375 is more fully discussed in Section 5.8, Greenhouse Gas Emission).

State

California Housing and Community Development Department Projections

California housing law calls upon local jurisdictions to provide a fair-share of housing. In implementing this law, the California Housing and Community Development Department (HCD) assigns fair share housing targets to each of the Council of Governments (COG) in the state based on the Department of Finance population projections and regional forecasts. SCAG, a Joint Powers Agency established under Sections 6502 *et seq*. of the *California Government Code*, is designated as a Council of Governments (COG), a Regional Transportation Planning Agency (RTPA), and a Metropolitan Planning Organization (MPO) for the six-county region of Orange, Los Angeles, Ventura, San Bernardino, Riverside, and Imperial Counties.

Senate Bill 375

As discussed in Section 5.8, Greenhouse Gas Emissions, SB 375 provides for a new planning process to coordinate land use planning and RTPs and funding priorities in order to help California meet the GHG reduction goals established in Assembly Bill (AB) 32. SB 375 requires SCAG, as the MPO, to incorporate a Sustainable Communities Strategy (SCS) in their Regional Transportation Plan that will achieve GHG emission reduction targets set by California Air Resources Board (CARB). The SCS serves to develop growth strategies that better integrate land use and transportation planning and help reduce the state's greenhouse gas emissions from cars and light trucks. The SCS must consider the state housing goals (*California Government Code* Section 65080 (b)(2)(B)).

Government Code Section 65915

Section 65915 of the *California Government Code* provides regulation for density bonuses and incentives as it pertains to residential developments, including mixed-use developments which include residential uses, and contains guidelines for adoption and implementation of density bonuses and incentives. Under Section 65915, all municipalities are required to adopt density bonus ordinances; this is reflected in the Los Angeles County Code of Ordinances (Title 22, Chapter 22.52, Part 17).

Regional

SCAG functions as the MPO for six Southern California counties: Imperial, Orange, Riverside, San Bernardino, Ventura, and Los Angeles. Regional plans are prepared and adopted by SCAG, which is the Council of Governments for the County of Los Angeles, the CEQA Lead Agency for this Project. As stated in Section 5.8, Land Use, Entitlements and Planning, the federal government mandates that SCAG research and draw up plans for transportation, growth management, hazardous waste management, and air quality for its region. SCAG has developed a number of plans to achieve these regional objectives. The most applicable to population, housing, and employment are the Regional Comprehensive Plan (SCAG 2008) and RHNA (SCAG 2012b).

Regional Comprehensive Plan (RCP)

The 2008 RCP calls for City and County involvement and coordination in addressing regional issues related to growth management and development. It serves as an advisory document for preparing local plans and handling issues of regional significance, such as land use and housing, open space and biological habitats, water, energy, air quality, solid waste, transportation, security and emergency preparedness, economy, and education.

There are three levels of recommendations for the region: goals, outcomes, and an action plan that contains constrained policies (or near-term, feasible policies) and strategic initiatives (longer-term strategies) for each regional issue. However, the RCP only functions as a voluntary "toolbox" to assist local jurisdictions in making General Plans, Specific Plans, and individual projects more sustainable. As identified in Resolution No. 08-502-1 (Resolution of the Southern California Association of Governments Accepting the 2008 Regional Comprehensive Plan for the SCAG Region), given its advisory nature, the 2008 RCP is not used in SCAG's Inter-Governmental Review (IGR) process (SCAG 2008).

Regional Housing Needs Allocation (RHNA)

The RHNA provides an allocation of the existing and future housing needs by jurisdiction that represents the jurisdiction's fair share allocation of the projected regional population growth. The future housing needs allocations are broken down by income level so that each jurisdiction is responsible for the development of affordable housing units to meet future housing needs.

SCAG defines "existing needs" as the number of low-income households overpaying for housing (defined as paying more than 30 percent of their income), as well as those in severe overcrowded conditions, farm worker needs for housing, and affordable housing units at risk of conversion to market rate housing. It defines "future needs" as the number of additional housing units by income level that will have to be created in each City and unincorporated County area as a fair share of the region's projected housing needs based on the estimated population growth in the city and region. The breakdown of future housing needs by income level allows each jurisdiction to be responsible for the development of affordable housing units throughout the region and avoid the concentration of low-income households.

County

Los Angeles County Housing Element

The 2014–2021 Housing Element of the County's General Plan identifies the County's existing and projected housing needs in the unincorporated areas, its goals, policies, and programs to meet these needs; and actions that would encourage housing development in the County to address its housing needs. The County has a future housing need for 30,145 new dwelling units for the 2014–2021 planning period and there are adequate sites in the County to build these units. The County has also developed programs to reduce regulatory barriers and provide incentives for housing development.

A consistency analysis of the Project, with the specific goals and policies with the County's relevant plans, policies and regulations, is provided in Section 5.11 (Land Use) in this document.

5.14.4 THRESHOLD CRITERIA

CEQA Thresholds of Significance

The following thresholds of significance are derived from the County of Los Angeles Department of Regional Planning's Initial Study checklist, which is based on Appendix G of the CEQA Guidelines.

Threshold 5.14-1: *Would the Project 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)?*

Threshold 5.14-2: *Would the Project cumulatively exceed official regional or local population projections?*

Threshold 5.14-3: *Would the Project displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?*

Threshold 5.14-4: *Would the Project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

5.14.4 RELEVANT PROJECT CHARACTERISTICS

The Project includes 820 residential units located within Phases B and C. Phase B is proposed to include 365 age-qualified dwelling units and 318 conventional single-family units and Phase C is proposed to include 137 conventional single-family units.

5.14.5 IMPACT ANALYSIS AND MITIGATION MEASURES

Threshold 5.14-1: *Would the Project 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)?*

Threshold 5.14-2: *Would the Project cumulatively exceed official regional or local population projections?*

Level of Significance without Mitigation: Less Than Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less Than Significant

Recommended Project-Specific Mitigation Measures: None

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The Project impacts would be consistent with the findings identified in Section 5.9, Socioeconomics, of the 1999 FEIR.

Population Growth Analysis

To provide a comparison to the project approved in the 1999 Final EIR, the analysis includes the population that has been generated for Phase A development. Since population is generated by dwelling units, the proposed 820 dwelling units located within Phases B and C would bring the total number of dwelling units in Phases A, B and C to 1,897 units, which represents an increase when compared to the total number of residential units approved (i.e., 1,791 units) for the Tesoro del Valle development in 1999; however, this increase would be allowed through approval of the proposed Discretionary Housing Permit and related density bonus. Of the 820 dwelling units proposed in Phases B and C, approximately 365 would be age-qualified residential units while the remaining units would be standard single-family detached. Although the Project would represent an increase in dwelling units, the change in residential type to include age-qualified units would result in an overall reduction of population compared to the Tesoro del Valle project approved in 1999. Based on a factor of 2.88 persons per dwelling unit for conventional single-family houses and a factor of 1.4 persons per dwelling unit for age-restricted, senior housing, the

anticipated population increase associated with the Project would be 1,822[1] and the total anticipated population for the entire Tesoro del Valle site (including existing Phase A development) would be 4,925 compared to approximately 5,158 persons on the Tesoro del Valle site for the 1999 approved project. This would result in a reduction of approximately 233 persons compared to the project approved in the 1999 Final EIR. The Project would be consistent with the increase in population projections for the SCAG subregion which includes Los Angeles County and the North Los Angeles County Subregion. The Project would represent approximately 1.5 percent of the population grown in the North Los Angeles County subregion for 2012 to 2040. The project would represent approximately 1.0 percent of the population growth identified for the Santa Clarita Valley at full build-out of the uses shown on the Land Use Maps of the City's General Plan and the County's Area Plan identified to be approximately 460,000 to 485,000 residents (LACDRP 2012). The approved project evaluated in the 1999 Final EIR indicated that no significant impacts to population would occur because the Project's contribution to regional growth represented a minimal percentage. The Project would result in fewer persons (4,925 persons vs. 5,158 persons) compared to the 1999 Final EIR project; therefore, population growth associated with the Project would be less than significant.

Housing Growth Analysis

Housing development in the entire Santa Clarita Valley area of Los Angeles County would occur in the incorporated city of Santa Clarita, as well as other unincorporated areas of the Santa Clarita Valley, including the Project site. At buildout of the 2012 SCVAP, which used a 20-year planning horizon, it is projected that there would be 150,000 to 155,000 households. The Project's 1,897 units for Phases A, B and C would make up approximately 1.2 percent of the growth during this planning horizon. In addition, as indicated in Table 5.14-9, the County's Housing Element identifies future housing needs, pursuant to SCAG's RHNA. The Project would contribute units to SCAG's future housing needs identified for the County between 2014 and 2021. Therefore, the Project's housing development would contribute to the 2012 SCVAP projection and to SCAG's RHNA; no conflict with the County's projected housing stock growth would occur. Impacts would be less than significant.

Employment Growth Analysis

The Project is residential in nature and is not anticipated to create a substantial number of long-term employment opportunities. Potential employment opportunities would be associated with the Homeowners Association; however, these opportunities would be nominal.

The Project would also generate approximately 45 temporary construction jobs during the build out period. These jobs are typically filled by existing residents of the region and do not induce substantial housing demand. Therefore, the potential growth associated with Project-generated jobs during construction would not be significant. This analysis is consistent with the findings presented in the 1999 Final EIR that identified Phases A, B, C, and D would generate 151 jobs and be considered a small employment contribution and a less than significant impact.

Jobs/Housing Ratio Analysis

In addition to the absolute population, housing, and employment numbers discussed above, the jobs/housing balance is another indicator of a project's effect on growth and quality of life in the Project area. Although Phases B and C would create minimal permanent job opportunities, in combination with Phase A that included 40,000 sf of commercial uses, the increase in commercial

[1] 455 conventional units X 2.88 persons per dwelling unit = 1,310.4 and 365 age-restricted units X 1.4 persons per dwelling unit = 511. The total population would be 1,821.4 rounded up to 1,822.

land uses would improve the jobs/housing ratio for the Project as a whole. Therefore, because the Project does not substantially change the components that generate housing or employment from the project approved in 1999, the Project's impact on jobs/housing would be less than significant.

Threshold 5.14-3: *Would the Project displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?*

Threshold 5.14-4: *Would the Project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

Level of Significance without Mitigation: Less Than Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less Than Significant

Recommended Project-Specific Mitigation Measures: None

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The Project impacts would be consistent with the findings identified in Section 5.9, Socioeconomics, of the 1999 FEIR.

Implementation of the Project would not displace a substantial number of housing units or people since the Project site is currently vacant and in natural open space as described in Section 3.0, Environmental Setting. No impacts would occur as no housing units or people would be displaced.

5.14.6 CUMULATIVE IMPACTS

The Project would accommodate growth in the Santa Clarita Valley Area consistent with the SCVAP. The Project would provide for growth in housing, and population that is consistent with the growth projections for the area, as incorporated into the SCAVP and with the growth projections used by SCAG in the development of the 2016–2040 RTP/SCS. The Project would also contribute to meeting the State-mandated RHNA housing production targets for the County of Los Angeles. As indicated in Section 5.11, Land Use, the Project would be consistent with the 1990 and 2012 SCVAP.

There would be less than significant impacts related to the potential displacement of people or housing units as a result of the Project since the Project site is undeveloped. While the Project would result in growth, this is growth that was anticipated in the 1999 Final EIR and would be consistent with local and regional growth assumptions.

Population, housing, and employment impacts would be less than significant and no mitigation would be required in relation to approved County and regional plans. Population, housing and employment growth would be substantial relative to existing Project site conditions because the site is currently undeveloped and unoccupied; however, the growth was previously identified in the 1999 Final EIR. Hence, this impact is less than significant and no mitigation would be appropriate since the Project is consistent with approved land use and growth plans in the region.

No significant cumulative adverse impacts related to substantial population, housing, or employment growth and displacement would occur with implementation of the proposed Specific Plan Amendment. Cumulative impacts would be less than significant and no mitigation is required.

5.14.7 IMPACT CONCLUSION

Impacts related to population, housing and employment would be less than significant.

5.14.8 REFERENCES

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5.15 PUBLIC SERVICES

As demonstrated in the remainder of this section, all anticipated Project impacts would be consistent with the findings identified in the 1999 Final Environmental Impact Report (EIR) prepared for the Tesoro del Valle Project.

This section of the Draft Supplemental Environmental Impact Report (Supplemental EIR) addresses potential impacts to fire and police protection services, including emergency response and evacuation services that would result from implementation of the Phases B and C Project.

5.15.1 BACKGROUND INFORMATION

This section summarizes the analysis of public services in the 1999 Tesoro del Valle Final Environmental Impact Report (1999 Final EIR). This Supplemental EIR incorporates by reference the Final EIR and the associated Mitigation Monitoring Program (MMP), which was adopted as part of the Final EIR documentation.

Fire Protection Services

The 1999 Final EIR determined that the incremental and cumulative demand on the Los Angeles County Fire Department (LACFD) fire protection and emergency response services would require additional staffing, equipment, and facilities to provide an adequate level of service to the project. Implementation of adopted mitigation measures, described below, consisting of project design features (i.e., site access, construction materials and methods, brush clearance), payment of mitigation fees, and dedication of a 4.3-acre fire station site to the LACFD for construction of a new station were determined to reduce impacts to a less than significant level.

This Project reduces the overall development footprint as compared to the project analyzed previously in the 1999 EIR, although some new development areas are proposed. The proposed number of residential units is proposed to increase by 108 units beyond what was approved for development in the 1999 FEIR, and a new senior housing component is now proposed.

Police Protection Services

The 1999 Final EIR determined that the Tesoro development's contribution of approximately 5,158 residents to the Santa Clarita Valley (based on the application of a factor of 2.88 persons per household for 1,791 dwelling units) would result in significant impacts to the Los Angeles County Sheriff's Department (LACSD) due to limited staffing and uncertainty and limitations in funding at that time. The approved project included conditions of approval and project design features to mitigate the impact to the extent feasible; however, this impact could not be fully mitigated. Therefore, impacts to sheriff services were considered to be significant and unavoidable.

Impacts to the California Highway Patrol (CHP) and California's Office of Emergency Services (OES) were not analyzed in the 1999 Final EIR.

This Project reduces the overall development footprint as compared to the project analyzed previously in the 1999 EIR, although some new development areas are proposed. The proposed number of residential units is proposed to increase by 108 units beyond what was approved for development in the 1999 FEIR, and a new senior housing component is now proposed.

School Services

The 1999 Final EIR determined that both Saugus Union School District (SUSD) and William S. Hart High School District (WHSD) would be significantly impacted by the project's contribution of 448 elementary school-age students and 420 middle and high school-age students, based on the student generation rates used by the school districts at that time. Prior to project approval and California Environmental Quality Act (CEQA) document certification, the Project Applicant entered into school facilities mitigation agreements with both SUSD and WHSD to mitigate these impacts to a less than significant level.

The requirements of the agreements are summarized in the mitigation measures described below. In addition, although SUSD was defined as the primary provider of elementary education services, a mitigation measure ensuring the implementation of the joint agreement entered into among the Applicant, Castaic Union School District (CUSD), SUSD, and WHSD to accommodate interdistrict student transfers from SUSD to CUSD was also adopted.

As compared to the approved project analyzed in the 1999 Final EIR, this Project increases the proposed number of residential units by 108 units beyond what was approved for development in the 1999 FEIR, and a new senior housing component is now proposed.

Library Services

The 1999 Final EIR determined that the Tesoro del Valle project would significantly impact library services in the Santa Clarita Valley. The Project Applicant consulted with the County of Los Angeles Public Library to formulate mitigation measures, and it was determined that payment of the County's library facilities mitigation fee, in the amount of $569.87 per dwelling unit, would reduce this impact to a less than significant level.

As compared to the approved project analyzed in the 1999 Final EIR, this Project increases the proposed number of residential units by 108 units beyond what was approved for development in the 1999 FEIR, and a new senior housing component is now proposed.

5.15.2 EXISTING CONDITIONS

Fire Protection Services

Los Angeles County Fire Department

The LACFD is responsible for fire prevention, suppression, investigation, and other related services in the Project area. The LACFD provides fire and paramedic services to all unincorporated areas of Los Angeles County. The Project area is served by Fire Station 156 in Battalion 6, located at 24505 Copper Hill Drive, approximately two miles southwest of the Project site. Station 156 has a four-person engine company. All existing fire stations in Battalion 6 and 22 that serve the Santa Clarita Valley area are listed below:

- Station 73: 24875 N. Railroad Avenue, Santa Clarita 91321-1520
- Station 75: 23310 Lake Manor Drive, Chatsworth 91311-6418
- Station 76: 27223 Henry Mayo Drive, Valencia 91355-1009
- Station 77: 46833 Peace Valley Road, Gorman 93243-0002 (Mail: P.O. Box 2)
- Station 104 (temporary): 26201 Golden Valley Road, Santa Clarita 91350

- Station 107: 18239 West Soledad Canyon Road, Santa Clarita 91351-3521
- Station 108: 28799 North Rock Canyon Drive, Santa Clarita 91390-4297
- Station 111: 26829 Seco Canyon Road, Valencia 91350-2217
- Station 123: 26321 North Sand Canyon Road, Santa Clarita 91351-4020
- Station 124: 25870 Hemingway Avenue, Stevenson Ranch 91381-1604
- Station 126: 26320 Citrus Street, Santa Clarita 91355 (Battalion Headquarters)
- Station 128: 28450 Whites Canyon Road, Santa Clarita 91351
- Station 132: 29310 Sand Canyon Road, Santa Clarita 91387
- Station 143: 28580 Hasley Canyon Road, Castaic 91355
- Station 149: 31770 Ridge Route, Castaic 91384-3300
- Station 150: 19190 Golden Valley Road, Santa Clarita 91387
- Station 156: 24505 Copper Hill Drive, Valencia 91354

Stations 156 (first responder), 111 (second responder), and 108 (third responder) are closest to the Project site. However, the LACFD dispatches emergency response units as needed to an incident anywhere in the LACFD's service territory based on distance and availability. The LACFD reports that most incidents require a multi-station response. The LACFD has master mutual aid agreements with the Kern County Fire Department, the Ventura County Fire Department, and the U.S. Forest Service (USFS), which would allow for these other fire agencies to respond to fire incidents at the site and for the LACFD to respond to fire incidents in Kern County, Ventura County, and the Angeles National Forest.

As discussed in detail in Section 5.9, Hazards and Hazardous Materials, of this Supplemental EIR, the Project site is located in an area designated as a Very High Fire Hazard Severity Zone (VHFHSV).

Police Protection Services

Los Angeles County Sheriff's Department

Primary law enforcement services in the Project area are provided by the LACSD, which operates several stations throughout the County. The Santa Clarita Valley Station serves the Project area and is approximately six to eight miles south of the Project site at 23740 West Magic Mountain Parkway in the City of Valencia. This station currently serves a 656-square-mile service area with a population of approximately 279,000 persons.

The Santa Clarita Valley Station has a staff of 181 sworn deputies and 39 civilian employees. The LACSD has an officer-to-population ratio goal of one deputy per 1,000 residents. The current ratio is 1 deputy per 1,514 residents; therefore, the Santa Clarita Valley Station is currently understaffed.

Response times in the Project area vary depending on location, traffic conditions, and priority of the call. The LACSD estimates the routine (non-emergency) response time to the Project site for a request for service would be approximately 30 to 40 minutes, the priority response time would be approximately 25 to 35 minutes, and the emergency response time would be approximately 7 to 11 minutes (LACSD 2016 and LACSD 2017).

Currently, a new LACSD facility is proposed and in the final planning stages which would replace the Santa Clarita Sheriff's Station (LACSD 2017).

California Highway Patrol

The primary responsibility of the CHP is to patrol State highways and County roadways, enforce traffic regulations, respond to traffic accidents, and provide service and assistance for disabled vehicles. The secondary mission of the CHP is to provide assistance to all law enforcement agencies under emergency conditions. In the Santa Clarita Valley area, the CHP maintains a Mutual Aid Agreement with the LACSD.

The CHP provides traffic regulation enforcement for unincorporated Santa Clarita Valley and the surrounding areas from its Newhall Station located at 28648 The Old Road, near the interchange of Interstate (I) 5 and State Route (SR) 126. This station has 76 officers and patrols 204 miles of freeway and 224 miles of unincorporated roadways within a 674-square-mile area (CHP 2016). The Newhall CHP patrols a service area of approximately 700 square miles, which includes I-5, SR-126, SR-14, and all unincorporated areas and roadways. This service area extends westerly to the Ventura County line, east to Agua Dulce, north to SR-138 (and along SR-138 to Avenue 22 East), and south to SR-118.

There are no long-range planning documents or uniform staffing requirements used by the CHP to determine future need within each service area. Rather, each station determines its own staffing allocation relative to the geographical needs within the station area's boundaries based on the service area's unique requirements and budget constraints. The CHP does not receive or base its deployment on the revenues that may be generated within its service area. The long-range planning for the CHP and future staffing needs are based on the needs of the entire State and budget constraints. The primary funding source for CHP facilities and staffing is State motor vehicle registration and driver's license fees. CHP Headquarters in Sacramento determines the allocation of these fees to each service area. The Newhall CHP area, which includes the Project site, has submitted requests for future staffing; however, there are no immediate plans to increase either Newhall area-based personnel or equipment (CHP 2016).

Emergency Response and Evacuations Plans (California Office of Emergency Services)

California's OES coordinates overall State agency response to major disasters in support of local government. The office is responsible for assuring the State's readiness to respond to and recover from natural, manmade, and war-caused emergencies and for assisting local governments in their emergency preparedness, response, and recovery efforts. The OES maintains the State Emergency Plan, which outlines the organizational structure for State management of the response to natural and manmade disasters. The OES assists local governments and other State agencies in developing their own emergency preparedness and response plans, in accordance with the Standardized Emergency Management System (SEMS) and the State Emergency Plan, for earthquakes, floods, fires, hazardous material incidents, nuclear power plant emergencies, and dam breaks.

Each jurisdiction is required to show the OES that it is in compliance with SEMS through a number of measures, including preparation and maintenance of an up-to-date Emergency Management Plan, which includes an Emergency Evacuation Plan. Non-compliance with SEMS can result in the State withholding disaster relief from the non-complying jurisdiction in the event of an emergency disaster. The California OES coordinates an emergency organizational network of the California OES, local Emergency Operations Centers (EOCs) in Cities, and regional EOCs within each County.

The regional office of the OES is located in Los Alamitos, and the Los Angeles County EOC is located in downtown Los Angeles. The County Office of Emergency Management has prepared the *Multi-Hazard Functional Plan*, which details the coordination of County agencies during and after a catastrophic event and establishes the framework for the mutual aid agreements with the CHP and federal, State, and other local governments in the region. It also serves as the Emergency Management Plan (including Emergency Evacuation Plan) for the entire County.

The Los Angeles County EOC is responsible for emergency operations in the unincorporated areas of Los Angeles. Should an emergency occur, the LACSD and the LACFD would provide the first response as well as the initial contact with other agencies that may need to be involved, such as the Red Cross. Funding for the County's EOC is primarily from the County General Fund, with a small percentage coming from federal funds, which are funneled through California's OES to the County EOC.

Schools

The Tesoro del Valle Project site lies within the borders of two elementary school districts, SUSD and CUSD, and one high school district, WHSD, which also provides middle school education. Because the majority of the Project site lies within the SUSD service area, the Project site was annexed in its entirety into the SUSD during buildout of Phase A. However, elementary students who reside in the Tesoro del Valle Project may attend CUSD through an approved interdistrict transfer.

Because of rapid population growth in the Santa Clarita Valley, all school districts serving the general Project vicinity are implementing expansion and improvement plans to attempt to meet demand. However, many schools are operating at or beyond capacity and depend on temporary portable classrooms to provide adequate space until land and/or funding becomes available to construct additional facilities.

Saugus Union School District

The SUSD serves kindergarten through sixth grade (K–6) students. Implementation of Phase A included the provision of a new, permanent elementary school on a 10.8-acre site with a capacity of 720 students, expandable up to 930 students, consistent with the terms and conditions of the final amended mitigation agreement between the Project Applicant and SUSD. Tesoro del Valle Elementary, located at 29171 North Bernardo Way in Phase A, was added to the SUSD in the 2005–2006 school year and is intended to serve all elementary school-age children generated from all phases of the Tesoro del Valle Project.

Castaic Union School District

The CUSD serves kindergarten through eighth grade (K–8) students in portions of the Santa Clarita Valley. The Project Applicant currently has an executed joint agreement with CUSD, SUSD, and WHSD to provide a funding mechanism for school facilities and education costs to offset impacts to CUSD related to interdistrict transfers of students generated from the Tesoro del Valle Project.

William H. Hart Union High School District

The WHSD provides junior high and high school (grades 7–12) with education services in the Santa Clarita Valley area. The Project site would be served by Rio Norte Junior High School, located at 28771 Rio Norte Drive (which is less than a ¼ mile south of the Project site entrance),

and Valencia High School, located at 27801 North Dickason Drive (which is approximately 1.5 miles south of the Project site entrance).

The Applicant currently has an executed school facilities mitigation agreement with WHSD to mitigate impacts identified in the 1999 Final EIR. This agreement was executed in 1997 and reflected impacts anticipated from the Project being considered at that time, which included 2,502 dwelling units (1,601 single-family units and 901 multi-family units). To reduce these impacts, the agreement requires the Project Applicant to pay fees to WHSD on a per dwelling unit basis as calculated by formulas described in the agreement that consider numerous interrelated factors (e.g., land value, student generation rates). These fees were paid consistent with the terms of the agreement for construction of 1,077 units in Phase A.

Libraries

The Project would receive public library services from the County of Los Angeles Public Library (County Library). The County Library currently operates 85 regional/community libraries, 2 institutional libraries, and 3 bookmobiles located Countywide in both unincorporated and incorporated areas (County of Los Angeles Public Library 2016a). The County Library has clearly defined geographic service areas for each facility, with no overlap between service areas. The Project site is located within County Library Planning Area 1 (Santa Clarita Valley) and is within the service area of the Castaic Library (County of Los Angeles Public Library 2016b). Castaic Library is an approximately 12,200-square-foot facility located at 27971 Sloan Canyon Road in Castaic, approximately 2.7 miles east of the Project site (County of Los Angeles Public Library 2016c).

5.15.3 RELEVANT PLANS, POLICIES, AND REGULATIONS

This section provides an overview of any new or substantially revised policies and regulations that have been passed, adopted or approved since certification of the 1999 Final EIR, or those that were not previously discussed in the 1999 Final EIR.

The relevant policies and regulations related to wildland and urban fire hazards are discussed in Section 5.9, Hazards and Hazardous, of this Supplemental EIR. There are no additional regulations related to provision of fire services. The following is the relevant regulation related to police protection services for the Project.

State

Senate Bill 50

With approval of Proposition 1A by voters on November 13, 1998, the school fee provision of Senate Bill (SB) 50 became effective. SB 50 placed statutory caps on developer fees and stated that local governments cannot deny a project based on the adequacy of school facilities. Unless a developer enters into a mitigation agreement with the school district regarding the payment of developer fees for the construction of new school facilities, it must pay the Statutory School Fees established by SB 50. As described further below, the Project Applicant has entered into school facilities mitigation agreements with both SUSD and WHSD, as well as an agreement with these two districts and CUSD to accommodate interdistrict elementary student transfers.

Proposition 51

In 2016 California voters approved Proposition 51 for school construction projects throughout California. Proposition 51 is designed to allocate bond revenue to support construction of new

school facilities, providing school facilities for charter schools; modernization of school facilities; providing facilities for career technical education programs; and acquiring, constructing, renovating, and equipping community college facilities.

County

Chapter 22.74 of Los Angeles County Municipal Code: Law Enforcement Facilities Fee

The Law Enforcement Facilities Fee Program was established in May 2008 to mitigate impacts to LACSD from new development within the following three "law enforcement facilities fee zones" encompassing portions of the unincorporated Los Angeles County: Santa Clarita Zone/Zone 1, Newhall Zone/Zone 2, Gorman Zone/Zone 3. This program establishes uniform mitigation fees within each fee zone based on the estimated cost of providing projected law enforcement facility needs for residential, commercial, office, and/or industrial projects. The mitigation fees are adjusted annually based on the Engineering Record-News Building Construction Cost Index for Los Angeles. Based on the *County of Los Angeles Code*, Section 22.74.030, the current single-family residential fee for the Santa Clarita Zone, which includes the Project site, is $467 per single-family dwelling unit (County of Los Angeles 2016).

Chapter 22.72 of Los Angeles County Municipal Code: Library Facilities Mitigation Fee

The Library Facilities Mitigation Fee Program was established in 1998 to mitigate impacts from residential development in unincorporated Los Angeles County served by the County Library system. The program establishes a uniform fee within each library Planning Area based on the estimated cost of providing projected library facility needs and is adjusted annually based on the Consumer Price Index. The fee does not vary based on dwelling type. The current fee for Fiscal Year 2017-18 for Planning Area 1, which includes the Project site, is $909.00 per residential unit (County Code Section 22.72.030).

5.15.4 THRESHOLD CRITERIA

California Environmental Quality Act Thresholds of Significance

The following thresholds of significance are derived from the County of Los Angeles Department of Regional Planning's Initial Study checklist, which is based on Appendix G of the State CEQA Guidelines.

Threshold 5.15-1: *Would the Project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for fire protection?*

Threshold 5.15-2: *Would the Project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for police protection?*

Threshold 5.15-3: *Would the Project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable*

service ratios, response times or other performance objectives for school services?

Threshold 5.15-4: *Would the Project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for library services?*

The following threshold is evaluated in Section 5.16, Recreation.

Threshold 5.15-5: *Would the Project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for parks?*

5.15.5 RELEVANT PROJECT CHARACTERISTICS

As detailed in Section 4.0, Project Description, the Vesting Tentative Tract Map (VTTM) includes a location for a 162-foot-diameter concrete helispot on the western side of Phase B along a ridge at an elevation of 1,842 feet above mean sea level and immediately beyond the 2 proposed 72-foot-diameter Zone 3 potable water reservoirs and associated booster pump station. The helispot has been designed in accordance with applicable Federal Aviation Administration (FAA) and the California Department of Transportation's (Caltrans') Division of Aeronautics regulations to accommodate the largest helicopter used by the LACFD, the Sikorsky S70 (Firehawk), the civilian version of the UH60 Blackhawk. The Final Approach and Takeoff area (FATO) would be 102 feet in diameter with a 30-foot-wide safety area around the circumference of the FATO, for a total diameter of 162 feet.

Two primary access points to Phases B and C already exist (i.e., Tesoro del Valle Drive and Avenida Rancho Tesoro). Access to individual residential neighborhoods would be regulated by five security gates. The inclusion and location of access gates is subject to review and approval by the County.

Phase A of the Tesoro del Valle Project included the provision of a new, permanent elementary school on a 10.8-acre site with a capacity of 720 students, expandable up to 930 students, consistent with the terms and conditions of the final amended mitigation agreement between the Project Applicant and the SUSD. This school is intended to serve all elementary school-age children generated from implementation of all phases of the Tesoro del Valle Project.

Regulatory Requirements

The project will comply with the following Regulatory Requirement (RR) and is assumed in the analysis presented in this section. It is noted that RR PS-1 through RR PS-7 were originally identified as mitigation measures in the 1999 EIR.

RR PS-1 All nonresidential facilities shall incorporate sprinkler systems. (1999 Fire Services MMP-1)

RR PS-2 The Project will provide water mains, fire hydrants, and fire flow as required by the County Forester and Fire Warden for all land shown on the map to be recorded. (1999 Fire Services MMP-3)

RR PS-3 Fire Department access shall be extended to within 150 feet of any portion of habitable structures to be built. (1999 Fire Services MMP-5)

RR PS-4 Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. All weather paving shall be used for roadways. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet. (1999 Fire Services MMP-6)

RR PS-5 Provide Fire Department and County approved street signs and building address numbers prior to occupancy. (1999 Fire Services MMP-7)

RR PS-6 Prior to construction of a fire hazard reduction a fuel management plan shall be developed, reviewed by the Fire Department, and implemented. The plan shall include the following components:

- A revised landscape plan replacing eucalyptus, pines, junipers, and cypress with other native trees.
- Use of low-fuel volume plants, including sumac, toyon, elderberry, holly leaf cherry, oak, sycamore, and California bay species.
- Additional fuel modification zone with increased brush clearance for homes that face northeast open space areas.
- Areas designated as open space shall not be utilized for equipment or vehicle storage or for access to the area of development. Such areas shall not be used for dumping of fill materials. (1999 Fire Services MMP-9)

RR PS-7 The applicant shall be required to pay a fee of $0.18 per square foot of structure or the prevailing rate as determined by the County of Los Angeles Fee Program for Fire Stations for the Benefit of the Consolidated Fire Protection. This fee program provides for the expansion of fire protection facilities. (1999 Fire Services MMP-10)

RR PS-8 Prior to the issuance of building permits, the applicant shall pay the Los Angeles County Sheriff's Department (LACSD) the applicable current fee amount, pursuant to the Law Enforcement Facilities Fee Program.

RR PS-9 Prior to issuance of occupancy permits, the applicant shall ensure that street lighting meets County Department of Public Works standards and address numbers shall be provided that are readily apparent from the street for emergency response agencies.

RR PS-10 Prior to issuance of building permits, the Project Applicant shall pay the current library fee at the time of building permit issuance ($909.00 per residential unit for Fiscal Year 2017-2018) to the County of Los Angeles Public Library to offset the demand for services generated by the Project. The library mitigation payment shall be made on a building permit-by-building permit basis by the developer for residential projects.

5.15.6 ENVIRONMENTAL IMPACTS

Impact Analysis

Fire Protection Services

Threshold 5.15-1: *Would the Project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for fire protection?*

Level of Significance without Mitigation: Potentially Significant.

Recommended 1999 Final EIR (FEIR) Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Potentially Significant

Recommended Project-Specific Mitigation Measures:

MM PS-1 Prior to initiation of grading activities, the Project Applicant shall submit an Emergency Access Plan and/or Congestion Management Plan to the Los Angeles County Fire Department (LACFD) and Los Angeles County Sheriff's Department (LACSD) for review and approval. The Plan shall include, but not be limited to, (1) identification of construction haul routes; (2) duration and location of any lane closures; (3) location of parking for construction workers during construction phases; (4) use of flagmen; and (5) any pedestrian-related impacts to sidewalks and intersection crossings. The Traffic Management Plan shall be implemented during all stages of Project construction. The contractor specifications shall include the requirements outlined in the Emergency Access Plan and/or Congestion Management Plan and this shall be verified by the County.

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The Project impacts would be consistent with the findings identified in Section 5.10, Public Services and Utilities, of the 1999 FEIR.

Los Angeles County Fire Department

Construction

Similar to the approved Project analyzed in the 1999 Final EIR, construction-related activities, primarily from the hauling of large and heavy equipment and materials to and from the Project site, could temporarily increase congestion in the local area and affect traffic circulation patterns to the Project site, resulting in the possibility of delayed response times by the LACFD. However, the impact would be considered less than significant provided that an Emergency Access Plan and/or Congestion Management Plan is submitted prior to site-preparation activities. As required in Mitigation Measure (MM) PS-1, the plan would be reviewed by the LACFD to ensure that feasible alternative routes for emergency access have been identified. With implementation of MM PS-1, there would be no new or more significant impacts to fire protection services.

Operation

As previously discussed, the 1999 Final EIR determined that impacts to fire protection services would be mitigated with the provision of a lot for construction of a new fire station by LACFD, as well as through implementation of Project design features (i.e., site access, construction materials and methods, brush clearance) and payment of fees to the LACFD.

However, the LACFD has requested the provision of an emergency helispot in lieu of a fire station. As discussed in Section 4.0, Project Description, the Project includes a helispot designed to accommodate the largest helicopter used by the LACFD in Phase B. The purpose of the proposed helispot is to provide quick turnaround for water pickup while fighting wildland fires. If the Project is approved, the helispot would be a condition of approval and would be subsequently transferred to LACFD for operation and maintenance of the helispot facility. Additionally, the adopted fire-related mitigation measures would be carried forward as revised to reflect the current County Fire Code to ensure compliance with LACFD requirements, such as site access, construction, building materials, and fuel modification. As required by Section 1117.2.1 of the County Fire Code (Title 32), a Fuel Modification Plan, Landscape Plan, and an Irrigation Plan shall be submitted to the LACFD Forestry Division and the County Department of Regional Planning and must be approved prior to the issuance of a grading permit. The Project would comply with all applicable requirements of the Los Angeles County Fire Code (Title 32). All-weather access and emergency access will be provided to the satisfaction of the LACFD and brush clearance activity would comply with the County Fire Code (Title 32, Section 317 et. seq). Finally, as discussed above, any current fees due to the LACFD would be promulgated through County Fire Code Section 320, "Land Development and Environmental Review Fees", as a standard condition of any project processed by the County of Los Angeles.

The Project would be located within a reduced grading footprint and proposes the same types of land uses as approved in 1999. The overall number of residential units for the Tesoro development would increase compared to the units approved in 1999. However, fire departments, including the LACFD, do not measure performance with a population-to-service ratio as this approach does not reflect fire services needed for non-residential structures, vehicular incidents, the transient population, and vacant land with combustible vegetation. The LACFD instead bases its performance objectives on national response time guidelines, as follows: 8 minutes for first arriving unit for all emergency incidents in suburban area and 12 minutes for the advanced life support (paramedic) unit in suburban areas.

The Project site is located within the area described by the LACFD Forester and Fire Warden as VHFHSV and would comply with all applicable code and ordinance requirements for construction, access water mains, fire hydrants, and brush clearance.

Based on the proposed revisions to the remaining portion of Phase A and Phases B and C tract map, including changes in population, density, and the proposed helispot, the LACFD concluded that the Project, in combination with existing and other planned stations in the vicinity, would continue to provide adequate fire protection and emergency medical services, consistent with the determination of the 1999 Final EIR. The Project would not create staffing or response time problems at the fire stations serving the Project site. Therefore, the Project would not result in new or more significant impacts to fire protection services and no additional mitigation measures would be required.

Police Protection Services

Threshold 5.15-2: *Would the Project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or*

physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for police protection?

Level of Significance without Mitigation: Potentially Significant

Recommended 1999 FEIR Mitigation Measures: None Applicable

Level of Significance with 1999 FEIR Mitigation: Potentially Significant

Recommended Project-Specific Mitigation Measures: In addition to MM PS-1, the following MM is recommended.

MM PS-2 During site and building layout design, measures to increase site security shall be implemented, including, but not limited to providing lighting in private common areas and private parks.

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The Project impacts would be less than the findings identified in Section 5.10, Public Services and Utilities, of the 1999 FEIR.

Los Angeles County Sheriff's Department

Construction

As previously discussed, construction-related activities, primarily from the hauling of heavy and large-size equipment and materials to and from the Project site, could temporarily increase congestion in the local area, resulting in the possibility of delayed response times by the LACSD. MM PS-1 requires the Project Applicant to submit an Emergency Access Plan and/or Congestion Management Plan to the LACSD. The Emergency Access Plan and/or Congestion Management Plan would be subject to LACSD review and approval to ensure that feasible alternative routes for emergency access have been identified prior to construction activities. Implementation of this mitigation measure would reduce construction impacts to police services to a less than significant level.

Operation

The Project site is currently vacant and currently requires minimal police protection services. Based on an anticipated population increase associated with the Project of 1,822 persons as detailed in Section 5.14, Population and Housing, the total anticipated population for the entire Tesoro del Valle site (including existing Phase A development) would be 4,925. It is noted that this total population would be less than the total population forecasted of 5,158 in the 1999 FEIR.

The LACSD has indicated that due to the rapid population growth in the station's service area and the current level of service available, implementation of the Project would result in the need for additional deputies in the Santa Clarita Valley Station to provide adequate police services (LACSD 2016). Specifically, based on the LACSD's service objective of 1 deputy per 1,000 residents, the projected Phases B and C population would result in the need for 2 additional deputies. However, the LACSD did not indicate that implementation of the Project would result in the need for new or expanded physical facilities, the construction of which could result in environmental impacts.

LACSD services are partially financed by the tax revenue received from new residents, fees for permits, penalties, services, and through the general Los Angeles County budget process. In addition, crime deterrent measures to be implemented via MM PS-2 and in compliance with RR PS-2, such as street and outdoor lighting per Los Angeles County standards and other recommendations of the LACSD, would increase site security and assist in reducing the demand for police protection services on the Project site.

As discussed above, the 1999 Final EIR determined that the Tesoro del Valle Project (then estimated to generate 5,158 persons) would result in significant impacts to police protection services even with implementation of site security measures (revised as MM PS-2 below, and RR PS-9). However, this determination was made in the absence of the recently established Law Enforcement Facilities Fee Program (County Code, Chapter 22.74), developed specifically to mitigate impacts to LACSD facilities from new development.

Prior to establishment of this program, there was not a process available to mitigate such impacts. However, participation in the Law Enforcement Facilities Fee Program, stated as RR PS-8, would reduce the previously identified significant impact to a less than significant level. The Project would not create staffing or response time problems at the LACSD stations serving the Project site. Therefore, there would be no new or more significant impacts to police protection services. Impacts to police protection services would be reduced from the impact identified in the 1999 Final EIR with compliance with RR PS-8.

California Highway Patrol

As discussed above for LACSD services, construction of the Project could temporarily increase congestion in the local area, including on State highways policed by CHP. MM PS-1 requires the Project Applicant to submit an Emergency Access Plan and/or Congestion Management Plan to the LACSD for review and approval. The implementation of this plan would reduce potential impacts during construction to CHP to a less than significant level.

As the Project site is currently vacant, it does not generate vehicle trips on roadways policed by the CHP and, therefore, requires essentially no CHP services. The proposed 820 dwelling units for Phases B and C would bring the total number of dwelling units in Phases A, B, and C to 1,897 units, which represents an increase when compared to the total number of residential units approved (i.e., 1,791 units) for the Tesoro development in 1999; however, this increase would be allowed through approval of the proposed Administrative Housing Permit and related density bonus. Of the 820 dwelling units proposed in Phases B and C, approximately 365 would be age-qualified residential units, while the remaining units would be standard single-family detached. Although the Project would represent an increase in dwelling units, the change in residential type to include age-qualified units would result in an overall reduction of population compared to the Tesoro Project approved in 1999. The Project would result in approximately 4,925 persons compared to approximately 5,158 persons on the Tesoro site for the 1999 approved Project. This would result in a reduction of approximately 233 persons as well as reduced number of drivers, which would not result in an increased demand for CHP services such that new or expanded physical facilities would be necessary.

However, regardless of the specific population estimated for the Project, Phases B and C of the Project include development in accordance with the current General Plan land use designations and zoning. Accordingly, no General Plan Amendment or zone change is required for the Project and the population to be generated with implementation of the Project would not exceed that already anticipated and inherently approved by the County via the General Plan and zoning code. Similarly, the demand for public services, such as CHP, with implementation of the Project, would be consistent with the demand already anticipated based on development of lands consistent with

the applicable land use designations and zoning. The Project would not create staffing or response time problems at the CHP stations serving the Project site. Therefore, there would be less than significant environmental impacts associated with CHP services and no mitigation would be necessary.

California Office of Emergency Services

Construction of the Project would impact OES services and, locally, the County OEC, only in the event of a natural or man-made emergency requiring implementation of the County's *Multi-Hazard Functional Plan* during the construction period. In this unlikely event, the additional heavy truck traffic related to construction activities on the Project site could increase congestion and possibly complicate implementation of an emergency response or evacuation. As discussed above, MM PS-1 requires submittal and approval of an Emergency Access Plan and/or Congestion Management Plan to be implemented during construction activities. This would reduce potential construction traffic congestion impacts to a less than significant level.

As discussed in the analysis of CHP services above, although there would be an increase in population with implementation of the Project, there would be an overall decrease in population from that identified in the 1999 Final EIR. Any increased demand for OES services would not result in the need for new or expanded physical facilities. In addition, the population generated with development of the Project site in compliance with the existing General Plan land use designations and zoning would be within the population already anticipated by the County as well as public service agencies, such as the OES. The Project would not create staffing or response time problems at the OES. Therefore, there would be less than significant impacts associated with OES services and no mitigation would be necessary.

School Services

Threshold 5.15-3: *Would the Project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for school services?*

Level of Significance without Mitigation: Less Than Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less Than Significant

Recommended Project Specific Mitigation Measures: None

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The Project impacts would be consistent with the findings identified in Section 5.10, Public Services and Utilities, of the 1999 FEIR.

Methodology

The Project includes 820 units, for a total of 1,897 dwelling units when combined with existing Phase A development (1,113 conventional single-family units, 365 age-restricted units, and 420 multi-family units). Although the total number of dwelling units would exceed that approved in 1999, the distribution of housing types on the site has been revised. Additionally, student

generation rates have been adjusted by the respective school districts serving the Project site since the execution of the mitigation agreements and the certification of the 1999 Final EIR. The Project includes only single-family units, which would generate the highest rate of school-aged children, however, 365 of these units would be age-restricted units that would not generate school-aged children.

To determine if the Project would result in new or more significant impacts to school services and/or whether revised mitigation measures would be required, this analysis compares the total number of students anticipated with buildout of the Project as well as the existing Phase A development with the number of students mitigated for in the executed agreements. This methodology takes a conservative approach by applying currently adopted student generation rates to the current Project, with the number and type of dwelling units proposed in the interim Project considered by the County of Los Angeles Regional Planning Commission (2,502 units with 1,601 single-family and 901 multi-family).[1] This comparison was applied because the original school facilities mitigation agreements executed in 1997 considered impacts related to this version of the Project.

While the SUSD agreement was amended in 2003 and accounted for the approved dwelling unit count for the Tesoro community (i.e., 1,791 units), this agreement also defined the initial and ultimate elementary school capacity required to fully mitigate impacts. As such, the comparison of impacts to SUSD will also consider the size of the elementary school constructed in Phase A. Further, while both SUSD and WHSD differentiate generation rates for two types of multi-family units (i.e., single-family attached, such as condominiums, with a higher generation rate versus apartments with a relatively lower generation rate), this analysis assumes the higher generation rate for single-family attached housing types (condos and townhomes) for all multi-family units described for each version of the Project. This methodology ensures that the numbers being analyzed provide an “apples to apples” comparison, produces the most conservative figures, and captures all revisions made to the VTTM since its approval in 1999.

Therefore, if the students generated by the Project (and Phase A) do not exceed the students generated by the interim Tesoro del Valle Project with 2,502 units using the same generation rates and elementary student generation does not exceed the capacity of the SUSD facility constructed in Phase A, there would be no impact to school services beyond that identified in the 1999 Final EIR and no additional mitigation would be required.

Saugus Union School District

Table 5.15-1 below compares the SUSD student generation anticipated from the interim and proposed Tesoro del Valle projects.

[1] As part of the County of Los Angeles Regional Planning Commission consideration process of the 1999 EIR, the Planning Commission directed the review of an “interim” project consisting of a reduced number of dwelling units prior to recommending the project for review by the Board of Supervisors. The Board of Supervisors directed additional revisions to the Project Description, including a further reduction in the number of dwelling units, which became the project ultimately approved in 1999. The Project Applicant negotiated mitigation agreements with the affected school districts when the County was considering the interim project, and these agreements, signed in 1997, reflect this project.

TABLE 5.15-1
SAUGUS UNION SCHOOL DISTRICT
STUDENT GENERATION COMPARISON

	Generation Rate (stu/du)	Interim Tesoro del Valle Project 2,502 du (1,601 sf and 901 mf)	Proposed Tesoro del Valle Project 1,532* du
Single-Family	0.4262	682	475
Multi-Family	0.2000	180	84
Totals		**862**	**559**

stu/du: number of students generated per dwelling unit; du: dwelling units; sf: single-family; mf: multi-family.

*This unit count is composed of 1,113 single-family units and 420 multi-family units and does not include the 365 proposed age-qualified dwelling units.

Source: Terry 2016.

As shown in Table 5.15-1, the overall student generation with implementation of the Project would be less than the number of students mitigated for in the original school facilities mitigation agreement executed in 1997. Further, the revised agreement executed in 2003 included the caveat that the elementary school size be increased to an initial capacity of 720 students, expandable to 930 students. The anticipated total generation of the Project, in combination with Phase A, would be 559 students based on current generation rates. Therefore, the total student generation of the Project would still be accommodated by the 720-student capacity Tesoro del Valle Elementary School in Phase A. There would be no new or more significant impacts to SUSD with implementation of Phases B and C and no additional or revised mitigation is necessary.

Castaic Union School District

The existing joint agreement among CUSD, SUSD, WHSD, and the Project Applicant would continue to be applicable to students generated from the Phases B and C Project area and would fully mitigate the education costs to CUSD for any inter-district student transfers approved by the joint school districts. There would be no new or more significant impacts to CUSD with implementation of the Project, and no additional or revised mitigation is necessary.

William S. Hart Union High School District

Table 5.15-2 below compares the WHSD student generation anticipated from the interim and projects.

TABLE 5.15-2
WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
STUDENT GENERATION COMPARISON

	Generation Rate (stu/du)		Interim Tesoro del Valle Project 2,502 du (1,601 sf and 901 mf)		Proposed Tesoro del Valle Project 1,532[a] du	
	Middle School	High School	Middle School	High School	Middle School	High School
Single-Family[b]	0.153	0.279	244	446	171	311
Multi-Family	0.127	0.185	114	166	54	78
Subtotals			358	612	225	389
Totals			**970**		**614**	

stu/du: number of students generated per dwelling unit; du: dwelling units; sf: single-family; mf: multi-family.

[a] This unit count is composed of 1,113 single-family units and 420 multi-family units and does not include the 365 proposed age-qualified dwelling units.

[b] Single-family generation rates calculated by adding single-family and multi-family units for grades 7–8 and 9–12 from data source.

Source: Kaitz 2016.

As with SUSD, the overall student generation (614 total students) would be less than the number of students mitigated for in the original school facilities mitigation agreement executed in 1997, which anticipated a maximum impact based on 2,502 units. Therefore, the Project would have a less significant impact than estimated in the agreement and would, therefore, be fully mitigated with continued implementation of this agreement. There would be no new or more significant impacts to WHSD with implementation of the Project, and no additional or revised mitigation is necessary.

Library Services

Threshold 5.15-4: *Would the Project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for library services?*

Level of Significance without Mitigation: Less Than Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less Than Significant

Recommended Project-Specific Mitigation Measures: None

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The Project impacts would be consistent with the findings identified in Section 5.10, Public Services and Utilities, of the 1999 FEIR.

The County Public Library reports that the Project would result in significant impacts to library services, consistent with the findings of the 1999 Final EIR. The County Library's current service level planning guidelines are as follows: a minimum of 0.5 square foot of library facility space per

capita and 2.75 items (books and other library materials) per capita within the Project's service area. Based on these guidelines and an estimated Phases B and C population of 1,823, the Project would require a minimum of 911.5 gross square feet of library facility space and 5,014 books and other media items to be adequately served by the County Library.

Currently, the only funding available for the replacement or expansion of library facilities to meet these service level guidelines is generated from the County's Library Facilities Mitigation Fee Program (Los Angeles County Code, Chapter 22.72). The Library Facilities Mitigation Fee Program for Planning Area 1, within which the Project site is located, is currently $909.00 per dwelling unit. The Library Facilities Mitigation Fee Program is updated annually based on the Consumer Price Index and is adjusted every July 1st.

As described above, in 1998, the adopted MMP included mitigation to pay a fee to the County Library in the amount of $569.87 per dwelling unit. However, due to the time interval that has passed since approval of the Project, the County Library has determined that this fee amount for Phases B and C no longer adequately mitigates the Project's impact. Therefore, compliance with RR PS-10 would require payment of the current fee of $909.00 per dwelling unit or the applicable fee in place at the time building permits are issued. Impacts to library services would be less than significant with compliance with RR PS-10.

5.15.7 CUMULATIVE IMPACTS

Fire Protection Services

Development of the Project, in conjunction with other development occurring in the LACFD service area, would result in an increased regional demand for fire protection services. However, Phase B of the Project includes an emergency helispot designed to accommodate the largest helicopter used by the LACFD for firefighting, per the request of LACFD. The provision of this helispot is an environmental benefit. Further, based on consultation with the LACFD, the Project's incremental demand for fire services would be met by the new helispot and existing fire stations in the Santa Clarita Valley area and the Project would not result in a new or more significant cumulatively considerable impact to this public service.

Police Protection Services

Development of the Project, in conjunction with other development occurring in the LACSD Santa Clarita Valley Station service area, would result in an increased regional demand for police protection services. Compliance with the recently established Law Enforcement Facilities Fee Program, ensured by RR PS-8, would reduce the Project's direct impact to a less than significant level. Therefore, the Project's incremental demand for LACSD services and facilities would be met by the payment of appropriate fees and the Project would not result in a cumulatively considerable impact to this public service.

There would be no direct impact to CHP or OES services. The Project would be consistent with the existing land use designations and zoning and is within the population projections inherently anticipated by the County and public service agencies, based on development of lands consistent with the General Plan and zoning code. Therefore, the Project's demand for CHP and OES services would not result in a cumulatively considerable impact to these public services.

School Services

The school facilities mitigation agreements executed between the Applicant and both SUSD and WHSD both explicitly stipulate that meeting the requirements of the agreement mitigates all direct

and cumulative impacts to these school districts related to students generated from the entire Tesoro del Valle Project. Additionally, the joint agreement between the Project Applicant and the three identified school districts would eliminate impacts related to inter-district student transfers. Therefore, because all applicable requirements of the agreements have been implemented to date and would continue to be implemented with buildout of the Project and because the anticipated student generation from the Project and Phase A would not exceed numbers identified in the mitigation agreements, implementation of the revised VTTM for Phases B and C would not result in a significant cumulative impact to public school services in the Santa Clarita Valley.

Library Services

All development projects within the unincorporated area served by the County Library system would be required to participate in the Library Facilities Mitigation Fee Program, pursuant to Title 22.72 of the Los Angeles County Code or through a negotiated mitigation agreement. Therefore, impacts associated with regional growth within the Santa Clarita Valley are mitigated incrementally as each development provides payment as required by Title 22.72 or via other mutually agreed-upon mitigation measures. Because the Project would contribute appropriate payments to the County for library services, as would all other new development projects in the area, the incremental contribution of the Phases B and C Project to cumulative impacts is less than significant. There would be less than significant cumulative impacts to libraries with compliance with RR PS-10.

5.15.8 IMPACT CONCLUSION

There would be less than significant direct and cumulative impacts to both the LACFD and LACSD with implementation of the mitigation measures described above. There would be no direct or cumulative impacts to CHP or OES. In summary, there would be no new or more significant impacts to fire or police protection services.

There would be less than significant direct and cumulative impacts to Saugus Union School District, Castaic Union School District, and William S. Hart Union High School District with implementation of the executed mitigation agreements already in place. There also would be less than significant direct and cumulative impacts to the County of Los Angeles Public Library with compliance with RR PS-10. Therefore, there would be no new or more significant impacts related to school or library services.

5.15.9 REFERENCES

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5.16 RECREATION

As demonstrated in the remainder of this section, all anticipated Project impacts would be consistent with the findings identified in the 1999 Final Environmental Impact Report (EIR) prepared for the Tesoro del Valle project.

This section of the Draft Supplemental Environmental Impact Report (EIR) describes potential recreation impacts relative to the Project and is based on available County, Regional, and State resources.

5.16.1 BACKGROUND INFORMATION

This section summarizes the conclusions regarding recreation impacts reached in the 1999 Tesoro del Valle Final EIR (1999 Final EIR). The 1999 Final EIR determined that the project would require between 25.69 and 34.22 acres of parkland; subject to final determination by the County Parks and Recreation Department prior to subdivision committee approval. In the Park Obligation Report dated June 23, 1998, the County Parks and Recreation Department determined that the project would require 15.07 acres of parkland (LACDPR 1998). Implementation of adopted mitigation measures consisting of payment of park fees and provision of a trail easement for the San Francisquito Canyon trail were determined to reduce impacts to a less than significant level.

This Project would reduce the overall development footprint as compared to the Project analyzed previously in the 1999 EIR, although some new development areas are proposed. The proposed number of residential units is proposed to increase by 108 units over the total number of approved residential units (1,791 units); however, this increase would be allowable based on a density bonus associated with a new 365-unit age-qualified, senior housing component which is part of the proposed Project. The Project (proposed Phases B and C, and the unrecorded portion of existing parkland built as part of Phase A) contains a greater acreage of park space than originally planned (15.07 acres pursuant to the original Tentative Tract Map for Areas A, B, and C).

5.16.2 EXISTING CONDITIONS

There are no existing parks or other recreational features on the Project site, as the site is privately owned and undeveloped. However, a variety of jurisdictions own and/or maintain open space areas, parks, and recreational facilities in the vicinity of the Project site. These are described below.

Federal

Angeles and Los Padres National Forests

The Angeles National Forest (ANF) and Los Padres National Forests (LPNF) including the San Gabriel Mountains National Monument, covers about 700,000 acres of land in the San Gabriel Mountains, which is about one-quarter of Los Angeles County. The lower elevations of the Angeles National Forest are covered with chaparral, and oak, sycamore, and alder trees, and at elevations above 5,000 feet above mean sea level feature pine, cedar, and fir trees (USDA Forest Service 2016a). The Los Padres National Forest is located in multiple counties and encompasses almost two million acres and covers the coastal mountains of central California and the Transverse Ranges, extending from the western edge of Los Angeles County to the Big Sur Coast in Monterey County. In addition, the Los Padres National Forest has 10 congressionally designated wilderness areas that comprise 875,000 acres (approximately 48 percent of the 1.75 million acres). The nearest designated wilderness area to the Project site (the Chumash Wilderness) is located to the west near the town of Frazier Park (USDA Forest Service 2016b).

The Los Padres National Forest is approximately 1.5 miles northwest of the Project site while the Angeles National Forest is approximately 0.5 miles north and east of the Project at the site.

Regional and Local

Los Angeles County

As of 2012, the Santa Clarita Valley Area Plan, which includes the Project site, included 13 parks in the planning area owned and operated by the County, totaling 578 acres and serving various communities throughout the Valley. The nearest County-owned local park is the Tesoro Adobe Historic Park, located at 29350 Avenida Rancho Tesoro, in Valencia. Amenities at the historic park include an amphitheater, outdoor picnic area with barbeque grill, and ranch. The nearest County park with active playground facilities is Hasley Canyon Park, located at 28700 West Quincy Street, Castaic. Located approximately 2.91 miles to the southeast, the park includes: 2-12 year old play area, picnic tables, barbeque grills, and drinking fountains. Other nearby county parks are located in the Castaic area (Del Valle Park and Hasley Canyon Equestrian Center).

A County regional/specialized facility of note is the Castaic Sports Complex and Aquatics Center, which covers approximately 54 acres and is located at 31230 N. Castaic Road in the unincorporated community of Castaic, approximately 2 miles west of the Project site. The sports complex includes baseball fields, picnic facilities, aquatics complex, children's play areas, and public restrooms as well as a proposed in-ground skate park.

Castaic Lake State Recreation Area

The Castaic Lake State Recreation Area (CLSRA) is located approximately 2.5 miles northwest of the Project site, at 32132 Castaic Lake Drive, in the unincorporated community of Castaic. Castaic Lake is one of the State Water Project's (SWP's) largest reservoir facilities and offers 29 miles of shoreline and a main attraction is the 425-foot-tall Castaic Dam. The CLSRA is maintained and operated by the County of Los Angeles Department of Parks and Recreation. CLSRA has two bodies of water, the lower lake and upper lake. The lower lake is for non-power boating and canoeing, with a swimming season from mid-May to mid-September. The upper lake is for sailing, power boating, water and jet skiing, and fishing, being stocked with bass, trout, and catfish. Boat rentals and a tackle bait shop are available for visitors. The CLSRA also provides hiking and biking trails, playgrounds, and picnic areas; rental group picnic areas are available for up to 600 persons (CDPR 2016b).

Los Angeles County Trails

The Los Angeles County trail system provides an extensive system of trails for use hiking, biking and equestrian uses. The Cliffie Stone Trail, a County trail, was improved with implementation of Phase A. This segment of the trail from the southernmost point of the start of the manufactured portion of the trail to the staging area, is shown in Exhibit 4-4 in Section 4.0, Project Description. Unofficially designated Cliffie Stone Trail continues in the northeastern part of the Project site.

5.16.3 RELEVANT PLANS, POLICIES, AND REGULATIONS

This section provides an overview of any new or substantially revised policies and regulations that have been passed, adopted or approved since certification of the 1999 Final EIR, or those that were not previously discussed in the 1999 Final EIR.

State

Quimby Act

California allows a City or County to pass an ordinance to require, as a condition of approval of a subdivision, either the dedication of land, the payment of a fee in lieu of dedication, or a combination of both for park or recreational purposes (*California Government Code,* Section 66477). This legislation, commonly called the "Quimby Act," establishes a standard of 3 acres of parkland per 1,000 residents for new subdivision development unless the amount of existing neighborhood and community parkland exceeds that limit. In 2013, Assembly Bill (AB) 1359 was approved and amended the Quimby Act to allow the municipality to use fees for the purpose of developing or rehabilitating park or recreation facilities in the neighborhood other than that the subdivision neighborhood for which the fees were paid as a condition of map approval. The Project would be subject to this legislative mandate in accordance with the County-adopted ordinance as described below.

County

The Los Angeles County Department of Parks and Recreation (DPR) owns, operates, and maintains approximately 70,000 acres of facilities located in both unincorporated areas and in cities in Los Angeles County. The DPR collects fees for use of many facilities, including golf course greens fees; entrance fees; camping and recreational vehicle (RV) overnight fees; reservation/use fees for developed picnic areas, swimming pools, sports fields/courts, halls/buildings, amphitheaters; and annual pass fees, among others (LACDPR 2016b). The revenue from these fees is separate from the revenue and/or value of parks and facilities provided to the DPR via the Quimby Act, discussed below.

County of Los Angeles Parkland Dedication Ordinance

Consistent with, and as permitted by the Quimby Act, the County of Los Angeles adopted Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140 of the Los Angeles County Code ("Parkland Dedication Ordinance"). Specifically, the ordinance requires that the subdivider of a residential subdivision "provide local park space to serve the subdivision, pay a fee in lieu of the provisions of such park land . . . provide local park space containing less than the required obligation but developed with amenities equal in value to the park fee, or do a combination of the above" (Los Angeles County Code, Section 21.24.340 et seq.). For the purposes of the County's Quimby Act Ordinance, the unincorporated areas are divided into 47 Park Planning Areas (PPAs), based on location and neighborhood characteristics. These, in turn, are grouped into 11 total Planning Areas.

A small section of the southernmost area of Phase B is located within PPA 35C – Saugus while the remainder of Phases B and C are located within PPA 35B – Castaic/Val Verde within the Santa Clarita Valley Planning Area. Section 21.24.340 requires 3.0 acres of parkland per 1,000 persons; contains a formula for calculating the local parkland obligation; and provides a table of the average household sizes by PPA. The population to be served is based on the formula contained in Section 21.24.340 of the Parkland Dedication Ordinance. The DPR calculates the park obligation (i.e., to be fulfilled by land dedication, fee payment, improvements, or a

combination of these) for each residential subdivision prior to its tentative map approval. The current in lieu fee established for PPA 35B (Castaic/Val Verde) is based on a Representative Land Value of $203,614 per acre while PPA 35C (Saugus) is based on a Representative Land Value of $215,298 per acre (Los Angeles County Code, Section 21.28.140).[1]

Because of the need for usable public parkland for active recreation purposes, the DPR rarely gives any Quimby Act credit for parkland exceeding a slope of three percent and instead gives credit for the "net" park acreage (maximum slope of three percent) the County receives. The DPR does not accept undeveloped park sites from developers; this means that the developer is required to provide a developed park to the County on a "turn-key" basis and receives credit for the costs of developing the public park up to and against any remaining Quimby Act obligation, after accounting for the net acreage dedicated to the County (DRP 2015b).

Los Angeles County General Plan Parks and Recreation Element

The Parks and Recreation Element of the Los Angeles County General Plan contains goals and policies applicable to the analysis of parks and recreation with Project implementation which are listed below.

Goal P/R 1: Enhance active and passive park and recreation opportunities for all users.

Policy P/R 1.2: Provide additional active and passive recreation opportunities based on a community's setting, and recreational needs and preferences.

Policy P/R 1.4: Promote efficiency by building on existing recreation programs.

Policy P/R 1.10: Ensure a balance of passive and recreational activities in the development of new park facilities.

Policy P/R 1.11: Provide access to parks by creating pedestrian and bicycle-friendly paths and signage regarding park locations and distances.

Goal P/R 3: Acquisition and development of additional parkland.

Policy P/R 3.1: Acquire and develop additional local and regional parkland to meet the following County standards: 4 acres of local parkland per 1,000 residents in the incorporated areas and 6 acres of reginal parkland per 1,000 residents of the total population of Los Angeles County.

Policy P/R 3.2: For projects that require zone change approvals, general plan amendments, specific plans, or development agreements, require developers to provide for local and regional parkland above and beyond their Quimby obligations as based on an appropriate nexus study.

Policy P/R 3.9: Site new parks near schools, libraries, senior centers and other community facilities where possible.

[1] This is the current in-lieu fee Representative Land Value per acre amount (effective July 1, 2016) and reflects the annual adjustment based on changes in the Consumer Price Index from the previous year's value (from March 2015–March 2016) authorized by Section 21.28.140 (Subsection A1) of the Los Angeles Code.

Goal P/R 4: Improved accessibility and connectivity to a comprehensive trail system including rivers, greenways, and community linkages.

Policy P/R 4.1: Create multi-use trails to accommodate all users.

Policy P/R 4.5: Collaborate with other public, non-profit, and private organizations in the development of a comprehensive trail system.

Policy P/R 4.6: Create new multi-use trails that link community destinations including parks, schools, and libraries.

County of Los Angeles Park Design Guidelines and Standards

The Park Design Guidelines and Standards document is intended to give design professionals, County staff, and other agencies guidance on how to design and develop parks that meet County standards and expectations. It incorporates input from DPR staff, other County departments, as well as outside partners such as non-profit organizations and private developers, which have an interest in park design. This manual addressed topics such as spatial organization; buildings; circulation; recreational facilities; landscaping; storm water management; utilities; preferred manufactures products to be used at the parks; and preferred plant lists for both potable and recycled water.

Los Angeles Countywide Parks and Recreation Needs Assessment

Adopted by the Board of Supervisors on July 5, 2016, the Parks Needs Assessment was a historic and significant undertaking to engage all communities within Los Angeles county in a collaborative process to gather data and input for future decision-making on parks and recreation. The primary goal of the Parks Needs Assessment was to quantify the magnitude of need for parks and recreational facilities, and determine the potential costs of meeting that need. This goal has been accomplished, as evidenced by the final report which uses a transparent, best-practices approach to evaluate park and recreation needs, and is the product of engagement process that involved the public cities, unincorporated communities, community-based organizations, and other stakeholders. Specifically, the Parks Needs Assessment:

- Uses a set of metrics to measure and document park needs for each study area;
- Establishes a framework to determine the overall level of park need for each study area;
- Offers a list of priority park projects for each study area;
- Details estimated costs for the priority park projects by study area;
- Builds a constituency of support and understanding of the park and recreational needs and opportunities; and
- Informs future decision-making regarding planning and funding for parks and recreation.

The Project is located within Unincorporated Castaic/Val Verde Study Area which is an area of Moderate park need. According to the Countywide Parks Needs Assessment, this Study Area has 4.1 acres of parkland per 1,000 residents which is above the County-wide average of 3.3. However only 13 percent of residents in the Study Area are within a half-mile distance of a park, comparing to 49 percent Countywide.

County of Los Angeles Trails Manual

The DPR Trails Manual provides guidance on trail planning, design, development, and maintenance of hiking, equestrian, and mountain biking recreational trails, which addressing physical and social constraints and opportunities associated with the diverse topographic and social conditions that occur in the unincorporated territory of the County.

5.16.4 THRESHOLD CRITERIA

California Environmental Quality Act Thresholds of Significance

The following thresholds of significance are derived from the County of Los Angeles Department of Regional Planning's Initial Study checklist, which is based on Appendix G of the CEQA Guidelines.

Threshold 5.16-1: *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?*

Threshold 5.16-2: *Would the Project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for parks?*

Threshold 5.16-3: *Does the Project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?*

Threshold 5.16-4: *Would the Project interfere with regional open space connectivity?*

5.16.5 RELEVANT PROJECT CHARACTERISTICS

The Project analyzed in this Supplemental EIR includes approximately 19.1 acres of proposed parks and other recreational amenities located within Phases A, B, and C to accommodate the residents of the proposed residential units. These areas include trail amenities and rest areas, a community park, a garden area, neighborhood parks, a community recreation center, age-qualified parklands, and an age-qualified recreation center. In addition to the proposed parks and recreational amenities, there are also 20.5 acres of existing recreational amenities located in Phase A that would serve the Project. Refer to Table 4-6, Park and Recreation Amenities, in Section 4.0, Project Description, for a comparison of recreational areas that have been constructed and those that are proposed with this Project.

5.16.6 ENVIRONMENTAL IMPACTS

Impact Analysis

Threshold 5.16-1: *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?*

Threshold 5.16-2: *Would the Project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or*

physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for parks?

Level of Significance without Mitigation: Less Than Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less Than Significant

Recommended Project Specific Mitigation Measures: None

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The 1999 FEIR did not address impacts related to physical deterioration of recreational facilities.

On-Site Recreational Facilities and Trails

The Project site is privately owned and there are no existing public parks or other recreation facilities on the Project site. On the western side of the Project site there is an existing unimproved neighborhood trail that travels in a northeastern direction. To the west of the proposed helipad, the existing trail would connect to a proposed trail (refer to Exhibit 4-4 in Section 4.0, Project Description). In addition, two other unimproved trails exist in the north and northeastern portion of the Project site. A segment of the Cliffie Stone Trail, a County trail, has been constructed along Avenida Rancho Tesoro as part of Phase A. The Project would construct Cliffie Stone Trail along the eastern side of "A" Street and "E" Street. To the south of "H" street, the trail would turn southeast and then follow along the eastern Project limits in northern direction until it would connect with an existing trail. The Project would continue to provide connectivity of the Cliffie Stone Trail to the existing trails that are located on-site, and there could be an increase in accessibility to the trail; however, this would not result in substantial physical deterioration of the trail. Impacts would be less than significant.

Off-Site Recreational Facilities and Trails

The Project would provide on-site recreational opportunities, including linear parks, private parks, a recreation center and a senior recreation center (discussed under Threshold 5.16-2); however, the increase in population on the Project site of 4,925 for Phases A, B and C would also create a demand for the use of existing off-site regional facilities.

Recreational opportunities at surrounding (off-site) federal, State, and County (Los Angeles and Kern) facilities include activities such as camping, fishing, target shooting, hunting, hang-gliding, rock-climbing, OHV use, boating and water sports, water play, and skiing that would not be available on the Project site. It is reasonable to assume that a portion of Project residents would take advantage of their proximity to these alternate recreational facilities, even with the availability of recreational amenities on the Project site. Future residents would potentially travel to National Forests as well as State recreational facilities farther to the north or elsewhere in the region for a portion of their recreational activities, especially given the Project site's location at the outskirts of northern Los Angeles County and convenience to I-5, the major Statewide highway, as well as the variety of parks available to Southern Californians.

Although the Project would result in an increased use of regional parks and recreational facilities, it is anticipated that the majority of the Project's demand for recreation will be satisfied through on-site facilities. For those future residents that would also utilize nearby National Forests and

State recreational facilities, the potential impact on recreational facilities would be accounted for through user fees and tax revenues.

Although the Project (Phases A, B, and C) would result in approximately 4,925 residents within the Project area, the Project approved in the 1999 Final EIR would have generated approximately 5,158 residents on the site. As indicated above under the 1999 Final EIR Summary, payment of parkland fees and dedication of a trail easement for San Francisquito Canyon Trail would mitigate impacts to recreation. Therefore, the Project would not result in a substantial physical deterioration of the off-site recreational facilities, and impacts would be less than significant.

Threshold 5.16-3: *Does the Project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?*

Level of Significance without Mitigation: No Impact

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: No Impact

Recommended Project Specific Mitigation Measures: None

Net Level of Significance: No Impact

Comparison to 1999 FEIR: The Project impacts would be less than the findings identified in Section 5.10, Public Services and Utilities, of the 1999 FEIR.

Based on coordination with the County of Los Angeles and accounting for existing parklands provided in the Tesoro del Valle Phase A development, approximately 17.8 acres of parkland within Phases A, B, and C would be required to meet County park standard requirements, of which 9.56 acres were required for Phase A and 8.24 acres are required for Phases B and C. Approximately 20.5 acres of recreational areas were constructed in Phase A with at least 13.4 acres of qualifying parkland, which exceed the Phase A obligation of 9.56 acres by 3.84 acres. The County of Los Angeles has agreed to apply this surplus of 3.84 acres of qualifying parkland to the Phases B and C requirement, thus leaving a net obligation of 4.4 acres for Phases B and C (LACDPR 2017). This Project would build out Phases B and C and a small portion of Phase A with approximately 19.1 acres of parks and other recreational amenities, bringing the total parkland acreage within Phases A, B, and C to 38 acres, exceeding the County requirement.

The proposed new recreation areas include trail amenities and rest areas, a community park, a garden area, neighborhood parks, a community recreation center, age-qualified parklands, and an age-qualified recreation center. The Project contains a greater acreage of park space than originally planned (20.7 acres pursuant to the original Tentative Tract Map for Areas A, B, and C). Additionally, this amount of parkland would meet and exceed the net County parkland obligation outstanding after implementation of Phase A. While the Project would include parks and other recreational facilities, the construction of these facilities is considered a benefit to the community. The physical impacts of the proposed recreational facilities are considered throughout this Supplemental EIR as part of the overall development footprint and construction plan for the Project. The development of these facilities, from preliminary earthwork and grading to construction to landscaping, would contribute to the environmental impacts of site development on the environment, which are fully analyzed as part of this Supplemental EIR.

Threshold 5.16-4: *Would the Project interfere with regional open space connectivity?*

Level of Significance without Mitigation: Less Than Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less Than Significant

Recommended Project Specific Mitigation Measures: None

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The Project impacts would be consistent with the findings identified in Section 5.10, Public Services and Utilities, of the 1999 FEIR.

Currently, there are no existing public parks, recreation facilities, or public open space areas on the Project site. The Project proposes several linear parks, private parks and trails are proposed that would facilitate regional open space connectivity. The proposed trail system, including neighborhood and community trails would also include a proposed segment to the County's Cliffie Stone Trail that currently located adjacent to Avenida Rancho Tesoro. The proposed segment of the Cliffie Stone Trail would provide improved access from the terminus of existing improved Cliffie Stone Trail to the unimproved segment of the Cliffie Stone Trail, located in the northeastern area of the Project site. Access from proposed community trails to existing community trails which connect with the Cliffie Stone Trail would also be provided, further enhancing connectivity with regional open space. Therefore, the Project results in less than significant impacts to recreation in regard to interfering with regional open space connectivity. Mitigation is not required.

5.16.7 CUMULATIVE IMPACTS

The Project would provide an abundance of on-site park acreage and other recreational activities, and the planned parkland would meet and exceed the State and County parkland requirements. Each future project in the region that includes implementation of a residential subdivision would be required to meet State (i.e. Quimby Act) and local, if any, parkland requirements. The Project is not anticipated to result in substantial deterioration of any existing recreational facilities or trails, nor would the Project require off-site construction or expansion of recreational facilities. As regional growth occurs, the demand for various types of parks and other recreation facilities would increase. Since the Project provides adequate parkland and trails onsite to serve the Project's residents and since it exceeds the parkland requirement, the Project's contribution to increased demand for parks and recreational facilities would not be cumulatively considerable, and there would be a less than significant cumulative impact.

5.16.8 IMPACT CONCLUSION

The Project would result in less than significant direct and cumulative impacts to recreation and mitigation is not required.

5.16.9 REFERENCES

California Department of Parks and Recreation. 2016. Castaic Lake State Recreation Area. Sacramento, CA: CDPR. http://www.parks.ca.gov/?page_id=628.

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U.S. Department of Agriculture, Forest Service (USDA Forest Service). 2016a (Last accessed December). Angeles National Forest, San Gabriel Mountains National Monument Visitor Guide. Sacramento, CA: USDA Forest Service. http://www.fs.usda.gov/Internet/FSE_DOCUMENTS/fseprd493608.pdf.

———. 2016b (December). Welcome to the Los Padres National Forest. Sacramento, CA: USDA Forest Service. http://www.fs.usda.gov/main/lpnf/home.

5.17 TRANSPORTATION/TRAFFIC

As demonstrated in the remainder of this section, all anticipated Project impacts would be consistent with the findings identified in the 1999 Final Environmental Impact Report (EIR) prepared for the Tesoro del Valle project. Although the overall level of significance would be consistent with the findings identified in Section 5.4, Traffic and Circulation, of the 1999 FEIR, the Project assumes a different distribution n of trips and would result in significant and unavoidable impacts at intersections that were not previously identified as being impacted in the 1999 Final EIR. It is also noted that the 1999 FEIR did not address impacts related to conflict with an applicable CMP, air traffic patterns, hazards due to design features or incompatible uses, inadequate emergency access, public transit, bicycles, or pedestrian facilities.

This section of the Draft Supplemental Environmental Import Report (Supplemental EIR) addresses the potential impacts to traffic, access, and circulation that could result from implementation of Phases B and C of the Tesoro del Valle project. The analysis presented in this section is based on the traffic impact analysis technical report entitled *Traffic Impact Study, Tesoro Del Valle Phases B and C, Revised VTTM No. 51644-1* (May 2017), prepared by Linscott, Law & Greenspan, Engineers (LLG) (Traffic Impact Study). The Traffic Impact Study is provided in Appendix K of this Supplemental EIR.

5.17.1 BACKGROUND INFORMATION

The original traffic analysis for the Tesoro del Valle project was prepared in 1993 as part of the initially circulated Draft Environmental Impact Report (EIR) dated July 1995. The 1993 analysis determined that the project would generate an estimated 30,681 average daily trips (ADTs), with 2,182 ADTs in the AM peak hour and 3,000 ADTs in the PM peak hour. The analysis was based on the scope and traffic model mutually identified by the County of Los Angeles Department of Public Works and the City of Santa Clarita. The traffic analysis and supporting technical documentation was subsequently updated in 1996 to reflect the Regional Planning Commission's Preferred Project and updated again in 1998 to reflect the revised project that was ultimately approved in 1999 along with certification of the 1999 Final EIR.

In the interim years between circulation of the 1995 Draft EIR and circulation of the update prepared in 1998, the County of Los Angeles substantially refined its traffic model to reflect the ongoing and dynamic changes to land use in the Santa Clarita Valley at that time. The updated model included actual and revised land use densities and foreseeable road network connections and geometries not considered in previous models and was used in preparing the 1998 traffic analysis.

Below is a summary of the 1998 traffic impact analysis, as included in the certified 1999 Final EIR.

Traffic Analysis for Approved and Amended Tesoro del Valle Project

The 1999 Final EIR determined that the final revised project, which included both residential and non-residential uses, in combination with ambient regional growth, would significantly impact 7 intersections in the AM peak hour and 8 intersections in the PM peak hour, based on a total of 20,984 ADTs, with 1,515 ADTs in the AM peak hour and 2,195 ADTs in the PM peak period. The intersections identified as significantly impacted in the 1999 Final EIR include:

- McBean Parkway and Decoro Drive (AM peak)
- Bouquet Canyon Road and Newhall Ranch Road (AM and PM peaks)

- Valencia Boulevard and San Fernando Road (PM peak)
- Newhall Ranch Road and McBean Parkway (PM peak)
- Magic Mountain Parkway and McBean Parkway (PM peak)
- Stanford and Rye Canyon Road (AM and PM peaks)
- Seco Canyon Road and Bouquet Canyon Road (AM and PM peaks)
- Valencia Boulevard and Magic Mountain Parkway (PM peak)
- Interstate (I) 5 southbound and Magic Mountain Parkway (AM and PM peaks)
- McBean Parkway and Valencia Boulevard (AM peak)
- I-5 northbound and Magic Mountain Parkway (AM peak)

In addition, the 1999 Final EIR determined that the 1999 project would result in significant cumulative impacts at the following intersections, considering the project traffic, ambient regional growth, as well as cumulative projects in the study area:

- Copper Hill Drive and Newhall Ranch Road (AM and PM peaks)
- Seco Canyon Road and Bouquet Canyon Road (also project impact) (AM and PM peaks)
- McBean Parkway and Decoro Drive (also project impact) (AM and PM peaks)
- Newhall Ranch Road and McBean Parkway (also project impact) (AM and PM peaks)
- I-5 northbound and Magic Mountain Parkway (also project impact) (AM and PM peaks)
- I-5 southbound and Magic Mountain Parkway (also project impact) (AM and PM peaks)
- The Old Road and Magic Mountain Parkway (AM and PM peaks)
- The Old Road and Rye Canyon Road (PM peak)
- McBean Parkway and Copper Hill Drive (AM and PM peaks)
- Valencia Boulevard and San Fernando Road (also project impact) (AM peak)
- Valencia Boulevard and Magic Mountain Parkway (also project impact) (AM and PM peaks)
- Magic Mountain Parkway and McBean Parkway (also project impact) (AM and PM peaks)
- McBean Parkway and Valencia Boulevard (also project impact) (AM and PM peaks)

In response to the identified significant impacts, the 1999 Final EIR included an intersection mitigation program that was reviewed and approved by the County of Los Angeles Department of Public Works, which prescribed a combination of full (for project-specific impacts) and fair-share (for cumulative impacts) contributions to intersection improvements. Implementation of the intersection mitigation program was determined to reduce all but one project-specific impact to less than significant levels (McBean Parkway and Valencia Boulevard in the AM peak hour) and many, but not all, of the cumulatively impacted intersections. The following intersections would have significant unavoidable cumulative impacts after implementation of the mitigation program:

- The Old Road and Rye Canyon Road (PM peak)
- Copper Hill Drive and Newhall Ranch Road (PM peak)
- Seco Canyon Road and Bouquet Canyon Road (PM peak)
- Valencia Boulevard and San Fernando Road (AM and PM peaks)

- Newhall Ranch Road and McBean Parkway (also Level of Service [LOS] impact) (AM and PM peaks)
- Magic Mountain Parkway and McBean Parkway (AM and PM peaks)
- McBean Parkway and Valencia Boulevard (AM and PM peaks)
- I-5 southbound and Magic Mountain Parkway (PM peak)
- The Old Road and Magic Mountain Parkway (PM peak)

Traffic Signal Warrant Analysis

The 1999 Final EIR also determined that the following off-site intersections would require the installation of traffic signals by the Applicant as part of Phase I implementation to mitigate traffic signal warrant impacts to a less than significant level:

- McBean Parkway and Copper Hill Drive
- Seco Canyon Road and Copper Hill Drive
- I-5 northbound and Valencia Boulevard
- I-5 southbound and Valencia Boulevard
- I-5 southbound ramps (north of Rye Canyon Road) and The Old Road

Additionally, upon full occupancy of Phase I, it was anticipated that the following on-site project intersections would require traffic signal installation by the Applicant to reduce traffic impacts:

- Street A and Copper Hill Drive
- Street B and Copper Hill Drive

Roadway Segment Analysis

The 1999 Final EIR also determined that implementation of the Tesoro del Valle project, in combination with areawide land use buildout, would require specified roadway improvements to Copper Hill Drive from McBean Parkway to Newhall Ranch Road, and Newhall Ranch Road from Rye Canyon Road to the I-5/State Route (SR) 126 interchange. Specific improvements are provided below:

- Copper Hill Drive from project site to Seco Canyon Road (6 lanes between project site and McBean Parkway and 4 lanes between McBean Parkway and Seco Canyon Road): Completed except for 4-lane segment west of McBean Parkway.
- McBean Parkway from Decoro Drive to Copper Hill Drive (4 lanes): Completed.
- Decoro Drive from McBean Parkway to Copper Hill Drive (4 lanes): Completed.
- Dickason Drive from terminus of Avenue Tibbitts to Copper Hill Drive (2 lanes): Completed to Decoro Drive (County subsequently determined to terminate Dickason Drive at Decoro Drive).
- Avenue Scott from McBean Parkway to Copper Hill Drive (Rye Canyon Road) (4 lanes): Completed.
- Newhall Ranch Road from McBean Parkway to I-5 (6 lanes): Completed.

This Project increases the proposed number of residential units by 820 units, and includes a new senior housing component.

The traffic analysis in the 1999 Final EIR assumed that with the completion of Newhall Ranch Road from Copper Hill Drive to the I-5 interchange at SR-126, all Project-related traffic traveling between the Project site and the freeway (whether destined to northbound or southbound I-5) would travel on this segment in lieu of use of the freeway ramps at Valencia Boulevard, Magic Mountain Parkway and Rye Canyon Road. However, based on review of current traffic counts as compared to the forecasts provided in the 1999 Final EIR, it is clear that this travel route assumption was erroneous. A more realistic assessment of traffic movements between the Project site and the I-5 freeway intersections is provided in the traffic study for the Phase B and C Project.

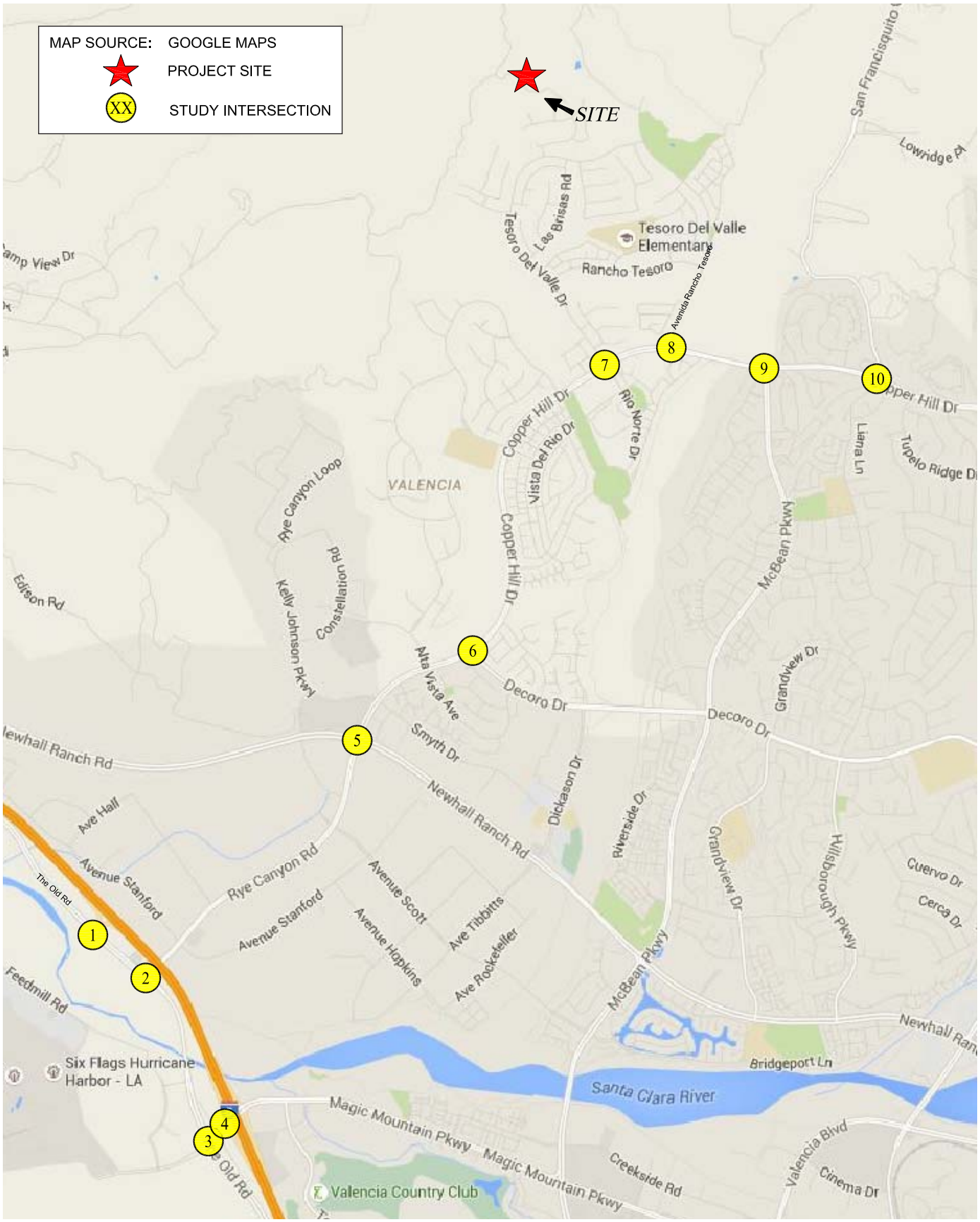
5.17.2 EXISTING CONDITIONS

Study Area

As shown on Exhibit 3-2, Local Vicinity, in Section 3.0, Environmental Setting, regional access to the Tesoro del Valle Project site is provided via I-5 (Golden State Freeway) and SR-126 (Henry Mayo Drive), located approximately 2.6 miles to the southwest of the Project site at the nearest boundary. I-5 can be accessed via the northbound and southbound on- and off-ramps at Newhall Ranch Road and Magic Mountain Parkway, approximately 2.6 miles southwest and 3.3 miles south of the Project site, respectively. Additionally, southbound ramps are provided at The Old Road north of Rye Canyon Road, approximately 2.8 miles southwest of the Project site. Copper Hill Drive provides primary access to the Phases B and C site, via travel through Phase A either on Tesoro del Valle Drive or Avenida Rancho Tesoro.

Potential traffic-related impacts associated with the implementation of the Project were evaluated at intersections in the vicinity of the Project site where the Project potentially could result in a significant impact. These intersections are illustrated on Exhibit 5.17-1, Study Area Intersections. The study area includes intersections under the jurisdiction of the County of Los Angeles (County), the City of Santa Clarita (City), and one intersection under joint County/City jurisdiction. The study area also includes intersections under joint County jurisdiction with the California Department of Transportation (Caltrans).

As shown on Exhibit 5.17-1, the study area generally includes the intersections that are immediately adjacent or in close proximity to the Project site; in the vicinity of the Project site that are documented to have current or projected future adverse operational issues; and in the vicinity of the Project site that are forecast to experience a relatively greater percentage of Project-related vehicular turning movements (e.g., at freeway ramp intersections). Based on these criteria and coordination with the County, ten study intersections were identified for evaluation during the weekday morning and afternoon peak hours. The ten study intersections provide local access to the study area and define the extent of the boundaries for this traffic impact study. The study area consists of the following intersections listed in Table 5.17-1, Study Area Intersections.



Source: Lindscott, Law & Greenspan 2016

Study Area Intersections

Exhibit 5.17-1

Tesoro del Valle Phases A, B, and C SEIR

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TABLE 5.17-1
STUDY AREA INTERSECTIONS

Intersection No.	Intersection	Jurisdiction
1	I-5 SB Ramps/The Old Rd	Caltrans/County
2	The Old Rd/Rye Canyon Rd	County
3	The Old Rd/Magic Mountain Pkwy	County
4	I-5 SB Ramps/Magic Mountain Pkwy	Caltrans/County
5	Rye Canyon Rd-Copper Hill Dr/Newhall Ranch Rd	City of Santa Clarita
6	Copper Hill Dr/Decoro Dr	County/City of Santa Clarita
7	Tesoro del Valle Dr-Rio Norte Dr/Copper Hill Dr	County
8	Avenida Rancho Tesoro/Copper Hill Dr	County
9	McBean Pkwy/Copper Hill Dr	City of Santa Clarita
10	San Francisquito Canyon Rd-Northpark Dr/Copper Hill Dr	City of Santa Clarita

I: Interstate; SB: southbound; Caltrans: California Department of Transportation.
Source: LLG 2017. (Appendix K)

As indicated in Table 5.17-1, the intersection of Copper Hill Drive and Decoro Drive is located partially within the unincorporated County and partially within the City, resulting in joint County/City jurisdiction. Therefore, this intersection was evaluated using the methodologies of both the County and the City in the traffic analysis. Intersections under joint jurisdiction with Caltrans, which, in this case, consists of I-5 on- and off-ramp intersections, are evaluated using the respective methodology of either the City or the County, as appropriate, since Caltrans does not have an adopted impact analysis methodology comparable to the methods used by the County and the City.

Level of Service Methodology

Each of the study area intersections is a signalized intersection. The County of Los Angeles evaluates signalized intersection LOS using the Intersection Capacity Utilization (ICU) methodology. The ICU methodology measures the volume of traffic that uses the intersection relative to the intersection's capacity and is expressed as a ratio. The ICU ratio is then converted to a letter-graded LOS. LOS can vary from LOS A (free flow) to LOS F (congested condition). LOS D is generally recognized as the worst acceptable LOS in urban areas.

Existing Traffic Conditions

The existing lane configurations at the study intersections are displayed in Exhibit 5.17-2, Existing Lane Configurations. All ten intersections selected for analysis are controlled by traffic signals. A brief description of the important roadways in the Project vicinity is provided in the following paragraphs.

The Old Road is a north-south oriented roadway that parallels I-5 and is located west of the Project site. Within the Project vicinity, The Old Road is designated as a Major Highway in the *City of Santa Clarita General Plan*. It is posted for a 55 mile per hour (mph) speed limit in the Project vicinity.

Rye Canyon Road is a north-south oriented roadway that is located south of the Project site. Within the Project vicinity, Rye Canyon Road is designated as a Major Highway in the *City of Santa Clarita General Plan*. Rye Canyon Road is posted for a 45 mph speed limit in the Project vicinity.

Copper Hill Drive is a north-south oriented roadway that is located south of the Project site. Within the Project vicinity, Copper Hill Drive is designated as a Major Highway in the *City of Santa Clarita General Plan*. Copper Hill Drive is posted for a 45 mph speed limit to the west of Avenida Rancho Tesoro and is posted for a 50 mph speed limit to the east of Avenida Rancho Tesoro in the Project vicinity.

Tesoro del Valle Drive is a north-south oriented roadway that is located south of the Project site. Within the Project vicinity, Tesoro del Valle Drive is designated as a Local Road in the *City of Santa Clarita General Plan*. Tesoro del Valle Drive is posted for a 45 mph speed limit in the Project vicinity.

Avenida Rancho Tesoro is a north-south oriented roadway that borders the Project site to the east. Within the Project vicinity, Avenida Rancho Tesoro is designated as a Local Road in the *City of Santa Clarita General Plan*. Avenida Rancho Tesoro is posted for a 45 mph speed limit in the Project vicinity.

Rio Norte Drive is a north-south oriented roadway that is located south of the Project site. Within the Project vicinity, Rio Norte Drive is designated as a Local Road in the *City of Santa Clarita General Plan*. Rio Norte Drive is posted for a 25 mph speed limit in the Project vicinity.

McBean Parkway is a north-south oriented roadway that is located south of the Project site. Within the Project vicinity, McBean Parkway is designated as a Major Highway in the *City of Santa Clarita General Plan*. McBean Parkway is posted for a 50 mph speed limit in the Project vicinity.

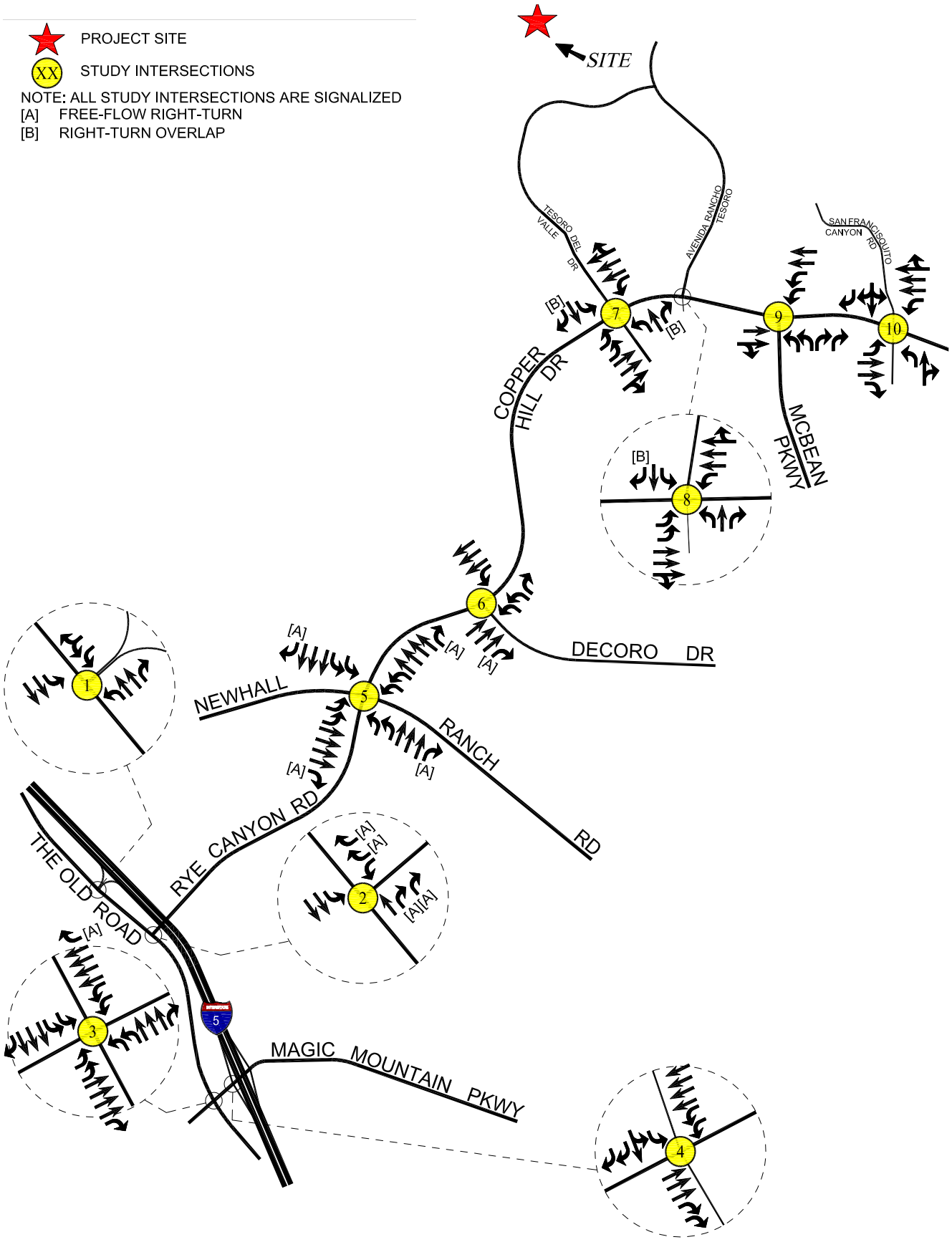
San Francisquito Canyon Road is a north-south oriented roadway that is located east of the Project site. Within the Project vicinity, San Francisquito Canyon Road is designated as a Secondary Highway in the *City of Santa Clarita General Plan*. San Francisquito Canyon Road is posted for a 45 mph speed limit in the Project vicinity.

Newhall Ranch Road is an east-west oriented roadway that is located south of the Project site. Within the Project vicinity, Newhall Ranch Road is designated as a Major Highway in the *City of Santa Clarita General Plan*. Newhall Ranch Road is posted for a 55 mph speed limit in the Project vicinity.

Magic Mountain Parkway is an east-west oriented roadway that is located south of the Project site. Within the Project vicinity, Magic Mountain Parkway is designated as a Major Highway in the *City of Santa Clarita General Plan*. Magic Mountain Parkway is posted for a 50 mph speed limit in the Project vicinity.

Existing Traffic Volumes and Levels of Service

In December 2015, manual traffic counts of vehicular turning movements were conducted at each of the ten study intersections during the weekday morning and afternoon commuter period to determine the peak hour traffic volume. These counts are summarized in Table 5.17-2, Existing Traffic Volumes. Additionally, the existing traffic volumes at the study intersections during the AM and PM peak hours are shown in Exhibit 5.17-3, Existing Traffic Volumes: Weekday AM Peak Hour, and Exhibit 5.17-4, Existing Traffic Volumes: Weekday PM Peak Hour, respectively. Summary data worksheets of the manual traffic counts at the study intersections are contained in Appendix A of the Traffic Impact Study (included as Appendix K of this Draft SEIR).



Source: Lindscott, Law & Greenspan 2016

Existing Lane Configurations

Exhibit 5.17-2

Tesoro del Valle Phases A, B, and C SEIR

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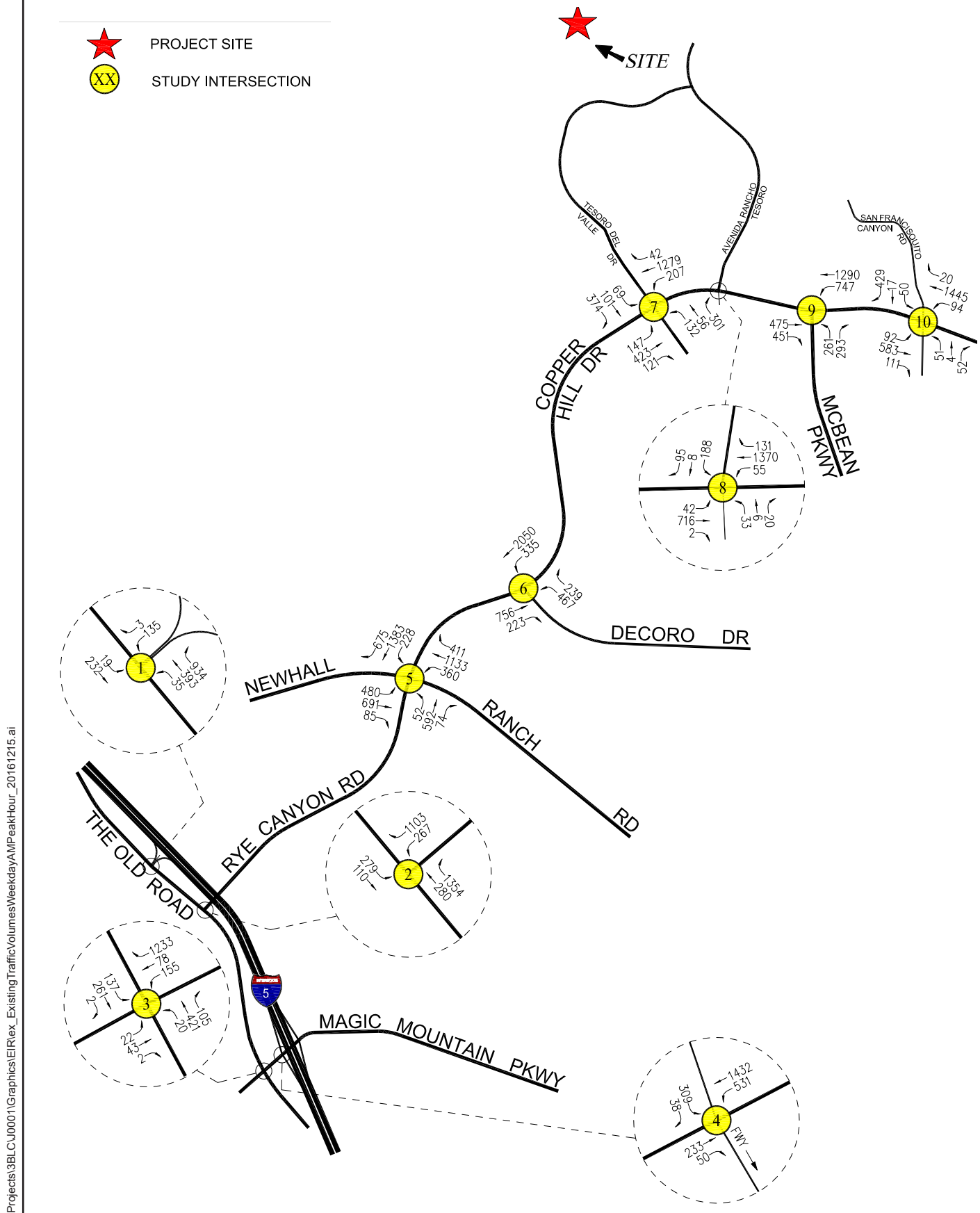

Source: Lindscott, Law & Greenspan 2016

Existing Traffic Volumes: Weekday AM Peak Hour

Exhibit 5.17-3

Tesoro del Valle Phases A, B, and C SEIR

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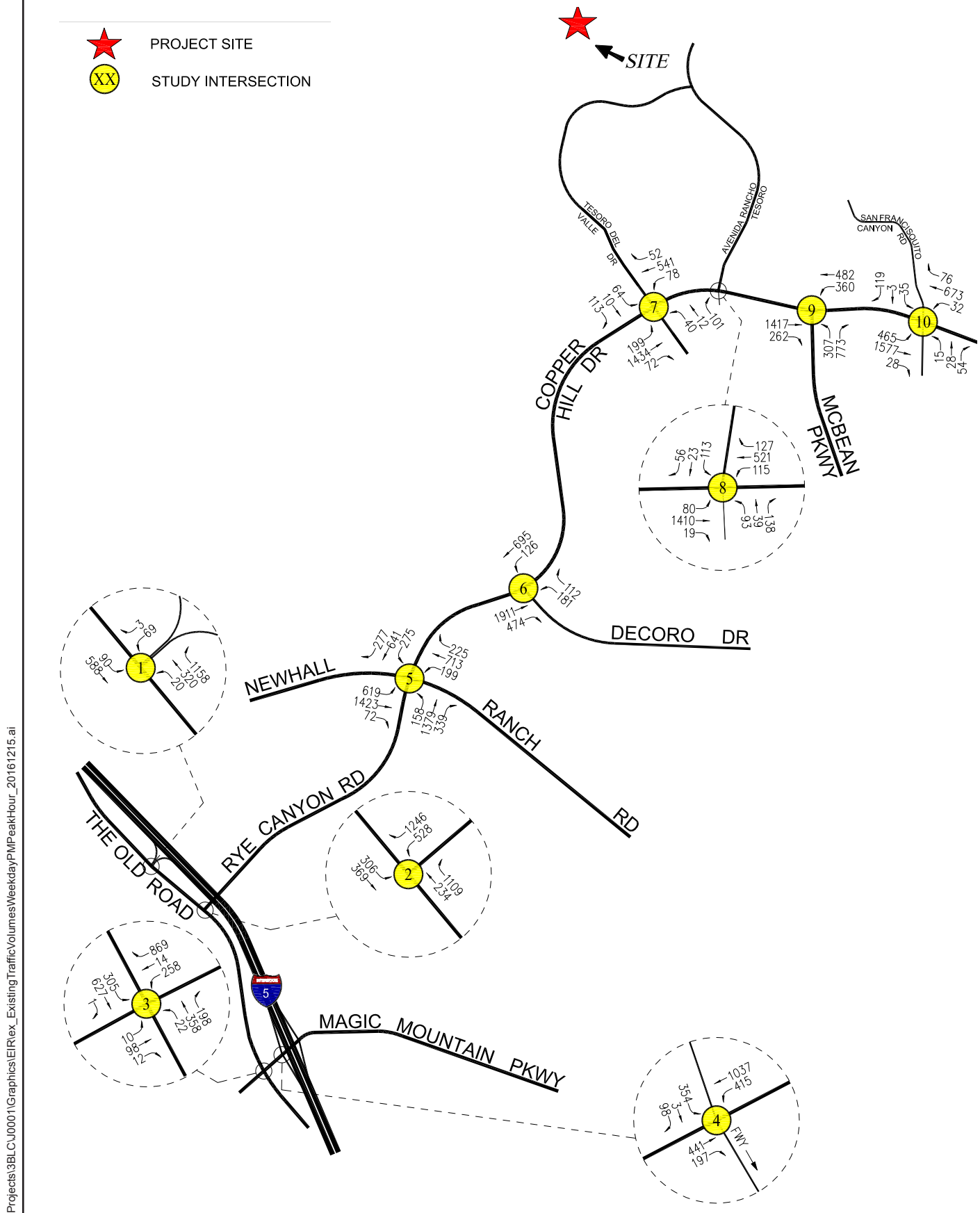

Source: Lindscott, Law & Greenspan 2016

Existing Traffic Volumes: Weekday PM Peak Hour

Exhibit 5.17-4

Tesoro del Valle Phases A, B, and C SEIR

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TABLE 5.17-2
EXISTING TRAFFIC VOLUMES

No.	Intersection	Date	DIR	AM Peak Hour		PM Peak Hour	
				Began	Volume	Began	Volume
1	The Old Rd/I-5 SB Ramps	12/03/2015	NB	7:30	1,362	4:30	1,498
			SB		251		678
			EB		0		0
			WB		138		72
2	The Old Rd/Rye Cyn Rd	12/03/2015	NB	7:15	1,634	4:30	1,343
			SB		389		675
			EB		0		0
			WB		1,370		1,774
3	The Old Rd/Magic Mountain Pkwy	12/03/2015	NB	7:30	546	4:45	578
			SB		400		933
			EB		67		120
			WB		1,466		1,141
4	I-5 Freeway SB Ramps/Magic Mountain Pkwy	12/03/2015	NB	7:30	0	4:30	0
			SB		347		455
			EB		283		638
			WB		1,963		1,452
5	Copper Hill Dr/Newhall Ranch Rd	12/03/2015	NB	7:15	718	4:30	1,876
			SB		2,286		1,193
			EB		1,256		2,114
			WB		1,904		1,137
6	Copper Hill Dr/Decoro Dr	12/03/2015	NB	7:15	979	5:00	2,385
			SB		2,385		821
			EB		0		0
			WB		706		293
7	Tesoro Del Valle Dr–Rio Norte Dr/Copper Hill Dr	12/03/2015	NB	7:15	489	4:45	153
			SB		544		187
			EB		691		1,705
			WB		1,528		671
8	Avenida Rancho Tesoro/Copper Hill Dr	12/03/2015	NB	7:15	59	4:45	270
			SB		291		192
			EB		760		1,509
			WB		1,556		763
9	McBean Pkwy/Copper Hill Dr	12/03/2015	NB	7:15	554	4:45	1,080
			SB		0		0
			EB		926		1,679
			WB		2,037		842
10	San Francisquito Canyon Rd–Northpark Dr/Copper Hill Dr	12/03/2015	NB	7:15	107	5:00	97
			SB		496		157
			EB		786		2,070
			WB		1,559		781

DIR: direction; I: Interstate; SB: southbound; NB: northbound; EB: eastbound; WB: westbound.

Note: Counts conducted by National Data & Surveying Services (AM counts from 7:00 AM to 9:00 AM and PM counts from 4:00 PM to 6:00 PM)

Source: LLG 2017.

Table 5.17-3, Existing Levels of Service: County of Los Angeles Study Intersections, presents the levels of service and corresponding volume-to-capacity (V/C) ratios for the Los Angeles County study intersections. It is noted that the V/C ratio is determined based on analysis of the critical conflicting traffic movements at an intersection, which is calculated based on traffic volume and the number of lanes available to accommodate the movement. As shown, six of the seven study intersections are currently operating at LOS C or better during the weekday AM and PM peak hours under existing conditions.

TABLE 5.17-3
EXISTING LEVELS OF SERVICE: COUNTY OF LOS ANGELES STUDY INTERSECTIONS

No.	Intersection	Peak Hour	Year 2015 Existing	
			V/C	LOS
1	The Old Rd/I-5 SB Ramps	AM	0.744	C
		PM	0.905	E
2	The Old Rd/Rye Canyon Rd	AM	0.616	B
		PM	0.768	C
3	The Old Rd/Magic Mountain Pkwy	AM	0.296	A
		PM	0.435	A
4	I-5 SB Ramps/Magic Mountain Pkwy	AM	0.440	A
		PM	0.460	A
6	Copper Hill Dr/Decoro Dr	AM	0.689	B
		PM	0.647	B
7	Tesoro Del Valle Dr–Rio Norte Dr/Copper Hill Dr	AM	0.691	B
		PM	0.517	A
8	Avenida Rancho Tesoro/Copper Hill Dr	AM	0.557	A
		PM	0.626	B

V/C: volume-to-capacity; LOS: Level of Service; SB: southbound.
Source: LLG 2017

Table 5.17-4, Existing Levels of Service: City of Santa Clarita Study Intersections, presents the levels of service and corresponding V/C ratios for the City of Santa Clarita study intersections. As shown, all four of the study intersections are currently operating at LOS D or better during the weekday AM and PM peak hours under existing conditions.

TABLE 5.17-4
EXISTING LEVELS OF SERVICE: CITY OF SANTA CLARITA STUDY INTERSECTIONS

No.	Intersection	Peak Hour	Year 2015 Existing	
			V/C	LOS
5	Rye Canyon Rd–Copper Hill Dr/Newhall Ranch Rd	AM	0.677	B
		PM	0.720	C
6	Copper Hill Dr/Decoro Dr	AM	0.627	B
		PM	0.600	A
9	McBean Pkwy/Copper Hill Dr	AM	0.653	B
		PM	0.801	D
10	North Park Dr–San Francisquito Canyon Rd/Copper Hill Dr	AM	0.602	B
		PM	0.626	B

V/C: volume-to-capacity; LOS: Level of Service.
Source: LLG 2017.

Existing Transit Service

Public transit services within the Project vicinity are currently provided by Santa Clarita Transit, which is operated by the City of Santa Clarita, Route 7, Route 622, and Route 624. Route 7 generally provides one bus in both directions per hour during the AM and PM peak hours. Route 622 generally provides one bus per hour during both the AM (6:30 AM to 7:30 AM) and PM (2:00 PM to 3:00 PM) peak school hours. Route 624 generally provides one bus per hour during both the AM (7:00 AM to 8:00 AM) and PM (3:00 PM to 4:00 PM) peak school hours. The Tesoro del Valle Project area is not served directly by any existing transit routes. The closest stop to the Project site is located along Route 7 near Rio Norte Junior High, approximately 0.7 mile southeast of the Project site. A summary of the existing transit service, including the transit route, destinations, and peak hour headways, is presented in Table 5.17-5, Existing Transit Routes. The existing bus stop location for Route 7 is shown in Exhibit 5.17-5, Existing Public Transit Routes: Route 7. The existing bus stop locations for Route 622 and Route 624 are shown in Exhibit 5.17-6, Existing Public Transit Routes: Route 622 and Route 624.

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Source: Lindscott, Law & Greenspan 2016

Existing Public Transit Routes: Route 7

Exhibit 5.17-5

Tesoro del Valle Phases A, B, and C SEIR

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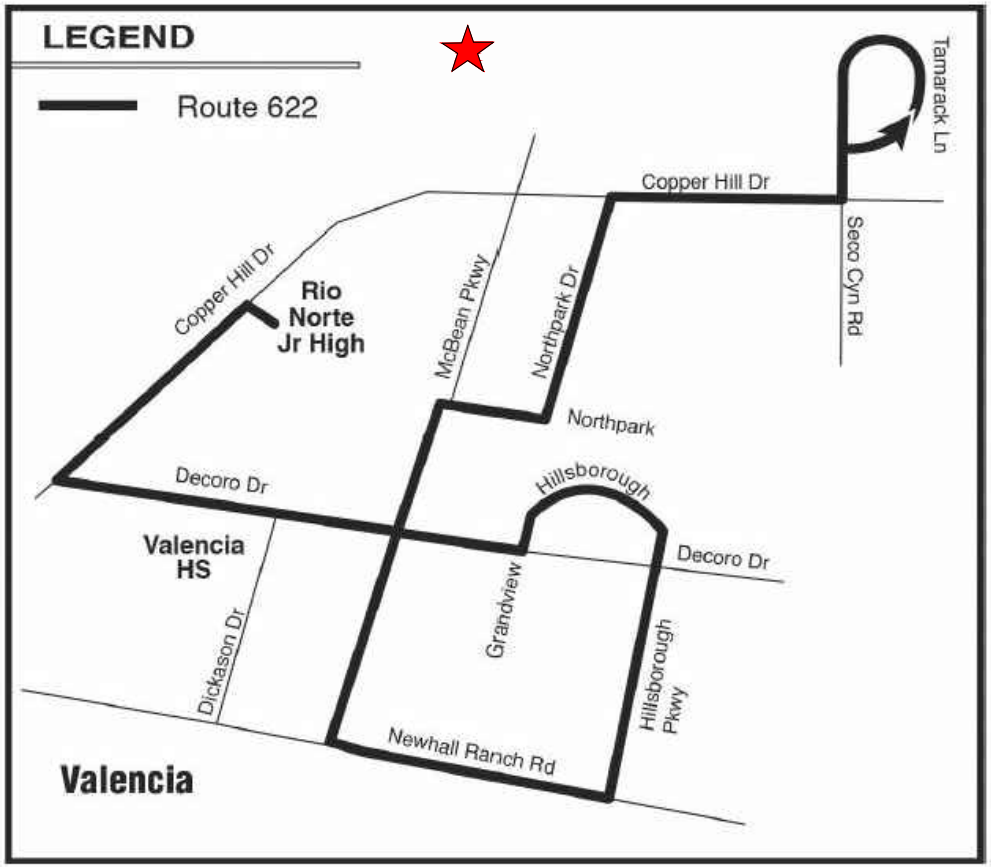

PROJECT SITE

Source: Lindscott, Law & Greenspan 2016

Existing Public Transit Routes: Routes 622 and 624

Exhibit 5.17-6

Tesoro del Valle Phases A, B, and C SEIR

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TABLE 5.17-5
EXISTING TRANSIT ROUTES

Route	Destinations	Roadway(s) Near Site	No. Of Buses During Peak Hour		
			Direction	AM	PM
Route 7	Six Flags Magic Mountain to Seco Canyon Rd (via McBean Pkwy)	Copper Hill Dr	EB WB	1 1	1 1
Route 622[a]	Rio Norte Junior High to Decoro Dr (via Copper Hill Dr and McBean Pkwy)	Copper Hill Dr	NB SB	0 1	0 1
Route 624[b]	Valencia High School to Seco Canyon Rd (via Copper Hill Dr)	Copper Hill Dr	EB WB	1 0	1 0
			Total	4	4

EB: eastbound; WB: westbound; NB: northbound; SB: southbound.
[a] Rio Norte Junior High transit route, AM peak hour (6:30–7:30) and PM peak hour (2:00–3:00).
[b] Valencia High School transit route, AM peak hour (7:00–8:00) and PM peak hour (3:00–4:00).
Sources: LLG 2017, City of Santa Clarita Transit, 2016.

5.17.3 RELEVANT PLANS, POLICIES, AND REGULATIONS

This section provides an overview of any new or substantially revised policies and regulations that have been passed, adopted or approved since certification of the 1999 Final EIR, or those that were not previously discussed in the 1999 Final EIR.

Los Angeles County Congestion Management Program

The *Los Angeles County Congestion Management Program* (CMP) requires that a proposed development address the Project's impacts on the CMP highway system and the local and regional transit systems (LACMTA 2017).

Los Angeles County Healthy Design Ordinance

The *Los Angeles County Healthy Design Ordinance* (LACHDO) (No. 2013-0001) was adopted by the Board of Supervisors on February 5, 2013 and went into effect on March 7, 2013. The LACHDO amended Title 21, Subdivisions, and Title 22, Planning and Zoning, of the Los Angeles County Code to promote increased physical activity, such as walking and bicycling, through design of the built environment (LACDRP 2016).

5.17.4 THRESHOLD CRITERIA

California Environmental Quality Act Thresholds of Significance

The following thresholds of significance are derived from the County of Los Angeles Department of Regional Planning's Initial Study checklist, which is based on Appendix G of the State CEQA Guidelines.

Threshold 5.17-1: *Would the Project 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?*

Threshold 5.17-2: *Would the Project conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?*

Threshold 5.17-3: *Would the Project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*

Threshold 5.17-4: *Would the Project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

Threshold 5.17-5: *Would the Project result in inadequate emergency access?*

Threshold 5.17-6: *Would the Project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?*

Other Agency Thresholds

In addition to the above thresholds, the County of Los Angeles and City of Santa Clarita have established arterial intersection performance standards and impact thresholds, which are described below.

Performance Standards

Seven of the ten signalized study intersections were evaluated using the ICU method of analysis based on the County's traffic study guidelines. Specifically, the ICU method was used to determine V/C ratios. The ICU calculations use a lane capacity of 1,600 vehicles per hour for left-turn, through, and right-turn lanes and a dual left-turn capacity of 2,880 vehicles per hour. The overall intersection V/C ratio is subsequently assigned an LOS value to describe intersection operations.

The two intersections (Intersections 1 and 4) under joint jurisdiction of Caltrans and the County were evaluated using the County's methodology because Caltrans has not adopted a threshold of significance for the purposes of identifying significant traffic impacts.

In addition to the traffic analysis using the County's ICU methodology, four of the ten signalized intersections were evaluated using the ICU methodology based on the City of Santa Clarita's traffic study guidelines. Specifically, the ICU method was used to determine V/C ratios. The ICU calculations used a lane capacity of 1,750 vehicles per hour for left-turn, through, and right-turn lanes. The overall intersection V/C ratio is subsequently assigned an LOS value to describe intersection operations. Levels of Service vary from LOS A (free flow) to LOS F (congested condition).

Impact Thresholds

Based on the above performance standards, the Project is considered to result in a significant impact at an intersection if the Project would increase the ICU in the post-Project condition relative to the pre-Project condition by the amounts identified in Table 5.17-6, County of Los Angeles Level of Service Impact Thresholds, and Table 5.17-7, City of Santa Clarita Level of Service Impact Thresholds.

TABLE 5.17-6
COUNTY OF LOS ANGELES LEVEL OF SERVICE IMPACT THRESHOLDS

Pre-Project V/C	Level of Service	Project Related Increase in V/C
> 0.701–0.800	C	equal to or greater than 0.040
> 0.801–0.900	D	equal to or greater than 0.020
> 0.901	E or F	equal to or greater than 0.010
Source: LLG 2017.		

TABLE 5.17-7
CITY OF SANTA CLARITA LEVEL OF SERVICE IMPACT THRESHOLDS

Final V/C	Level of Service	Project Related Increase in V/C
0.00–0.799	A, B, or C	equal to or greater than 0.040
> 0.800–0.899	D	equal to or greater than 0.020
> 0.900	E or F	equal to or greater than 0.010
Source: LLG 2017.		

5.17.5 RELEVANT PROJECT CHARACTERISTICS

The following are the characteristics of the Project that are relevant to assessing traffic impacts:

- Primary access to and from the Project site would be through Phase A of the Tesoro del Valle development, which has been completed. Both Avenida Rancho Tesoro and Tesoro del Valle Drive, which serve as the access points into Phase A, connect to Copper Hill Drive. Copper Hill Drive provides primary access to the City of Santa Clarita and ultimately to I-5.
- A gated emergency use only access road passes through the adjacent Valencia Master Planned Community of West Creek immediately to the south along Copper Hill Drive. In addition, the revised Vesting Tentative Tract Map (VTTM) 51644 includes an emergency vehicle access drive connecting to the adjacent proposed Tapia Ranch project (VTTM 53822) located west of Phase B at "G Lane". If the Tapia Ranch project is approved and constructed, this connection would be an additional gated emergency access point.

5.17.6 ENVIRONMENTAL IMPACTS

Impact Analysis

Traffic Forecasting Methodology

In order to estimate the traffic impact characteristics of the Tesoro del Valle Phases B and C Project, a multi-step process was utilized. The first step is trip generation, which estimates the total arriving and departing traffic volumes on a peak hour and daily basis. The traffic generation potential is forecast by applying the appropriate vehicle trip generation equations or rates to the Project development tabulation.

The second step of the forecasting process is trip distribution, which identifies the origins and destinations of inbound and outbound Project traffic volumes. These origins and destinations are typically based on demographics and existing/anticipated travel patterns in the study area. The basis of the trip distribution used for this study, shown in Appendix D of the Traffic Impact Study

(included as Appendix K of this Draft SEIR), was modified to account for new traffic and roadway improvements in the Project vicinity that have affected traffic flow patterns since the time those trip distribution rates were created.

The third step is traffic assignment, which involves the allocation of Project traffic to study area streets and intersections. Traffic assignment is typically based on minimization of travel time, which may or may not involve the shortest route, depending on prevailing operating conditions and travel speeds. Traffic distribution patterns are indicated by general percentage orientation, while traffic assignment allocates specific volume forecasts to individual roadway links and intersection turning movements throughout the study area.

With the forecasting process complete and Project traffic assignments developed, the impact of the Project is isolated by comparing operational (i.e., LOS) conditions at the selected key intersections using existing and expected future traffic volumes without and with forecast Project traffic. The need for site-specific and/or cumulative local area traffic improvements can then be evaluated and the significance of the Project's impacts identified.

Project Traffic Generation

Traffic volumes expected to be generated by the Project during the weekday AM and PM peak hours, as well as on a daily basis, were estimated using rates published in the Institute of Transportation Engineers' (ITE's) *Trip Generation* manual (9th Edition). Traffic volumes expected to be generated by the Project were based upon rates per dwelling unit. The following trip generation rates were used to forecast the traffic volumes expected to be generated by the Project land use components:

- Single-Family Residential Homes: ITE Land Use Code 210 (Single-Family Detached Housing) trip generation average rates were used to forecast the traffic volumes expected to be generated by the single-family residential component of the Project.
- Senior Housing: ITE Land Use Code 251 (Senior Adult Housing–Detached) trip generation average rates were used to forecast the traffic volumes expected to be generated by the senior housing component of the Project.

The trip generation forecast for the Project is summarized in Table 5.17-8, Project Trip Generation.

TABLE 5.17-8
PROJECT TRIP GENERATION

Land Use	Size	Daily Trip Ends[b] Volumes	AM Peak Hour Volumes[a]			PM Peak Hour Volumes[a]		
			In	Out	Total	In	Out	Total
Project								
Single-Family Residential[b]	455 du	4,332	85	256	341	287	168	455
Senior Housing[c]	365 du	1,343	28	52	80	60	39	99
Subtotal (A)		**5,675**	**113**	**308**	**421**	**347**	**207**	**554**
Previously Approved Project[c]								
Single-Family Residential[b]	241 du	2,294	45	136	181	152	89	241
Townhomes[d]	34 du	272	2	16	18	16	9	25
Multi-Family Residential[d]	439 du	3,512	26	211	237	206	114	320
Subtotal (B)		**6,078**	**73**	**363**	**436**	**374**	**212**	**586**
Approved Project – Full Buildout[e]								
Racquet Club	12 Courts	515	10	7	17	28	18	46
2 Elementary Schools	1,430 Students	1,558	258	172	430	0	0	0
Single-Family Residential	2,027 du	19,358	390	1,109	1,499	1,331	716	2,047
Townhouse	461 du	3,688	28	221	249	217	119	336
Apartment	541 du	3,500	47	229	276	232	109	341
Commercial	40,000 GLSF	3,720	44	25	69	133	133	266
Subtotal		**32,339**	**777**	**1,763**	**2,540**	**1,941**	**1,095**	**3,036**
Net Subtotal[f]		30,681	563	1,620	2,183	1,919	1,081	3,000
NET INCREASE [(A)-(B)]		**(403)**	**40**	**(55)**	**(15)**	**(27)**	**(5)**	**(32)**

du: dwelling unit; GLSF: gross leasable square footage.

[a] Trips are one-way traffic movements, entering or leaving.

[b] ITE Land Use Code 210 (Single-Family Residential) trip generation average rates.
- Daily Trip Rate: 9.52 trips/dwelling unit; 50% inbound/50% outbound
- AM Peak Hour Trip Rate: 0.75 trip/dwelling unit; 25% inbound/75% outbound
- PM Peak Hour Trip Rate: 1.00 trip/dwelling unit; 63% inbound/37% outbound

[b] ITE Land Use Code 251 (Senior Adult Housing–Detached) trip generation average rates.
- Daily Trip Rate: 3.68 trips/dwelling unit; 50% inbound/50% outbound
- AM Peak Hour Trip Rate: 0.22 trip/dwelling unit; 35% inbound/65% outbound
- PM Peak Hour Trip Rate: 0.27 trip/dwelling unit; 61% inbound/39% outbound

[c] The previously approved project includes 475 unbuilt units from Phase A, 237 units currently entitled for Phases B and C, and 2 additional residential lots in Phase A.

[d] Source: Los Angeles County Traffic Impact Analysis Report Guidelines, 1997. Trip Rates for Condominiums/Townhomes.
- Daily Trip Rate: 8.00 trips/dwelling unit; assume 50% inbound/50% outbound
- AM Peak Hour Trip Rate: 0.06 trip/dwelling unit inbound; 0.48/dwelling unit outbound
- PM Peak Hour Trip Rate: 0.47 trip/dwelling unit inbound; 0.26/dwelling unit outbound

[e] Source: Environmental Impact Report for Tesoro del Valle Project, Michael Brandman Associates, July 1995.

[f] Net Subtotal includes internal capture reduction of the racquet club and elementary school trips.

Source: LLG 2017.

The trip generation forecast for the Project was submitted for review and approval by Los Angeles County Department of Public Works (LACDPW) staff. As presented in Table 5.17-8, Project Trip Generation, the Project is expected to generate 421 vehicle trips (113 inbound and 308 outbound) during the AM peak hour and 554 vehicle trips (347 inbound and 207 outbound) during the PM peak hour. Over a 24-hour daily basis, the Project is forecast to generate 5,675 vehicle trips (approximately 2,838 inbound, 2,837 outbound).

As previously noted, a development plan for Phases B and C was previously approved by the County of Los Angeles consisting of 241 single-family homes, 34 townhomes, and 439 multi-family residential units as analyzed in the 1999 Final EIR. Table 5.17-8, Project Trip Generation, provides the trip generation forecast for the approved development in the Phases B and C areas. When compared to the approved development as analyzed in the 1999 Final EIR, the Project would generate 15 fewer AM peak hour trips and 32 fewer PM peak hour trips. Similarly, the Project is estimated to generate 403 fewer daily trips as compared to the approved project. To provide a conservative "worst case" assessment of the potential traffic impacts of the Project, no credit or discount has been assumed in the traffic analysis regarding the currently approved development.

Project Traffic Distribution and Assignment

Project traffic volumes both entering and exiting the site have been distributed and assigned to the adjacent street system based on the following considerations:

- The site's proximity to major traffic corridors (i.e., Copper Hill Drive, McBean Parkway, Newhall Road, I-5);
- Expected localized traffic flow patterns based on adjacent roadway channelization and presence of traffic signals;
- Existing intersection traffic volumes;
- Ingress/egress availability at the Project site assuming the site access and circulation scheme;
- Nearby population and employment centers as well as adjacent residential neighborhoods; and
- Input from LACDPW staff.

The general, directional traffic distribution patterns for the Project are presented in Exhibit 5.17-7, Project Trip Distribution. The forecast net new weekday AM and PM peak hour Project traffic volumes at the study intersections associated with the Project are presented in Exhibit 5.17-8, Project Trip Volumes: Weekday AM Peak Hour, and Exhibit 5.17-9, Project Trip Volumes: Weekday PM Peak Hour, respectively.

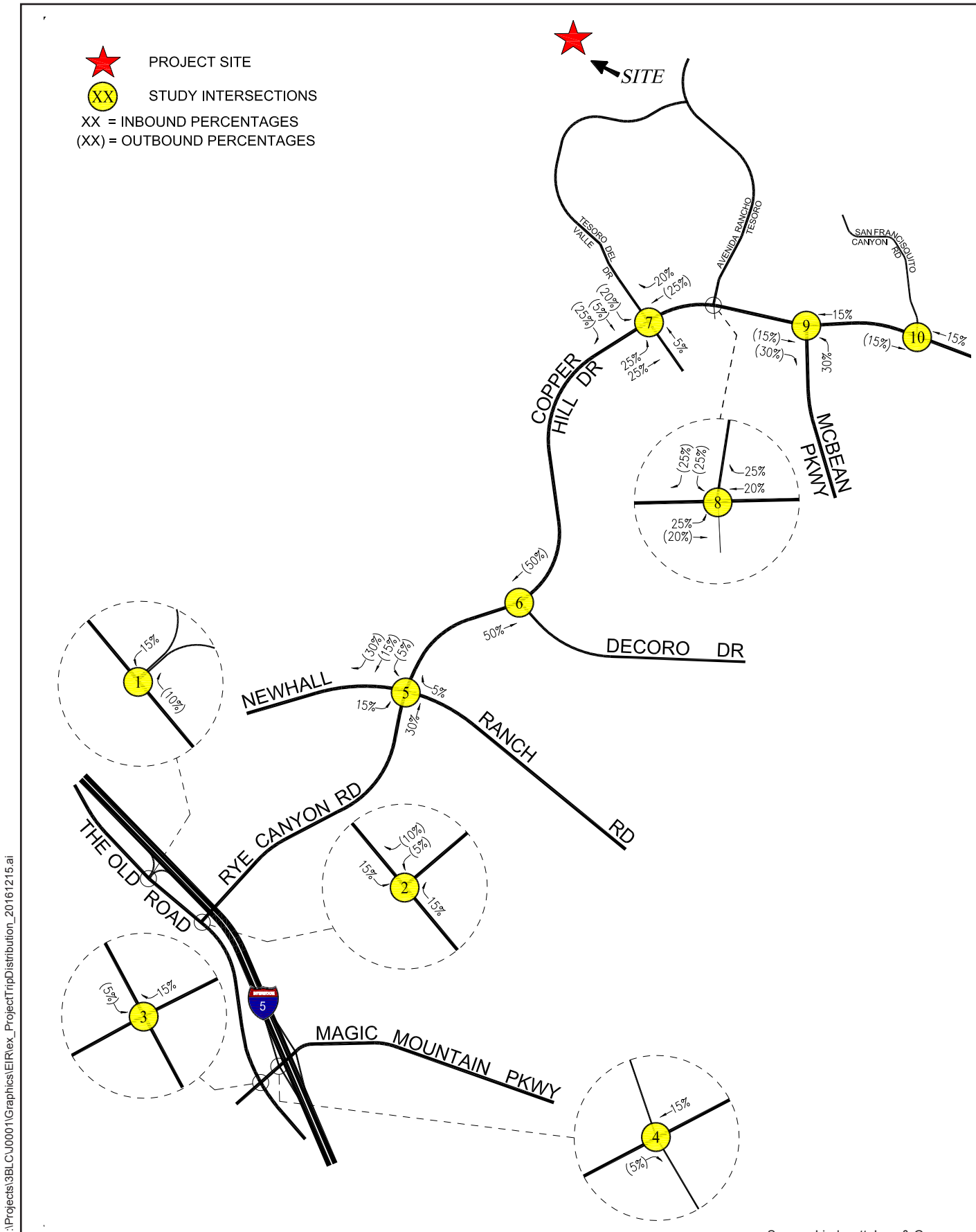
Traffic Impact Analysis Methodology

As previously mentioned, seven of the ten signalized study intersections were evaluated using the ICU method of analysis based on the County's traffic study guidelines. The two intersections (Intersections 1 and 4) under joint jurisdiction of Caltrans and the County of Los Angeles were evaluated using the County's methodology. In addition to the traffic analysis using the County's ICU methodology, four of the ten signalized intersections were evaluated using the ICU methodology based on the City of Santa Clarita's traffic study guidelines.[1]

Impact Criteria and Thresholds

The relative impact of the added Project traffic volumes to be generated by the Project during the AM and PM peak hours was evaluated based on analysis of future operating conditions at the study intersections, with the Project. The previously discussed capacity analysis procedures were used to evaluate the future V/C relationships and service level characteristics at each study intersection.

[1] Intersection 6, Copper Hill Drive/Decoro Drive was evaluated under both the County and City methodologies and thresholds of significance.



Source: Lindscott, Law & Greenspan 2016

Project Trip Distribution

Exhibit 5.17-7

Tesoro del Valle Phases A, B, and C SEIR

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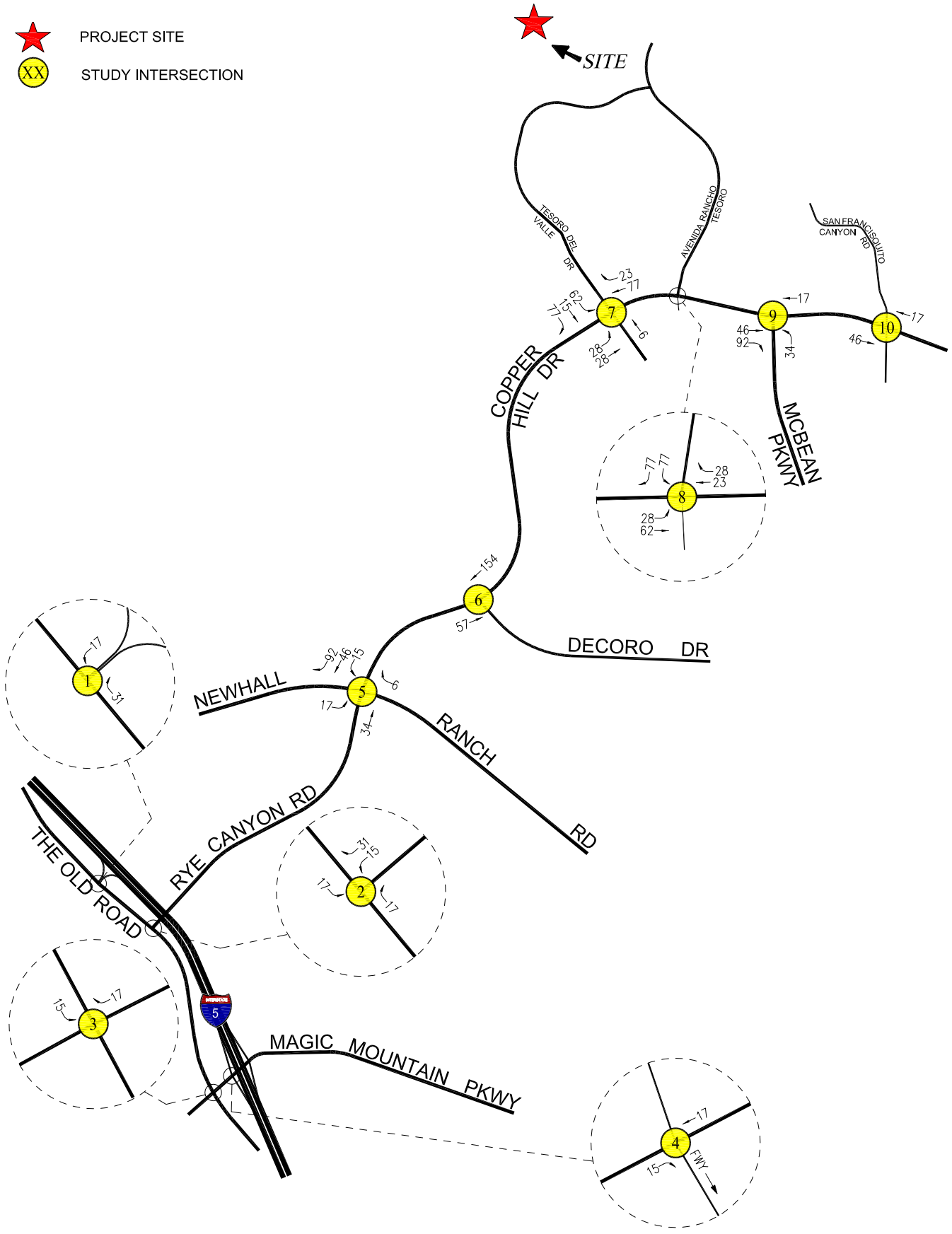

Source: Lindscott, Law & Greenspan 2017

Project Traffic Volumes: Weekday AM Peak Hour

Exhibit 5.17-8

Tesoro del Valle Phases A, B, and C SEIR

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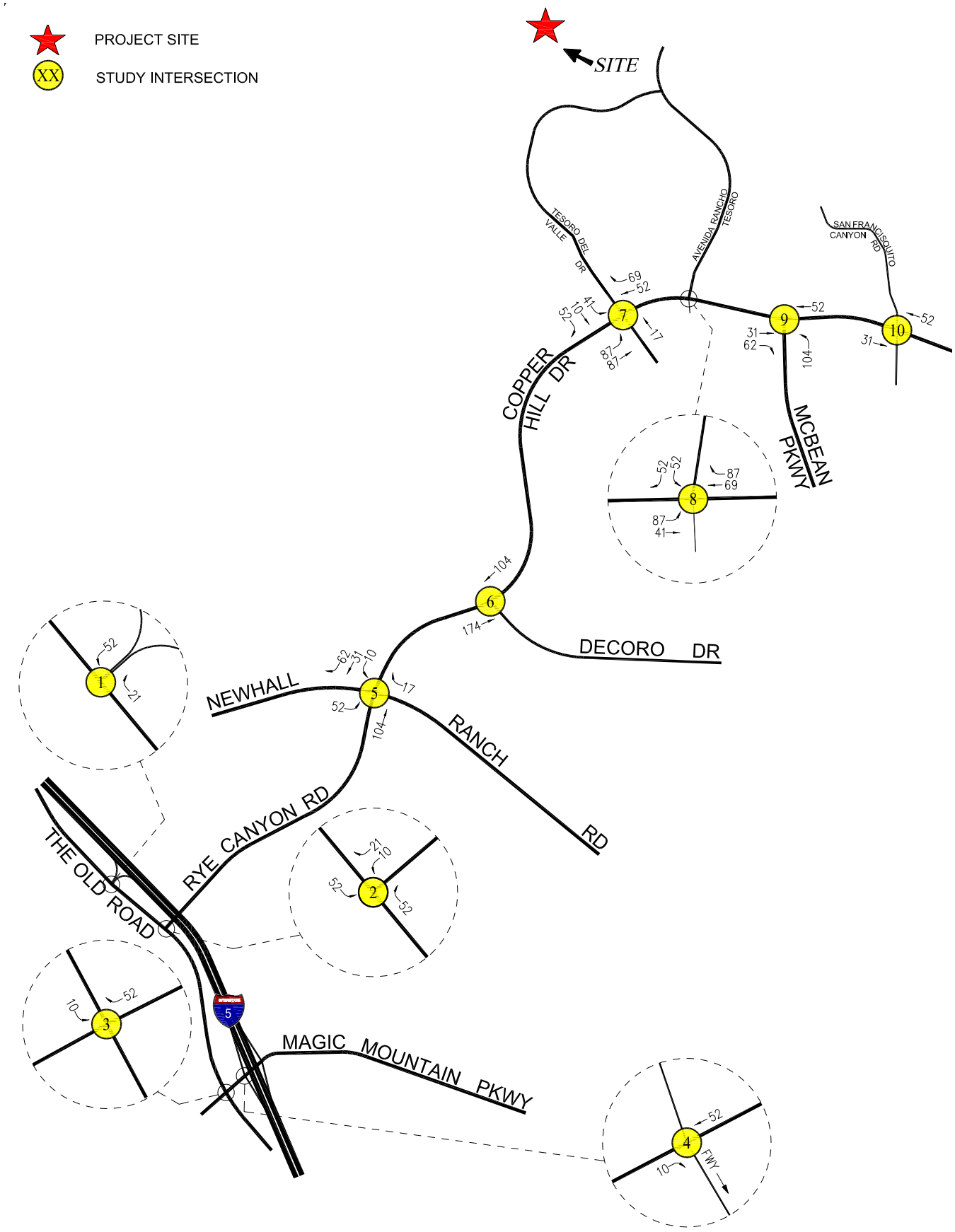

Source: Lindscott, Law & Greenspan 2016

Project Traffic Volumes: Weekday PM Peak Hour

Exhibit 5.17-9

Tesoro del Valle Phases A, B, and C SEIR

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The significance of the potential impacts of Project-generated traffic at the seven study intersections in the County of Los Angeles was identified using the traffic impact criteria set forth in the County of Los Angeles' 1997 *Traffic Impact Analysis Report Guidelines*. According to the County's published traffic study guidelines, the impact is considered significant if the Project-related increase in the V/C ratio equals or exceeds the thresholds presented in Table 5.17-6 above.

The significance of the potential impacts of Project-generated traffic at the four study intersections in the City of Santa Clarita was identified using the traffic impact criteria set forth in the City of Santa Clarita's 1999 *Traffic Impact Report Guidelines*. According to the City's published traffic study guidelines, the impact is considered significant if the Project-related increase in the V/C ratio equals or exceeds the thresholds presented in Table 5.17-7 above.

Traffic Impact Analysis Scenarios

Pursuant to LACDPW's traffic study guidelines, LOS calculations were prepared for the following scenarios for the seven study intersections in the County of Los Angeles:

a. Existing (2015) conditions.
b. Existing (2015) conditions with completion and occupancy of the Project.
c. Condition (b) with implementation of Project-specific traffic mitigation measures, where necessary.
d. Future (2024) conditions with completion and occupancy of the Project and related projects.
e. Condition (d) with implementation of Project-specific regional traffic mitigation measures, where necessary.

Pursuant to the City of Santa Clarita's traffic study, LOS calculations have been prepared for the following scenarios for the four study intersections in the City of Santa Clarita:

a. Existing (2015) conditions.
b. Existing (2015) conditions with completion and occupancy of the Project.
c. Condition (b) with implementation of Project traffic mitigation measures, where necessary.
d. Future (2024) conditions with completion and occupancy of the related projects.
e. Condition (d) with completion and occupancy of the Project.
f. Condition (e) with implementation of Project traffic mitigation measures, where necessary.

The traffic volumes for each new condition were added to the volumes in the prior condition to determine the change in capacity utilization at the study intersections.

Threshold 5.17-1: *Would the Project 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?*

Level of Significance without Mitigation: Potentially Significant

Recommended 1999 Final EIR (FEIR) Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Potentially Significant

Recommended Project-Specific Mitigation Measures:

MM Trans-1 Prior to the issuance of occupancy permits, the Project Applicant shall submit evidence to the County that the intersection improvements listed in Table 15.7-9 for Existing With Project Conditions have been or are being completed, unless the California Department of Transportation (Caltrans) or the City of Santa Clarita has not approved the measure.

MM Trans-2 Prior to the issuance of occupancy permits, the Project Applicant shall submit evidence to the County that the intersection improvements listed in Table 15.7-9 for Future Cumulative With Project Conditions have been or are being completed, unless the California Department of Transportation (Caltrans) or the City of Santa Clarita has not approved the measure. All Future Cumulative With Project impacts, shall be mitigated through payment by pro rata share and/or payment into the Valencia Bridge and Thoroughfare District.

TABLE 5.17-9
MITIGATION MEASURES FOR PROJECT-SPECIFIC AND CUMULATIVE IMPACTS

Location	Jurisdiction	Mitigation
Existing With Project Conditions		
The Old Rd and I-5 SB Ramps	County/ Caltrans	Modify the existing traffic signal to provide a northbound right-turn signal phase on The Old Rd that would overlap with the westbound left turn signal phase at the I-5 SB off-ramp. It should be noted that the recommended mitigation measure is subject to approval by Caltrans due to the joint shared jurisdiction of the intersection.
Tesoro Del Valle – Rio Norte Drive and Copper Hill Drive	County	This intersection is completely built out. There are no reasonable and feasible measures available to mitigate the AM and PM peak hour impact of the project. Thus, for this intersection, the project impact is significant and unavoidable.
McBean Pkwy and Copper Hill Dr	County/City of Santa Clarita	Modify the eastbound and westbound approaches on Copper Hill Dr to accommodate the installation of a third through lane in each direction. To accommodate the proposed through lanes, the Copper Hill Bridge over the San Francisquito Creek would need to be widened to its planned ultimate configuration of three eastbound and three westbound through lanes. In addition, the westbound approach of the intersection would be restriped as needed. It is also noted that a traffic signal modification would likely be required to accommodate this recommended mitigation measure. The resulting lane configuration at the eastbound approach would provide two through lanes and one shared through/right-turn lane. The resulting lane configuration at the westbound approach would provide two left-turn lanes and three through lanes.
Future Cumulative With Project Conditions		
The Old Rd and I-5 SB Ramps	County/ Caltrans	Widen all intersection approaches. The northbound approach would be modified to provide a third through lane, resulting in a northbound approach lane configuration of one left-turn lane, three through lanes, and one right-turn lane. The southbound approach would be modified to provide a second left-turn lane and a third through lane, resulting in a southbound approach lane configuration of two left-turn lanes and three through lanes. Lastly, the I-5 SB off-ramp would be modified to convert the shared left/right-turn lane to a left-turn only lane and add a right-turn only lane, resulting in a westbound approach lane configuration of two left-turn lanes and one right-turn lane. It is also

TABLE 5.17-9
MITIGATION MEASURES FOR PROJECT-SPECIFIC AND CUMULATIVE IMPACTS

Location	Jurisdiction	Mitigation
		noted that a traffic signal modification would be required to accommodate this recommended cumulative mitigation measure. It should be noted that the recommended mitigation measure is subject to approval by Caltrans due to the joint shared jurisdiction of the intersection.
The Old Rd and Rye Canyon Rd	County	Modify all three approaches of the intersection of The Old Rd at Rye Canyon Rd to accommodate the installation of a second southbound left-turn lane, a third southbound through lane, two additional northbound through lanes, and two additional westbound left-turn lanes. To accommodate these new lanes, The Old Rd and Rye Canyon Rd would need to be widened. It is also noted that a traffic signal modification would be required to accommodate this recommended cumulative mitigation measure.
The Old Road and Magic Mountain Parkway	County	This intersection is completely built out. There are no reasonable and feasible measures available to mitigate the PM peak hour impact of the project. Thus, for this intersection, the project impact is significant and unavoidable.
I-5 SB Ramps and Magic Mountain Parkway	County/ Caltrans	This intersection is completely built out. There are no reasonable and feasible measures available to mitigate the AM and PM peak hour impact of the project. Thus, for this intersection, the project impact is significant and unavoidable.
Rye Canyon Road and Copper Hill Drive	City of Santa Clarita	This intersection is completely built out. There are no reasonable and feasible measures available to mitigate the PM peak hour impact of the project. Thus, for this intersection, the project impact is significant and unavoidable.
Copper Hill Drive and Decoro Drive	County/City of Santa Clarita	This intersection is completely built out. There are no reasonable and feasible measures available to mitigate the AM and PM peak hour impact of the project. Thus, for this intersection, the project impact is significant and unavoidable.
Tesoro Del Valle – Rio Norte Drive and Copper Hill Drive	County	This intersection is completely built out. There are no reasonable and feasible measures available to mitigate the AM and PM peak hour impact of the project. Thus, for this intersection, the project impact is significant and unavoidable.

I: Interstate; SB: southbound; Caltrans: California Department of Transportation.
Source: LLG 2017.

MM Trans-3 Prior to issuance of an occupancy permit and in compliance with the County's Valencia Bridge and Major Thoroughfare Construction Fee District, the Project Applicant shall pay the fee based on the per unit fee applicable at that time. These fees will be used to fund transportation projects throughout the County's Valencia Bridge and Major Thoroughfare District, including improvements required to mitigate impacts related to the Tesoro del Valle Phases B and C Project; however, the priority assigned to individual projects is at the County's discretion. Therefore, the Project Applicant shall be responsible for monitoring of traffic conditions at the two impacted intersections, beginning at the time of first occupancy, to determine the point at which the identified improvements for each intersection would be required. Monitoring shall be required at the following milestones: 400 dwelling units and 800 dwelling units. The monitoring requirement for each intersection shall cease upon construction of the required improvement or at full buildout of the Project, whichever comes first. If these intersection improvements will not be

constructed by the County prior to the identified time, the Project Applicant shall implement these improvements subject to a fee credit from the County's Valencia Bridge and Thoroughfare District.

MM Trans-4 Prior to construction activities, the Project Applicant shall prepare and submit a detailed Construction Traffic Control Plan to the County of Los Angeles Department of Public Works for review and approval. The Construction Traffic Control Plan shall describe in detail safe detours and provide temporary traffic control during construction activities for the project. To reduce traffic congestion, the Plan shall include, as necessary, appropriate, and practicable, the following: temporary traffic controls (e.g., a flag person) during all phases of construction to maintain smooth traffic flow; dedicated turn lanes for movement of construction trucks and equipment on and off site; scheduling of construction activities that affect traffic flow on the arterial system to off-peak hours; consolidation of truck deliveries; rerouting of construction trucks away from congested streets or sensitive receptors; and/or signal synchronization to improve traffic flow.

Net Level of Significance: Significant and Unavoidable Impacts

Existing With Project

- The Old Road and I-5 southbound ramps (PM peak hour)
- Tesoro Del Valle-Rio Norte Drive/Copper Hill Drive (AM peak hour)

Future Cumulative With Project

- The Old Road and I-5 southbound ramps (AM and PM peak hours)
- The Old Road and Rye Canyon Road (PM peak hour)
- The Old Road and Magic Mountain Parkway (PM peak hour)
- I-5 southbound ramps and Magic Mountain Parkway (AM and PM peak hours)
- Copper Hill Drive and Decoro Drive (AM and PM peak hours)
- Tesoro Del Valle-Rio Norte Drive/Copper Hill Drive (AM and PM peak hours)

Comparison to 1999 FEIR: Although the overall level of significance would be consistent with the findings identified in Section 5.4, Traffic and Circulation, of the 1999 FEIR, the Project assumes a different distribution of trips and would result in significant and unavoidable impacts at intersections that were not previously identified as being impacted in the 1999 Final EIR.

Operations Analysis

As discussed previously, the Project study area includes intersections in both the County of Los Angeles and the City of Santa Clarita. The following analysis focuses on the Existing With Project and Future Cumulative With Project conditions for both the County of Los Angeles and City of Santa Clarita intersections. Table 5.17-10 provides a comparison of levels of service and V/C ratios at all study intersections in the County of Los Angeles. Table 5.17-11 provides a comparison of levels of service and V/C ratios at all study intersections in the City of Santa Clarita.

TABLE 5.17-10
SUMMARY OF VOLUME-TO-CAPACITY RATIOS AND LEVELS OF SERVICE AM AND PM PEAK HOURS LOS ANGELES COUNTY INTERSECTIONS

			1		2				3				4				5			
No.	Intersection	Peak Hour	Year 2015 Existing		Year 2015 w/Project		Change V/C	Significant Impact	Year 2015 w/Project Mitigation		Change V/C	Mitigated	Year 2024 w/Related Projects		Change V/C	Significant Impact	Year 2024 w/Mitigation Measures		Change V/C	Mitigated
			V/C	LOS	V/C	LOS	[(2)-(1)]		V/C	LOS	[(3)-(1)]		V/C	LOS	[(4)-(1)]		V/C	LOS	[(5)-(1)]	
1	The Old Rd/I-5 SB Ramps	AM	0.744	C	0.769	C	0.025	No	0.716	C	-0.028	—	0.911	E	0.167	Yes	0.684	B	-0.060	Yes
		PM	0.905	E	0.936	E	0.031	Yes	0.894	D	-0.011	Yes	1.733	F	0.828	Yes	0.999	E	0.094	No
2	The Old Rd/Rye Cyn Rd	AM	0.616	B	0.636	B	0.020	No	—	—	—	—	1.419	F	0.874	Yes	0.587	A	-0.029	Yes
		PM	0.768	C	0.806	D	0.038	No	—	—	—	—	2.123	F	1.355	Yes	0.937	E	0.169	No
3	The Old Road/Magic Mountain Pkwy	AM	0.296	A	0.301	A	0.005	No	—	—	—	—	0.730	C	0.434	Yes	—	—	—	—
		PM	0.435	A	0.438	A	0.003	No	—	—	—	—	0.945	E	0.510	Yes	0.945	E	0.510	No
4	I-5 SB Ramps/Magic Mountain Pkwy	AM	0.440	A	0.440	A	0.000	No	—	—	—	—	0.966	E	0.526	Yes	0.833	D	0.393	No
		PM	0.460	A	0.460	A	0.000	No	—	—	—	—	1.087	F	0.627	Yes	0.934	E	0.474	No
6	Copper Hill Dr/Decoro Dr	AM	0.689	B	0.721	C	0.032	No	—	—	—	—	0.888	D	0.199	Yes	0.888	D	0.199	No
		PM	0.647	B	0.683	B	0.036	No	—	—	—	—	0.875	D	0.228	Yes	0.875	D	0.228	No
7	Tesoro Del Valle Dr–Rio Norte Dr/Copper Hill Dr	AM	0.691	B	0.760	C	0.069	Yes	—	—	—	—	0.833	D	0.142	Yes	0.833	D	0.142	Yes
		PM	0.517	A	0.564	A	0.047	No	—	—	—	—	0.773	C	0.256	Yes	0.773	C	0.256	Yes
8	Avenida Rancho Tesoro/Copper Hill Dr	AM	0.557	A	0.626	B	0.069	No	—	—	—	—	0.680	B	0.123	No	—	—	—	—
		PM	0.626	B	0.668	B	0.042	No	—	—	—	—	0.702	C	0.076	No	—	—	—	—

V/C: volume-to-capacity; LOS: Level of Service.

NOTE: According to Los Angeles County Department of Public Works "Traffic Impact Analysis Report Guidelines, " January 1997, a transportation impact on an intersection shall be deemed significant in accordance with the following table:

Pre-Project V/C	LOS	Project Related Increase in V/C
> 0.71 - 0.80	C	equal to or greater than 0.04
> 0.81 - 0.90	D	equal to or greater than 0.02
> 0.91	E,F	equal to or greater than 0.01

Source: LLG 2017.

TABLE 5.17-11
SUMMARY OF VOLUME-TO-CAPACITY RATIOS AND LEVELS OF SERVICE AM AND PM PEAK HOURS CITY OF SANTA CLARITA INTERSECTIONS

			1		2				3				4				5			
No.	Intersection	Peak Hour	Year 2015 Existing		Year 2015 w/Project		Change V/C	Significant Impact	Year 2015 w/Project Mitigation		Change V/C	Mitigated	Year 2024 w/Related Projects		Change V/C	Significant Impact	Year 2024 w/Mitigation Measures		Change V/C	Mitigated
			V/C	LOS	V/C	LOS	[(2)-(1)]		V/C	LOS	[(3)-(2)]		V/C	LOS			V/C	LOS		
5	Rye Canyon Rd–Copper Hill Dr/Newhall Ranch Rd	AM	0.677	B	0.691	B	0.014	No	—	—	—	—	0.746	C	0.013	No	—	—	—	—
		PM	0.720	C	0.757	C	0.037	No	—	—	—	—	0.800	D	0.020	Yes	0.820	D	0.020	No
6	Copper Hill Dr/Decoro Dr	AM	0.627	B	0.656	B	0.029	No	—	—	—	—	0.776	C	0.029	Yes	0.805	D	0.029	No
		PM	0.600	A	0.633	B	0.033	No	—	—	—	—	0.775	C	0.033	Yes	0.808	D	0.033	No
9	McBean Pkwy/Copper Hill Dr	AM	0.653	B	0.702	C	0.049	Yes	0.600	A	-0.102	Yes	0.609	B	0.036	No	—	—	—	—
		PM	0.801	D	0.827	D	0.026	Yes	0.658	B	-0.169	Yes	0.734	C	0.018	No	—	—	—	—
10	North Park Dr–San Francisquito Cyn Rd/Copper Hill Dr	AM	0.602	B	0.606	B	0.004	No	—	—	—	—	0.454	A	0.003	No	—	—	—	—
		PM	0.626	B	0.635	B	0.009	No	—	—	—	—	0.623	B	0.009	No	—	—	—	—

V/C: volume-to-capacity; LOS: Level of Service.

NOTE: City of Santa Clarita signalized intersection impact threshold criteria is as follows:

Final V/C	LOS	Project Related Increase in V/C
0.00–0.799	A,B,C	equal to or greater than 0.04
> 0.80–0.899	D	equal to or greater than 0.02
> 0.90	E,F	equal to or greater than 0.01

Source: LLG 2017.

County of Los Angeles

Existing With Project Conditions

The Existing With Project scenario depicts the addition of Project-generated traffic to existing traffic conditions. The Existing With Project traffic volumes at the study intersections during the weekday AM and PM peak hours are illustrated in Exhibits 5.17-10 and 5.17-11, respectively. As shown in Column 2 of Table 5.17-10, application of the County's threshold criteria to the Existing With Project scenario indicates that the Project would create a significant impact at two of the seven Los Angeles County study intersections, resulting in a significant impact.

- The Old Road and I-5 southbound ramps (PM Peak Hour)
- Tesoro Del Valle/Rio Norte Drive/Copper Hill Drive (AM Peak Hour)

Recommended Improvements and Net Level of Significance

Improvements necessary for each intersection to operate at an acceptable LOS, as defined previously in Table 5.17-6, are identified below for Project Buildout conditions.

The Old Road and I-5 Southbound (SB) Ramps. The recommended mitigation consists of modifying the existing traffic signal to provide a northbound right-turn signal phase on The Old Road that would overlap with the westbound left turn signal phase at the I-5 SB off-ramp. As shown in Table 5.17-10, implementation of the recommended intersection improvement is anticipated to reduce the forecast Tesoro del Valle Update Project impacts to less than significant levels. However, the intersection of The Old Road and I-5 southbound ramps is under the jurisdiction of Caltrans. The Project Applicant and County will coordinate with Caltrans regarding recommended improvements; however, the County of Los Angeles cannot require Caltrans to implement the improvement and cannot construct the improvement without Caltrans' approval. For these reasons, the impact to the intersection of The Old Road and I-5 southbound ramps is conservatively considered to be significant and unavoidable.

Tesoro Del Valle-Rio Norte Drive and Decoro Drive. This intersection was recently improved and is completely built out. Thus, there are no reasonable and feasible measures available to mitigate the AM peak hour impact of the Project shown in Table 5.17-10.

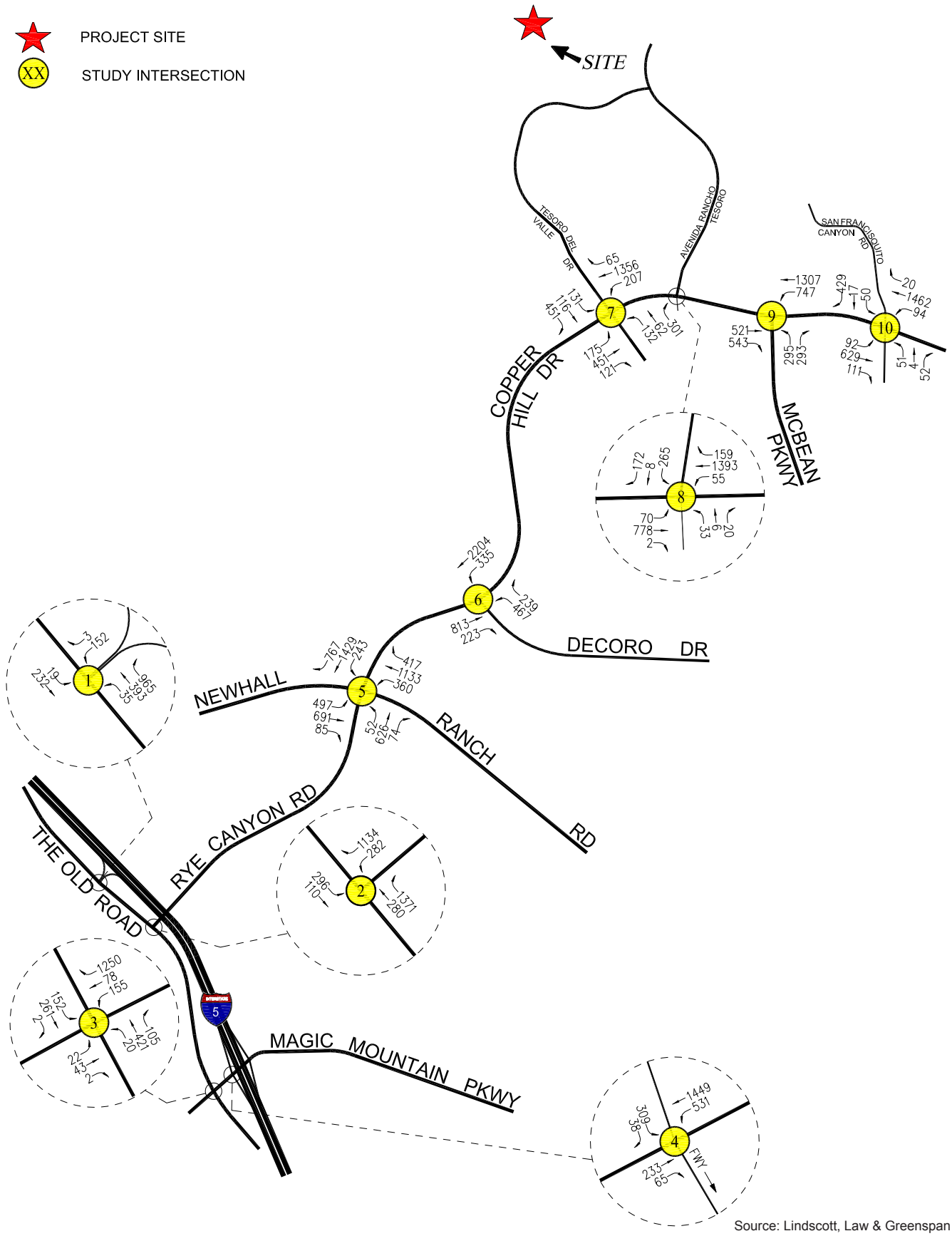
Future Cumulative With Project Conditions

The Future Cumulative With Project conditions were forecast based on the addition of the traffic generated by the Project plus the completion and occupancy of the related projects. The V/C ratios at the study intersections are incrementally increased with the addition of traffic generated by the related projects (including the Project) listed previously in Table 3-2 of Section 3.0, Environmental Setting, of this Supplemental EIR. As shown in Column 4 of Table 5.17-10, significant impacts are expected at the following six intersections during the peak hours shown below under the future cumulative with Project conditions:

- The Old Road and I-5 southbound ramps (AM and PM peak hours)
- The Old Road and Rye Canyon Road (AM and PM peak hours)
- The Old Road and Magic Mountain Parkway (AM and PM peak hour)
- I-5 southbound ramps and Magic Mountain Parkway (AM and PM peak hours)
- Copper Hill Drive and Decoro Drive (AM and PM peak hours)

- Tesoro Del Valle/Rio Norte Drive and Copper Hill Drive (AM and PM peak hours)

The Future Cumulative With Project (existing, Project, and related projects) traffic volumes at the study intersections during the AM and PM peak hours are illustrated in Exhibits 5.17-11 and 5.17-12, respectively.



Source: Lindscott, Law & Greenspan 2016

Existing With Project Traffic Volumes: Weekday AM Peak Hour

Exhibit 5.17-10

Tesoro del Valle Phases A, B, and C SEIR

PSOMAS

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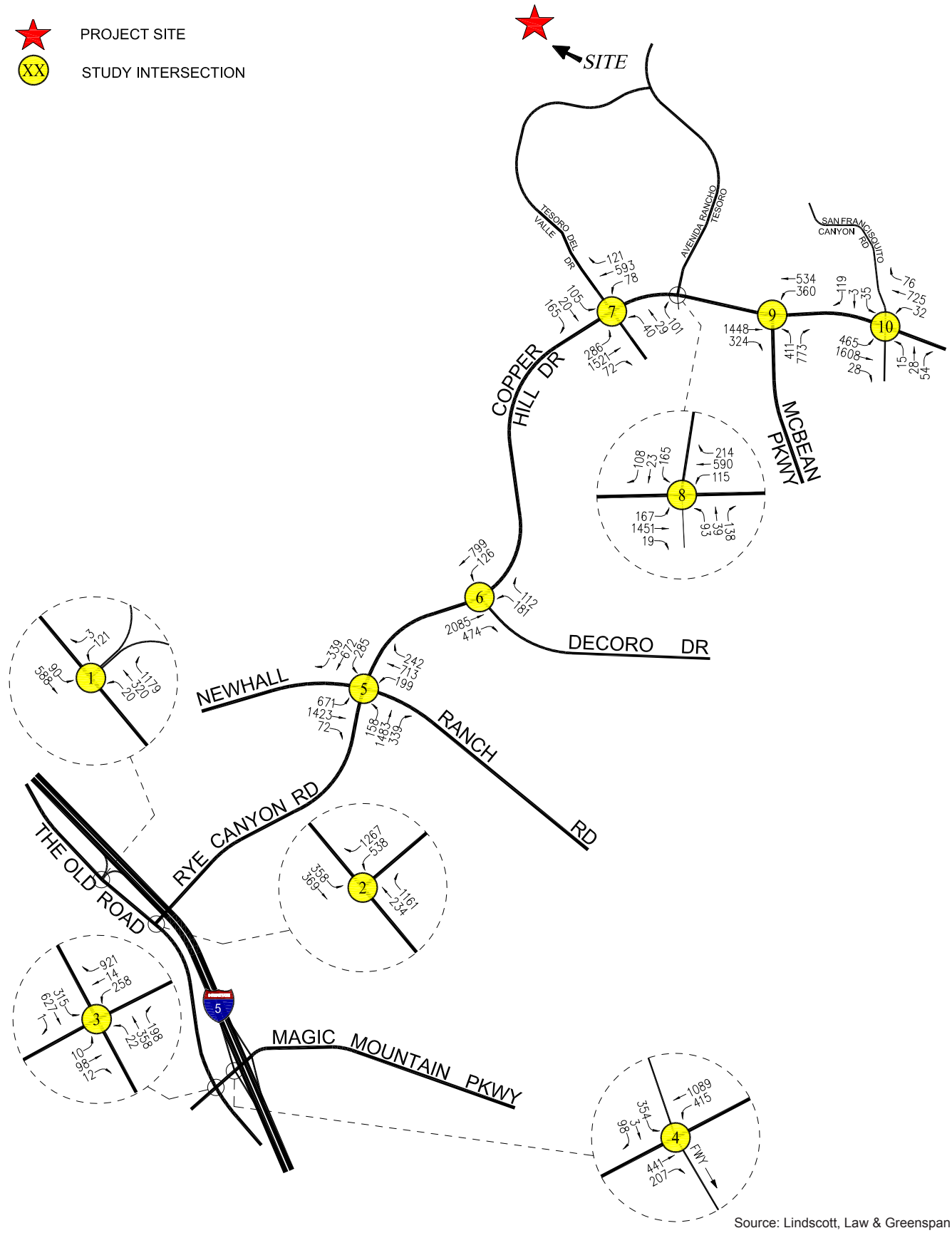

Source: Lindscott, Law & Greenspan 2016

Existing With Project Traffic Volumes: Weekday PM Peak Hour

Exhibit 5.17-11

Tesoro del Valle Phases A, B, and C SEIR

PSOMAS

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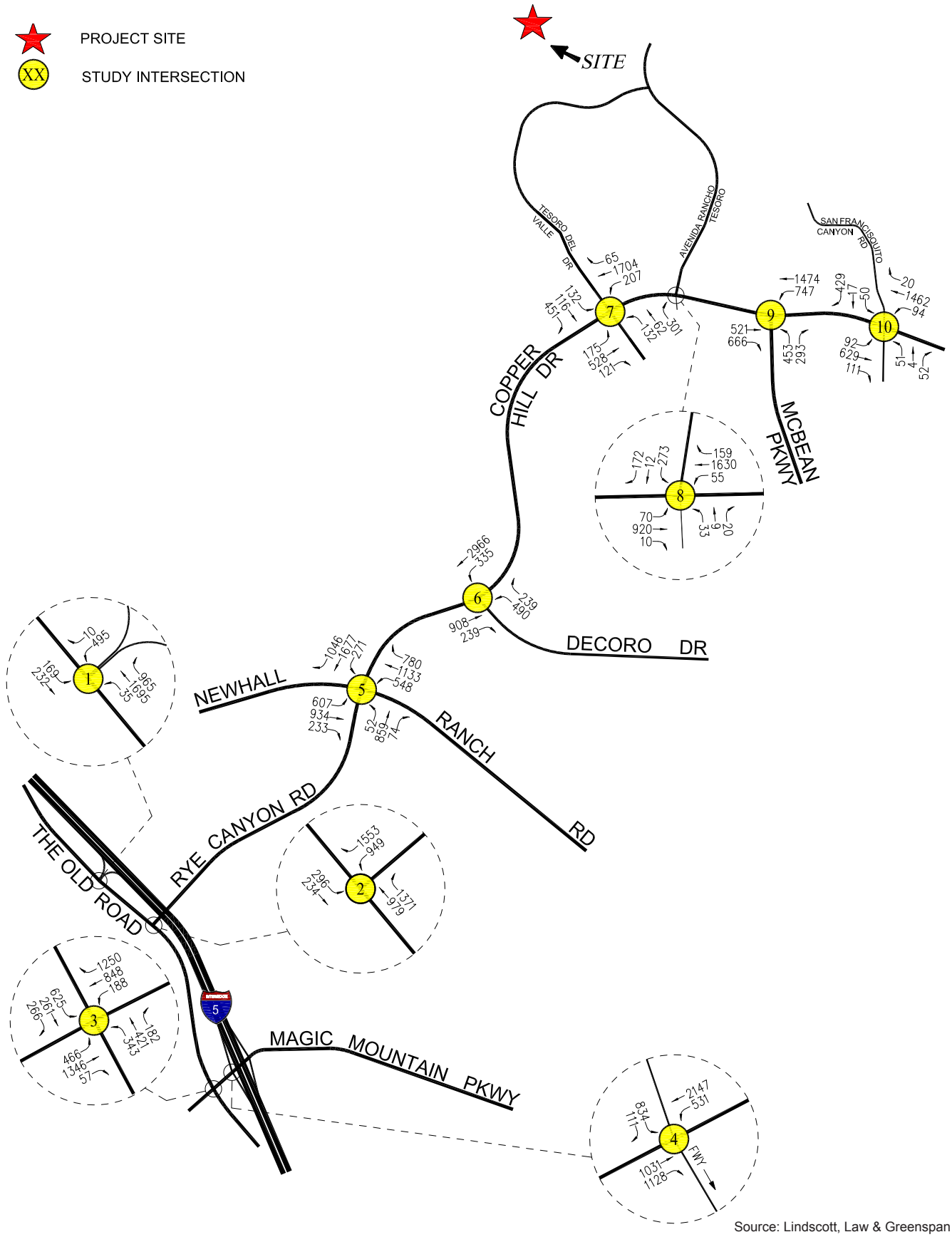

Source: Lindscott, Law & Greenspan 2017

Future Cumulative With Project Traffic Volumes: Weekday AM Peak Hour

Exhibit 5.17-12

Tesoro del Valle Phases A, B, and C SEIR

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Recommended Improvements and Net Level of Significance

Improvements necessary for each intersection to operate at an acceptable LOS, as defined previously in Table 5.17-6, are identified below for Project Buildout conditions.

The Old Road and I-5 Southbound Ramps. The recommended cumulative mitigation measure consists of widening all intersection approaches. The northbound approach would be modified to provide a third through lane, resulting in a northbound approach lane configuration of one left-turn lane, three through lanes, and one right-turn lane. The southbound approach would be modified to provide a second left-turn lane and a third through lane, resulting in a southbound approach lane configuration of two left-turn lanes and three through lanes. Lastly, the I-5 southbound off-ramp would be modified to convert the shared left/right-turn lane to a left-turn only lane and add a right-turn only lane, resulting in a westbound approach lane configuration of two left-turn lanes and one right-turn lane. It is also noted that a traffic signal modification would be required to accommodate this recommended cumulative mitigation measure. As shown in Table 5.17-10, these cumulative mitigation measures are anticipated to reduce the forecast cumulative impacts at the study intersection to less than significant levels in the AM peak hour, but the improvement is not sufficient to completely mitigate the significant impact in the PM peak hour. Thus, for this intersection, the Project would contribute to a significant and unavoidable cumulative traffic impact.

> Payment by the Project of a pro rata share to construct this improvement can be considered an adequate "fair share" toward mitigating its cumulative traffic impacts. This intersection is also under the jurisdiction of Caltrans. The Project Applicant and County will coordinate with Caltrans regarding recommended improvements; however, the County of Los Angeles cannot require Caltrans to implement the improvement and cannot construct the improvement without Caltrans' approval. For these reasons, the impact to this intersection is conservatively considered to be significant and unavoidable.

The Old Road and Rye Canyon Road. The recommended cumulative mitigation measure consists of modifying all three approaches of the intersection of The Old Road at Rye Canyon Road to accommodate the installation of a second southbound left-turn lane, a third southbound through lane, two additional northbound through lanes, and two additional westbound left-turn lanes. To accommodate these new lanes, The Old Road and Rye Canyon Road would need to be widened. It is also noted that a traffic signal modification would be required to accommodate this recommended cumulative mitigation measure. As shown in Table 5.17-10, these cumulative mitigation measures are anticipated to reduce the forecast cumulative impacts at the study intersection to less than significant levels in the AM peak hour, but the improvement is not sufficient to completely mitigate the significant impact in the PM peak hour. Thus, for this intersection, the Project would contribute to a significant and unavoidable cumulative traffic impact.

> The Project is located in the B&T District, and development on the Project site was previously considered in the establishment of the B&T District. Payment by the Project of applicable B&T District fees (MM Trans-2) can be considered an adequate "fair share" contribution by the Project toward mitigating its cumulative traffic impacts.

The Old Road and Magic Mountain Parkway. This intersection was recently improved and is completely built out. Thus, there are no reasonable and feasible measures available to mitigate the PM peak hour impact of the Project shown in Table 5.17-10. Thus, for this intersection, the Project would contribute to a significant and unavoidable cumulative traffic impact.

I-5 SB Ramps and Magic Mountain Parkway. This intersection was recently improved and is completely built out. Thus, there are no reasonable and feasible measures available to mitigate the AM and PM peak hour impact of the Project shown in Table 5.17-10. Thus, for this intersection, the Project would contribute to a significant and unavoidable cumulative traffic impact.

> This intersection is also under the jurisdiction of Caltrans. The Project Applicant and County will coordinate with Caltrans regarding recommended improvements; however, the County of Los Angeles cannot require Caltrans to implement the improvement and cannot construct the improvement without Caltrans' approval. For these reasons, the impact to this intersection is conservatively considered to be significant and unavoidable.

Copper Hill Drive and Decoro Drive. This intersection was recently improved and is completely built out. Thus, there are no reasonable and feasible measures available to mitigate the AM and PM peak hour impact of the Project shown in Table 5.17-10. Thus, for this intersection, the Project would contribute to a significant and unavoidable cumulative traffic impact.

Tesoro Del Valle-Rio Norte Drive and Decoro Drive. This intersection was recently improved and is completely built out. Thus, there are no reasonable and feasible measures available to mitigate the AM and PM peak hour impact of the Project shown in Table 5.17-10. Thus, for this intersection, the Project would contribute to a significant and unavoidable cumulative traffic impact.

City of Santa Clarita

Existing With Project Conditions

As shown in Column 2 of Table 5.17-11, application of the City's threshold criteria to the Existing With Project scenario indicates that the Project is not expected to create significant impacts at three of the four study intersections. As indicated in Table 5.17-11, significant impacts are expected at the following intersection during the peak hours shown below under the Existing With Project conditions:

- McBean Parkway and Copper Hill Drive (AM and PM peak hours)

Incremental but not significant impacts are noted at the other three study intersections. The Existing With Project traffic volumes at the study intersections during the weekday AM and PM peak hours are illustrated in Exhibits 5.17-10 and 5.17-11, respectively.

Improvements necessary for each intersection to operate at an acceptable LOS, as defined previously in Table 5.17-7, are identified below for Project Buildout conditions.

Recommended Improvements and Net Level of Significance

McBean Parkway and Copper Hill Drive. The recommended mitigation consists of modifying the eastbound and westbound approaches on Copper Hill Drive to accommodate the installation of a third through lane in each direction. To accommodate the proposed through lanes, the Copper Hill Bridge over the San Francisquito Creek would need to be widened to its planned ultimate configuration of three eastbound and three westbound through lanes. In addition, the westbound approach of the intersection would be restriped as needed. It is also noted that a traffic signal modification would likely be required to accommodate this recommended mitigation measure. The resulting lane configuration at the eastbound approach would provide two through lanes and one shared through/right-turn lane. The resulting lane configuration at the westbound approach would provide two left-turn lanes and three through lanes.

As shown in Table 5.17-11, these mitigation measures are anticipated to reduce the forecast Tesoro del Valle Update Project impacts to less than significant levels.

Future Conditions

Future Cumulative Pre-Project Conditions

The Future Cumulative Pre-Project conditions were forecast based on the addition of the traffic generated by the completion and occupancy of the related projects. The V/C ratios at the study intersections are incrementally increased with the addition of traffic generated by the related projects (including the Project) listed previously in Table 3-2 of Section 3.0, Environmental Setting, of this Supplemental EIR. As indicated in Table 5.17-11, incremental but not significant changes in V/C ratios are noted at all of the study intersections due to the cumulative developments in the Project vicinity.

The Future Cumulative Pre-Project (existing and related projects) traffic volumes at the study intersections during the AM and PM peak hours are illustrated in Exhibits 5.17-12 and 5.17-13, respectively.

Future Cumulative With Project Conditions

The Future Cumulative With Project conditions were forecast based on the addition of the traffic generated by the completion and occupancy of the related projects, as well as the Project. As indicated in Table 5.17-11, incremental but not significant changes in V/C ratios are noted at two of the study intersections due to the cumulative developments and Project in the Project vicinity. Significant impacts are expected at the following intersections during the peak hours shown below under the Future Cumulative With Project conditions:

- Rye Canyon Road/Copper Hill Drive and Newhall Ranch Road (PM peak hour)
- Copper Hill Drive and Decoro Drive (AM and PM peak hours)

Incremental but not significant impacts are noted at the other two study intersections. The Future Cumulative With Project (existing, Project, and related projects) traffic volumes at the study intersections during the AM and PM peak hours are illustrated in Exhibits 5.17-12 and 5.17-13, respectively.

Improvements necessary for each intersection to operate at an acceptable LOS, as defined previously in Table 5.17-7, are identified below for Project Buildout conditions.

Recommended Improvements and Net Level of Significance

Rye Canyon Road/Copper Hill Drive and Newhall Ranch Road. This intersection was recently improved and is completely built out. Thus, there are no reasonable and feasible measures available to mitigate the PM peak hour impact of the Project shown in Table 5.17-11.

Copper Hill Drive and Decoro Drive. This intersection was recently improved and is completely built out. Thus, there are no reasonable and feasible measures available to mitigate the AM and PM peak hour impact of the Project shown in Table 5.17-11.

Construction-Impact Analysis

Construction of the Project would generate temporary trips associated with construction activities, as described in Section 4.0, of this Draft Supplemental EIR.

Construction-related traffic would primarily be associated with mass grading, including movement of soils in the Project site, delivery of building materials and construction equipment, removal of construction debris, and construction workers commuting to/from the Project site. The amount of construction traffic would vary daily depending on the nature of the activity. In general, construction of the proposed uses is not anticipated to result in substantial construction-related trip volumes, including heavy truck trips, except possibly for the initial demolition and clearing stages, which would generate the highest number of heavy truck trips. All grading materials are anticipated to be balanced on the Project site; therefore, the primary source of construction-related traffic would occur during the building phases of the Project.

As described in MM Trans-3, to minimize traffic impacts during construction, a Construction Traffic Control Plan will be prepared and submitted to the County; this plan will describe safe detours; provide temporary traffic-control measures during construction activities; and identify requirements to be met when one or more travel lanes are obstructed during construction. To reduce traffic congestion, the plan would also include, as necessary, appropriate, and practicable, the following activities: implementing temporary traffic controls (e.g., a flag person) during all phases of construction to maintain smooth traffic flow; implementing signage for detours, if needed; assigning dedicated turn lanes for movement of construction trucks and equipment on and off the site; scheduling construction activities that affect traffic flow on the arterial system to off-peak hours; consolidating truck deliveries; rerouting construction trucks away from congested streets or sensitive receptors; and synchronizing signals to improve traffic flow. Conducting construction activities in compliance with the Traffic Control Plan would reduce potential impacts related to construction traffic to less than significant levels.

Threshold 5.17-2: *Would the Project conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?*

Level of Significance without Mitigation: No Impact

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: No Impact

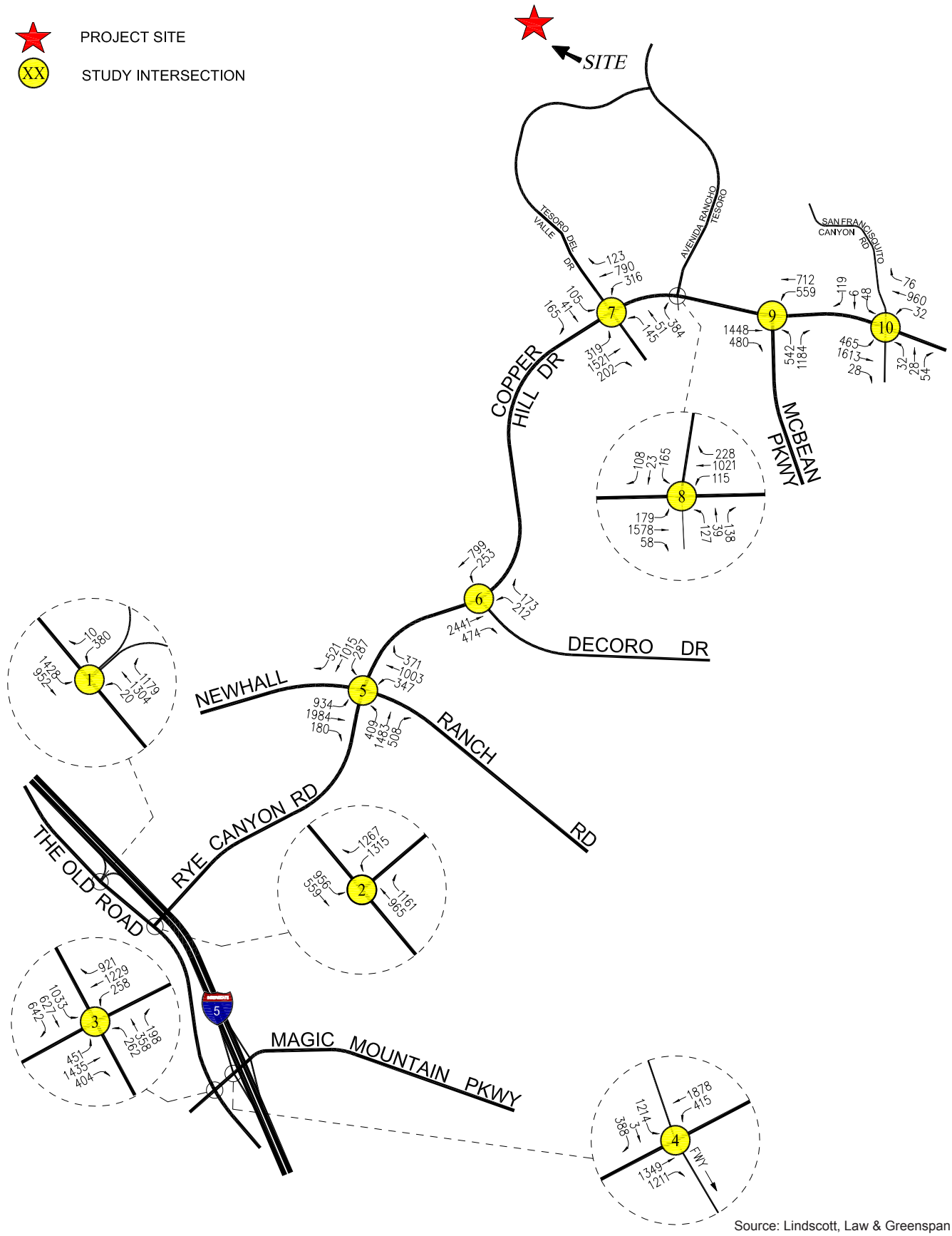
Recommended Project-Specific Mitigation Measures: None

Net Level of Significance: No Impact

Comparison to 1999 FEIR: The 1999 FEIR did not address impacts related to conflict with an applicable CMP.

The Congestion Management Program (CMP) is a State-mandated program that was enacted by the California State Legislature with the passage of Proposition 111 in 1990. The program is intended to address the impact of local growth on the regional transportation system.

As required by the 2010 CMP for Los Angeles County, a Traffic Impact Assessment (TIA) has been prepared to determine the potential impacts on designated monitoring locations on the CMP highway system. The analysis has been prepared in accordance with procedures outlined in the County of Los Angeles Metropolitan Transportation Authority's *2010 Congestion Management Program for Los Angeles County*.



Source: Lindscott, Law & Greenspan 2017

Future Cumulative With Project Traffic Volumes: Weekday PM Peak Hour

Exhibit 5.17-13

Tesoro del Valle Phases A, B, and C SEIR

PSOMAS

(8/16/2017 CJS) R:\Projects\BLC\3BLC000100\Graphics\EIR_FirstScreencheck\ex5.17-13_FutureCumulativeWithProjectTrafficVolumesWeekdayPMPeakHour.pdf

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According to Section D.9.1 (Appendix D, page D-6 of the Traffic Study, included as Appendix K of this Draft SEIR) of the 2010 CMP manual, the criteria for determining a significant transportation impact is "when the Project increases traffic demand on a CMP facility by 2 percent of capacity (V/C > 0.02), causing or worsening LOS F (V/C > 1.00)".

Intersection and Freeway Monitoring Locations

One CMP intersection monitoring location is located in the Project vicinity at Magic Mountain Parkway and Valencia Boulevard. The CMP TIA guidelines require that intersection monitoring locations must be examined if the Project will add 50 or more trips during either the AM or PM weekday peak hours. According to the TIA, the Project would add 8 trips during the weekday AM peak hour and 11 trips during the weekday PM peak hour (i.e., of adjacent street traffic) to CMP monitoring intersections in the Project vicinity, which is below the threshold criteria that is stated in the CMP manual for a TIA. Therefore, no further review of potential impacts to intersection monitoring locations that are part of the CMP highway system is required.

A second CMP freeway monitoring location in the Project vicinity, located at I-5 north of SR-126. The CMP TIA guidelines require that freeway monitoring locations must be examined if the Project will add 150 or more trips (in either direction) during either the AM or PM weekday peak periods. According to the TIA, the Project would add 64 trips during the weekday AM peak hour and 84 trips during the weekday PM peak hour to CMP freeway monitoring locations, which is below the threshold for preparing a traffic impact assessment, as stated in the CMP manual. Therefore, no further review of potential impacts to freeway monitoring locations that are part of the CMP highway system is required.

Transit Impact Review

The *2010 Congestion Management Program for Los Angeles County* also requires a review of the potential impacts of the Project on transit service. As previously discussed, there are three bus routes located near the Project site. The current Route 7 service provides one bus per hour during the AM and PM peak hours, while Routes 622 and 624 provide only one bus during the school AM peak hour and one bus during the school PM peak hour. The closest stop to the Project site along Route 7 is at the intersection of McBean Parkway and Copper Hill Drive, which is located approximately 1.5 miles from the Project site. The closest stop to the Project site along Route 622 is at the intersection of Tesoro del Valle Drive and Copper Hill Drive, which is slightly less than a mile from the Project site. The closest stop to the Project site along Route 624 is at the intersection of Seco Canyon Road and Copper Hill Drive, which is located approximately 2 miles from the Project site. According to the CMP guidelines, development projects located more than one mile from transit service are expected to generate no new trips on public transit. Because the Project's distance away from the current stops serving Route 7, as well as the relative limited utility of Route 622 and Route 624, it is reasonable to assume that the Project will generate few, if any, new trips on existing public transit services. Accordingly, no impacts on existing or future transit services in the Project area are expected to occur as a result of the Project.

Threshold 5.17-3: *Would the Project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*

Level of Significance without Mitigation: Less Than Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less Than Significant

Recommended Project-Specific Mitigation Measures: None

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The 1999 FEIR did not address impacts related to changes in air traffic patterns.

According to the *Santa Clarita Valley Area Plan* (SCVAP) 2012 EIR, the County's Planning Area currently contains 1 privately owned public airport known as Agua Dulce Airpark, located approximately 18 miles west of the Project site. The Airpark is located in an unincorporated area of Los Angeles County, and the County has adopted an Airport Land Use Plan to protect the clear zones and ensure land use compatibility with airport operations. The Project site is outside the Airport Influence Area. Additionally, the Project site is not in the vicinity of a private airstrip.

As discussed in Section 4.0, Project Description, of this Draft Supplemental EIR, the Project will include a helispot to accommodate Los Angeles County Fire Department (LACFD) emergency helicopters. This would aid in emergency wildland firefighting due to its location as an interface between urban areas and the Angeles National Forest. The helispot has been designed in accordance with applicable Federal Aviation Administration (FAA) and Caltrans' Division of Aeronautics regulations.

As the Project is not within an Airport Influence Area and is not near a private airstrip, the Project would not result in any standard operation aviation hazards. The proposed helispot would only be operated under emergency situations. This impact is less than significant and no mitigation is required.

Threshold 5.17-4: *Would the Project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

Level of Significance without Mitigation: Less Than Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less Than Significant

Recommended Project-Specific Mitigation Measures: None

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The 1999 FEIR did not address impacts related to hazards due to design features or incompatible uses.

The Project would include implementation of a Circulation Plan in support of the proposed Land Use Plan. All roadway design would comply with applicable design standards and requirements set forth by the County of Los Angeles Department of Public Works and would be subject to review and approval. Therefore, impacts would be less than significant.

Threshold 5.17-5: *Would the Project result in inadequate emergency access?*

Level of Significance without Mitigation: Less Than Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less Than Significant

Recommended Project-Specific Mitigation Measures: None

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The 1999 FEIR did not address impacts related to inadequate emergency access.

Implementation of the Project would generate an increase in the amount and volume of traffic on local and regional roadway networks. However, the developers of the Project would be required to design, construct, and maintain structures, roadways, and facilities to comply with applicable local, regional, State, and/or federal requirements related to emergency access and evacuation plans.

As discussed in Section 4.0, Project Description, of this Supplemental EIR, two primary access points currently exist (i.e., Tesoro del Valle Drive and Avenida Rancho Tesoro). Additionally, Phase A includes a gated emergency access road along Tesoro del Valle Drive through the adjacent West Creek development, which is located immediately south of Phase B. The Project also includes an emergency roadway connecting to the adjacent proposed Tapia Ranch project (VTTM 53822) located west of Phase B off of "D Street". If the Tapia Ranch project is approved and constructed, this connection would serve as a gated emergency access point. The Project would result in the ultimate provision of one emergency access point (two emergency access points if Tapia Ranch is constructed) to the Tesoro development, with four total access points. Therefore, impacts related to inadequate emergency access would be less than significant.

Threshold 5.17-6: *Would the Project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?*

Level of Significance without Mitigation: No Impact

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: No Impact

Recommended Project-Specific Mitigation Measures: None

Net Level of Significance: No Impact

Comparison to 1999 FEIR: The 1999 FEIR did not address impacts related to public transit, bicycles, or pedestrian facilities.

As previously discussed under Threshold 5.17-2, there are three bus routes located near the Project site: Route 7, Route 622, and Route 624. Because of the Project's distance away from the current stops serving these routes, implementation of the Project would not conflict with any policies, plans, or programs related to public transit. Additionally, the Project's internal circulation system would accommodate bicycle and pedestrian circulation via a network of sidewalks, street widths to accommodate bicycles safely, and hiking trail connections. Accordingly, no impacts are expected to occur as a result of the Project.

5.17.7 CUMULATIVE IMPACTS

The analysis presented above includes both a Project-only and a cumulative impacts traffic analysis and, as such, no further analysis of cumulative impacts is necessary. The analysis of the Project's cumulative impacts and all related mitigation measures are presented in Section 5.17.5, Environmental Impacts.

5.17.8 IMPACT CONCLUSION

The Project would result in significant Project-level and cumulative impacts at seven of the Project's study area intersections. Implementation of MMs Trans-1, Trans-2, and Trans-3 would reduce impacts to less than significant levels for five of the intersections. The Project Applicant and County will coordinate with Caltrans regarding recommended improvements and potential improvements required to reduce impacts to the extent feasible; however, impacts at the following seven intersections would remain significant and unavoidable because: 1) they are under the jurisdiction of another agency (Caltrans) and the County cannot require that agency to approve and implement the required physical improvements; 2) the intersections are fully built-out; and/or 3) the recommended improvement does not fully mitigate the identified significant traffic impact.

- **The Old Road and I-5 southbound ramps.** Existing With Project and Future Cumulative With Project (the intersection is partially under Caltrans' jurisdiction).
- **The Old Road and Rye Canyon Road**. Future Cumulative With Project
- **The Old Road and Magic Mountain Parkway**. Future Cumulative With Project
- **I-5 southbound ramps and Magic Mountain Parkway.** Future Cumulative With Project (the intersection is partially under Caltrans' jurisdiction).
- **Copper Hill Drive and Decoro Drive**. Future Cumulative With Project (the intersection is partially under City of Santa Clarita's jurisdiction)
- **Tesoro Del Valle-Rio Norte Drive/Copper Hill Drive**. Existing With Project and Future Cumulative With Project
- **Rye Canyon Road/Copper Hill Drive and Newhall Ranch Road**. Future Cumulative With Project (the intersection is under City of Santa Clarita's jurisdiction)

5.17.9 REFERENCES

Linscott, Law & Greenspan, Engineers (LLG). 2017 (May). *Traffic Impact Study, Tesoro Del Valle Phases B and C, Revised VTTM No. 51644-1.* Los Angeles, CA: LLG.

Los Angeles County Department of Regional Planning (LACDRP). 2016 (accessed, March 1). *Healthy Design Ordinance.* Los Angeles, CA: LACDRP. http://planning.lacounty.gov/hdo.

Los Angeles County Metropolitan Transportation Authority (LACMTA). 2017, *Congestion Management Program*. Los Angeles, CA: LACMTA. https://www.metro.net/projects/ congestion_mgmt_pgm/

5.18 TRIBAL CULTURAL RESOURCES

As demonstrated in the remainder of this section, all anticipated Project impacts would be consistent with the findings identified in the 1999 Final Environmental Impact Report (EIR) prepared for the Tesoro del Valle project related to archaeological resources. Impacts related to tribal cultural resources were not analyzed in the previously certified 1999 Final EIR, therefore, a direct comparison cannot be made.

This section of the Draft Supplemental Environmental Impact Report (EIR) describes potential tribal cultural resources impacts relative to the project and is based on information incorporated by reference and contained in the Phase I Cultural Resources Assessment (Phase I CRA) (2016a) prepared by Psomas and included as Appendix C. Preparation of the Phase I CRA included a cultural resources records search, Native American scoping, and a pedestrian survey of the property to identify known resources and formally record any cultural resources that were discovered as a result of the survey. Additional information is based on consultation with Native American tribes undertaken by the County of Los Angeles Department of Regional Planning pursuant to Assembly Bill (AB) 52 requirements.

5.18.1 BACKGROUND INFORMATION

This section summarizes the conclusions regarding tribal cultural resource impacts reached in the 1999 Tesoro del Valle Final EIR.

The cultural resources investigation performed for the 1999 Final EIR did not identify any significant archaeological resources on the entire Tesoro del Valle development, including the project site. Therefore, the project was determined to result in no impacts to archaeological resources and no mitigation measures related to archaeological monitoring, apart from monitoring during construction around the historic Harry Carey Ranch, were adopted. Impacts related to tribal cultural resources were not analyzed in the previously certified 1999 Final EIR.

This Supplemental EIR incorporates by reference the 1999 Final EIR and the associated Mitigation Monitoring Program (MMP), which was adopted as part of the Final EIR documentation. This project reduces the overall development footprint as compared to the project analyzed previously in the 1999 EIR, although some new development areas are proposed.

5.18.2 EXISTING CONDITIONS

Please refer to Section 5.5, Cultural Resources, of this Draft EIR, for a detailed Existing Conditions discussion related to Prehistoric Background, Ethnographic Background, and Historic Background.

5.18.3 RELEVANT PLANS, POLICIES, AND REGULATIONS

Please refer to Section 5.5, Cultural Resources, of this Draft EIR, for an overview of relevant plans, policies, and regulations.

5.18.4 THRESHOLD CRITERIA

California Environmental Quality Act Thresholds of Significance

The following threshold of significance is derived from the County of Los Angeles Department of Regional Planning's Initial Study checklist, which is based on Appendix G of the State CEQA Guidelines.

Threshold 5.5-1: *Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*

i. Listed or eligible in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k) or

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code §5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

5.18.5 RELEVANT PROJECT CHARACTERISTICS

The project would involve development on approximately 393.6 acres of the project site. Project site grading would require approximately 9.1 million cubic yards (mcy) of cut and 9.1 mcy of fill as shown on Exhibit 4-8, Cut and Fill Plan, which also includes minor grading associated with off-site improvements. These figures are inclusive of bulking and shrinkage and cut and fill volumes would balance on site. Remedial grading would also require an additional 2.7 mcy of cut and 2.7 mcy of fill.

Regulatory Requirements

The project will comply with the following Regulatory Requirement (RR), as previously identified in Section 5.5, Cultural Resources, of this Draft EIR, and restated below. The following RR is assumed in the analysis presented in this section.

RR Cult-1 If human remains are encountered during excavation activities, all work shall halt in the vicinity of the remains and the County Coroner shall be notified (*California Public Resources Code,* Section 5097.98). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of a qualified Archaeologist, determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC). The NAHC will be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the *California Health and Safety Code*. The MLD shall make his/her recommendation within 48 hours of being granted access to the site. If feasible, the MLD's recommendation shall be followed and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (*California Health and Safety Code,* Section 7050.5). If the landowner rejects the MLD's recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (*California Public Resources Code,* Section 5097.98).

5.18.6 ENVIRONMENTAL IMPACTS

Impact Analysis

Threshold 5.5-1: *Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*

i. *Listed or eligible in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k) or*

ii. *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code §5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?*

Level of Significance without Mitigation: Potentially Significant

Recommended 1999 Final EIR (FEIR) Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Potentially Significant

Recommended Project-Specific Mitigation Measures:

MM TCR-1 Prior to initiation of grading, the Project Applicant shall meet with the Fernandeño Tataviam Band of Mission Indians' Tribal Historic and Cultural Preservation Officer (THCPO) to determine the extent of “Special Areas”. During grading activities, a professional Native American monitor, procured by the Fernandeño Tataviam Band of Mission Indians, shall be present to monitor all earth disturbance activities in the top five feet of disturbance area within the designated “Special Areas”.

MM TCR-2 During site preparation and grading activities, in the case of oak tree removals, a professional Native American monitor, procured by the Fernandeño Tataviam Band of Mission Indians, shall be present to monitor all earth disturbance activities within a thirty-foot radius and five feet in depth of oak trees proposed for removal that have been identified by the THCPO as within the "Special Areas".

MM TCR-3 All Tribal Cultural Resources uncovered by the Project that are not eligible for protection on the California Register of Historic Resources shall be donated to the care of the Fernandeño Tataviam Band of Mission Indians on a first refusal basis.

Net Level of Significance: Less Than Significant.

Comparison to 1999 FEIR: The project impacts would be consistent with the findings identified in Section 5.11, Cultural Resources, of the 1999 FEIR.

As previously discussed in Section 5.5, Cultural Resources, of this Draft EIR, the records search identified a total of 14 cultural resources within a ½-mile radius of the project site. These sites were characterized as historic in nature, consisting of foundations and related features and/or standing structures, such as old farm buildings and residences; however, none of these are located on the project site.

The pedestrian survey of the project site resulted in the discovery of two stone features that were identified near the middle of the site. Each feature consists of a circular arrangement of small boulders and cobbles approximately 2.5 to 3.0 meters in diameter. The central part of each feature is generally free of stone. The age and function of the features is unknown. However, given the weathered appearance of the features and the growth of vegetation within each feature, they both appear to be at least several decades old and possibly older. These features were tested with three shovel-test pits each. No cultural materials, either historic or prehistoric in nature, were found in association with the stone features. No further work was recommended for the two features. Department of Parks and Recreation site record forms have been completed for each feature and are included in Appendix C.

An inquiry was made on October 26, 2016, of the Native American Heritage Commission (NAHC) to request a review of the Sacred Lands File database regarding the possibility of Native American cultural resources and/or sacred places in the project site vicinity that are not documented on other databases. The NAHC responded on October 27, 2016, the Sacred Lands File search yielded negative results and provided a list of 12 Native American groups and individuals who may have knowledge of Native American cultural resources not formally listed on any database. Each of the tribes and individuals identified were mailed an informational letter on October 31, 2016, that describes the project and requests any information regarding resources that may exist on or near the project site. Two tribes, the Fernandeño Tataviam Band of Mission Indians and the Gabrielino Band of Mission Indians – Kish Nation, responded to the informational letter. Copies of these responses are included as Appendix L to this Draft SEIR. As Lead Agency, Los Angeles County Department of Regional Planning staff contacted 2 tribes on February 23, 2017: the Fernandeño Tatavium Band of Mission Indians and the Gabrielino Tongva San Gabriel Band of Mission Indians. The Fernandeño Tatavium Band of Mission Indians responded to the project notification inviting consultation. Consultation began on March 30, 2017. In-person meetings were held on April 27, 2017 and on-site on June 23, 2017. A phone conversation with the tribe's Historic and Cultural Preservation Officer was held on August 31, 2017. Consultation concluded on January 22, 2018.

Excavation in native soils always has the potential to uncover unknown tribal cultural resources. Implementation of Mitigation Measures (MM) TCR-1 through TCR-3, requiring Native American monitoring and donation of all non-eligible Tribal Cultural Resources to the Fernandeño Tataviam Band of Mission Indians, would reduce this potential impact to a less than significant level.

The Phase I CRA and recent consultation with the NAHC did not reveal evidence of Native American sacred lands within the project area. However, excavation in native soils always has the potential to uncover unknown resources and remains. Procedures for conduct following a discovery of human remains have been mandated by California law and would be implemented as described in in Section 5.5, Cultural Resources, as RR Cult-1. With implementation of MM TCR-1 through MM TCR-3, the project would not result in a substantial adverse change to potential unknown archaeological resources and impacts would be less than significant.

5.18.7 CUMULATIVE IMPACTS

The Santa Clarita Valley area, including the project site, played a role in the archaeological and historical past of Southern California. Although there are no known tribal cultural resources on the

project site, the potential to encounter unanticipated resources represents a potential incremental contribution to the cumulative loss of tribal cultural resources in the region. However, implementation of the recommended mitigation program would reduce cumulative tribal cultural resources impacts to a less than significant level.

5.18.8 IMPACT CONCLUSION

With implementation of the mitigation measures described above, there would be less than significant direct and cumulative impacts to tribal cultural resources.

5.18.9 REFERENCES

Fatehi, K. 2016 (November 21). Personal communication. Letter from K. Fatehi (Fernandeño Tataviam Band of Mission Indians) to P. Maxon (Psomas) entitled Formal Request for Consultation for the Tesoro Del Valle Areas B and C Project.

Native American Heritage Commission (NAHC). 2016 (October 27). *Proposed Tesoro del Valle Area B and C Project, near the Community of Newhall; Newhall USGS Quadrangle, Los Angeles County, California*. West Sacramento, CA: NAHC.

Psomas 2016 (November). *Phase I Cultural Resources Assessment, Tesoro del Valle Phases B and C Revised VTTM 51644-1*. Santa Ana, CA: Psomas.

Salas, A. 2016 (November 14). Personal communication. Letter from A. Salas (Gabrielino Band of Mission Indians – Kizh Nation) to P. Maxon (Psomas) entitled AB52 consultation response for The USGS Newhall, CA 7.5 Minute Quadrangle in Sections 28, 32, and 33 (Township 5 North: Range 16 West) (S.B.B.M).

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5.19 UTILITIES AND SERVICE SYSTEMS

As demonstrated in the remainder of this section, all anticipated Project impacts would be consistent with the findings identified in the 1999 Final Environmental Impact Report (EIR) prepared for the Tesoro del Valle project.

This section of the Draft Supplemental EIR addresses potential impacts to utilities and service systems that would result from implementation of the remaining portion of Phase A and Phases B and C Project. The analysis provided below relies primarily on the following documents:

Water Supply

- *SB 610 Water Supply Assessment Tesoro del Valle Development* (WSA), prepared by Newhall County Water District (NCWD) in December 2016 and included in Appendix M to this Supplemental EIR.

Wastewater

- *Sewer Area Study Report for Vesting Tentative Tract No. 051644* (Sikand 2017), included in Appendix M to this Supplemental EIR.

Solid Waste

The solid waste analysis relies on information gathered from the Los Angeles County Department of Public Works Solid Waste Information Management System as well as the California Department of Resources Recycling and Recovery (CalRecycle).

5.19.1 BACKGROUND INFORMATION

Water Supply

This section summarizes the analysis in the 1999 Tesoro del Valle Final EIR related to water supply. Potable water is supplied to the Santa Clarita area by the Castaic Lake Water Agency (CLWA) through four retail water purveyors. When the Draft EIR for the entire Tesoro del Valle development was prepared in 1995, the closest of the four water purveyors to the Project site was the Valencia Water Company (VWC); however, the VWC's service area did not include any portion of the Project site and the nearest existing water lines to the Project site were located at the intersection of Copper Hill Drive and Seco Canyon Road, approximately one mile from the Project site. Additionally, only a portion of the Project site was included in CLWA's service area. Total water consumption for the entire Tesoro del Valle development was estimated at 2,814 acre-feet per year.

In order to supply the Tesoro del Valle development with water service, the 1999 Final EIR noted that the portion of the site not served by CLWA would require annexation into CLWA's service area. The Draft EIR included one mitigation measure which required that the Project applicant provide proof of available water supply prior to recordation of the tentative tract map, thus eliminating impacts due to lack of water service.

Sewer

According to the 1999 Final EIR, the Tesoro del Valle Project site was annexed into the SCVSD (formerly Sanitation Districts Nos. 26 and 32) in order for the Project's wastewater stream to be treated at the SCVJSS. The Tesoro development was projected to generate approximately

0.4 million gallons per day (mgd) of wastewater, which was determined to represent approximately two percent of the future maximum capacity of the SCVJSS of 28.1 mgd. The 1999 Final EIR determined that both project (0.4 mgd) and year 2000 cumulative (19.37 mgd) wastewater generation would be accommodated by the existing and projected capacity of the SCVJSS (28.1 mgd).

As stated in the 1999 Final EIR, the LACSD operates and maintains trunk lines in the Santa Clarita area. When the Draft EIR for the entire Tesoro del Valle development was prepared in 1995, the Project site could have potentially been served by three trunk sewer lines: Avenue Scott Trunk Sewer, Rye Canyon Trunk Sewer, and Bouquet Canyon Relief Sewer. Based on the available capacity at the time the Draft EIR was prepared, the Project was anticipated to have significant impacts to sewer line capacity. The Draft EIR disclosed that the Project applicant planned to construct a new parallel trunk sewer line from the Project site to the Valencia WRP, thus eliminating this impact and eliminating the need for any additional mitigation.

However, in the interim between Project approval in 1999 and build-out of Phase A, the LACSD constructed the Avenue Tibbitts Trunk Sewer, with a wastewater tributary area that included the entire Tesoro del Valle development and provided adequate capacity to serve the development as part of anticipated regional growth. Therefore, the Project applicant did not need to construct a private trunk sewer line and opted to connect to the Avenue Tibbitts Trunk Sewer during Phase A build-out.

Solid Waste Disposal

This section summarizes the analysis of solid waste disposal capacity in the 1999 Tesoro del Valle Final EIR related to the above listed threshold. This summary is intended to provide context for the scope of the Supplemental EIR analysis. Please note that for the purposes of this summary only, “project site” and “site” refer to the entire Tesoro del Valle development, as this was the subject of the 1999 Final EIR.

The entire Tesoro del Valle development was estimated to generate approximately 3.83 tons of solid waste per day, as well as increasing the volume of household hazardous wastes generated in the area. The 1999 Final EIR determined that the Project’s direct impact would be less than significant when considering overall State and County efforts to ensure adequate capacity and target solid waste reduction goals, such as the expansion of recycling services to the Project site and the provision of regulated hazardous materials disposal facilities, as well as implementation of mitigation measures supporting recycling within the Tesoro del Valle Project. However, cumulative impacts to solid waste capacity were determined to be significant and unavoidable.

5.19.2 EXISTING CONDITIONS

Water Supply and Infrastructure

Water Purveyors

One wholesale water agency, CLWA, and four retail water purveyors provide water service to most residents of the Santa Clarita Valley. The four retail purveyors are Newhall County Water District (NCWD), Los Angeles County Waterworks District No. 36, the Santa Clarita Water Division of CLWA, and the Valencia Water Company (CLWA 2015); these four purveyors are collectively referred to as the “Local Purveyors” in this section. This discussion focuses on NCWD and CLWA as these are the relevant agencies for the Project.

NCWD was formed in 1953. It is a municipal utility providing potable water to more than 44,936 people in an area of more than 34 square miles in the Santa Clarita Valley. NCWD's service area is composed of four separate water service areas (Newhall, Castaic, Pinetree, and Tesoro), and includes portions of the City of Santa Clarita and unincorporated portions of Los Angeles County in the communities of Newhall, Canyon Country, Saugus, and Castaic. NCWD supplies water from local groundwater and imported water from CLWA. NCWD delivered approximately 11,000 acre-feet (af) of water via approximately 9,700 connections in 2005 (NCWD).

The CLWA was formed for the purpose of providing a supplemental supply of imported water from the California State Water Project (SWP) to the Local Purveyors in the Santa Clarita Valley through a contract with the California Department of Water Resources (DWR). The CLWA serves an area of 195 square miles in Los Angeles and Ventura counties. The CLWA, as a SWP Contractor, holds a water supply contract with DWR with a Table A Amount of 95,200 af per year (afy).[1] The CLWA also operates two water treatment facilities: the Rio Vista Water Treatment Plant and the Earl Schmidt Filtration Plant. The Rio Vista Water Treatment Plant is rated to process 30 million gallons per day (mgd) and expansion of the plant to 60 mgd is planned. The Earl Schmidt Filtration Plant is rated to process 56 mgd.

Water Supply

The current water supply for the Santa Clarita Valley is derived from three primary sources:

1. Imported State Water Project (SWP) Water and Additional Reliability Supplies
2. Groundwater from the Alluvial Aquifer and Saugus Formation
3. Recycled Water

These sources of water supply can be characterized as 1) *imported supplies*, transported via the SWP and consisting of SWP Table A Amounts and additional reliability supplies; and 2) *local supplies*, consisting of groundwater and recycled water. All of these sources are necessary to meet the regional demands identified in the 2015 Urban Water Management Plan (UWMP) adopted by CLWA and the four water purveyors, including NCWD.

Imported Supplies

SWP Table A Amount

Since 1980, local supplies in the Santa Clarita Valley have been supplemented with imported water from the SWP. The SWP contractual Table A Amount, depending on annual allocation, currently meets about half of local demand in normal years. "Table A Amount" refers to the maximum amount of water a SWP contractor may request each year from the SWP. Table A is used in determining each contractor's proportionate share, or allocation, of the total SWP water supply DWR determines to be available each year. The reliability of SWP supplies is subject to

[1] Table A Amount is named for the "Table A" in each SWP contractor's Water Supply Contract. It contains an annual buildup in Table A Amounts of SWP water, from the first year of the Water Supply Contract through a specific year based on growth projections made before the Water Supply Contract was executed. The CLWA has augmented its Table A Amount through the acquisition of contract rights from the Devil's Den Water District (in 1991) and from the acquisition of contract rights from the Kern County Water Agency via the Wheeler Ridge-Maricopa Water Storage District (in 1999). The total of all SWP Contractors' maximum Table A Amounts is currently about 4.17 million afy.

both annual hydrology and planned improvements to the system. The Table A Amount is not equivalent to actual deliveries of water in any given year.

The following information responds to specific requirements of Water Code §10910(d) regarding the identification of existing water supply entitlements, water rights and water service contracts relevant to the identified water supply for the Project:

Wholesaler's entitlements to its supplies: CLWA has an annual Table A contract from the State Water Project in the amount of 95,200 acre-feet (af). This Table A Amount is a maximum and does not reflect the actual amount of water available to CLWA from the State Water Project, which varies from year to year. In an effort to assess the impact of these varying conditions on SWP supply reliability, the Department of Water Resources (DWR) issues a "State Water Project Delivery Capability Report". The most recent State Water Project Capability Report was completed in July, 2015. The DWR Capability Report indicated that the SWP, using existing facilities operated under current regulatory and operational constraints, and with all contractors requesting delivery of their full Table A Amounts in most years, could deliver just over 60 percent of total Table A Amounts on a long-term average basis. This analysis also projected that SWP deliveries during multiple-year dry periods could average from about 20% to 33 percent of total Table A Amounts and could possibly be as low as 5 percent during an unusually dry single year, which is based on the actual worst allocation in 2014. The estimated projected deliveries from the 2015 UWMP are shown below in Table 5.19-1.

TABLE 5.19-1
WHOLESALE SUPPLY RELIABILITY (AF) (2015 UWMP[a,b]

Wholesaler	2015	2020	2025	2030	2035-2050
DWR (SWP Supply)					
Average/Normal Years[(c)]					
Table A Supply	59,000	58,800	58,500	58,300	58,100
% of Table A Amount[(d)]	62%	62%	61%	61%	61%
Single-Dry Year					
Table A Supply[(e)]	10,500	9,800	9,000	8,300	7,600
% of Table A Amount[(d)]	11%	10%	9%	9%	8%
Table A Supply[(f)]	4,800	4,800	4,800	4,800	4,800
% of Table A Amount[(d)]	5%	5%	5%	5%	5%
Multi-Dry Years					
Four-Year Period[(g)]					
Table A Supply	31,400	31,400	31,400	31,400	31,400
% of Table A Amount[(d)]	33%	33%	33%	33%	33%
Three-Year Period[(h)]					
Table A Supply	20,000	19,800	19,500	19,300	19,000
% of Table A Amount[(d)]	21%	21%	20%	20%	20%

[a] Supplies to CLWA are based on DWR analyses presented in its 2015 DCR, assuming existing SWP facilities and current regulatory and operational constraints (except as otherwise indicated in Note f).
[b] Table A supplies include supplies allocated in one year that are carried over for delivery the following year.
[c] Based on average deliveries over a repeat of the study's historic hydrologic period of 1922 through 2003.
[d] Supply as a percentage of CLWA's Table A Amount of 95,200 af.
[e] Based on a repeat of the worst case historic single dry year of 1977 (from 2015 DCR).
[f] Based on worst case actual allocation of 2014.
[g] Supplies shown are annual averages over four consecutive dry years, based on a repeat of the historic four-year dry period of 1931-1934.
[h] Supplies shown are annual averages over three consecutive dry years, based on a repeat of the historic three year dry period of 1990-1992.

Source: NCWD 2016

Other Sources of SWP Water: Each long-term water supply contract describes various sources of SWP water available to SWP contractors to supplement their Table A water: (a) Article 21 water; (b) carryover water; and (c) turn back pool water.

Article 21 water (so named because it is described in Article 21 of the water supply contracts) is water that SWP contractors may receive on a short-term basis in addition to their Table A water, if they request it. DWR makes Article 21 water available to SWP contractors during periods when the supply of SWP water exceeds the cumulative delivery requests scheduled by the SWP contractors. Article 21 water may become available during drier year types, not just during wetter years.

Carryover water is SWP water that is allocated to a SWP contractor and approved for delivery to that contractor in a given year, but not used by the end of the year. This water is exported from the Delta, but instead of being delivered to the SWP contractor, it is stored in the SWP's share of the San Luis Reservoir, when space is available, for the contractor to use in the following year.

SWP contractors also may offer a portion of their Table A water that has been allocated in the current year and exceeds their needs to a "turn back pool," where another contractor may purchase it. Contractors that sell their extra Table A water in a turn back pool receive payments from contractors that buy this water through the turn back pool.

The availability of Article 21 water and turn back pool water is uncertain. When available, these supplies provide additional water that CLWA may be able to use, either directly to meet demands or for later use after storage in its groundwater banking programs. To the extent CLWA is able to make use of these supplies when available, CLWA may be able to improve the reliability of its SWP supplies beyond the amounts reflected in the adopted UWMP for the Santa Clarita Valley.

While not specifically provided for in the SWP water supply contracts, in single-dry years, DWR has created dry year water purchase programs for contractors needing additional supplies. Through these programs, water is purchased by DWR from willing sellers in areas that have available supplies and is then sold by DWR to contractors willing to purchase those supplies. The availability of these supplies is uncertain. However, CLWA's access to these supplies when they are available would enable it to improve the reliability of its dry-year supplies beyond the amounts reflected in the adopted UWMP.

Existing Additional Water Sources

The following existing additional water sources are available to meet demands when necessary.

- **Buena Vista/Rosedale-Rio Bravo Water Storage District Water:** In early 2007, CLWA finalized a Water Acquisition Agreement with the Buena Vista Water Storage District (Buena Vista) and the Rosedale-Rio Bravo Water Storage District (Rosedale-Rio Bravo) in Kern County. Under this Program, Buena Vista's high flow Kern River entitlements (and other acquired waters that may become available) are captured and recharged within Rosedale-Rio Bravo's service area on an ongoing basis. CLWA will receive 11,000 af of these supplies annually through either exchange of Buena Vista's and Rosedale-Rio Bravo's SWP supplies or through direct delivery of water to the California Aqueduct via the Cross Valley Canal.
- **Nickel Water:** The Newhall Ranch Specific Plan and Water Reclamation Plant Revised Draft Additional Analysis, November 2002 describes an additional source of water that has been acquired by the Newhall Ranch Specific Plan applicant for use. The Newhall Ranch Specific Plan applicant has secured 1,607 afy of water under contract with Nickel

Family LLC in Kern County. This water is 100 percent reliable on a year-to-year basis, and not subject to the annual fluctuations that can occur to the SWP in dry year conditions. Although this water is not available to the Project, it adds to the ability to meet total demands, including those of the Project.

- **Yuba Accord Water:** In 2008, CLWA entered into the Yuba Accord Agreement allowing for the purchase of water from the Yuba County Water Agency through DWR. Under this agreement, an average of 1,000 afy of non-SWP supply is available to CLWA in dry years through 2025. Under certain hydrologic conditions, additional water may be available to CLWA from this program. Since this water originates north of the Delta, it is subject to losses associated with transporting through the Delta.
- **Flexible Storage Accounts:** The 2015 UWMP describes that as a part of its Water Supply Contract with DWR, CLWA has access to a portion of the storage capacity of Castaic Lake. This Flexible Storage Account allows CLWA to borrow up to 4,684 afy of the storage in Castaic Lake. Any amount that CLWA borrows must be replaced by CLWA within five years of its withdrawal. CLWA manages this storage by keeping the account full in normal and wet years and then delivering that stored amount (or portion of it) during dry periods. The account is refilled during the next year that adequate SWP supplies are available to CLWA to do so. CLWA has negotiated with Ventura County water agencies to obtain the use of their Flexible Storage Account. This will allow CLWA access to another 1,376 afy of storage in Castaic Lake. CLWA access to this additional total additional storage is available on a year-to-year basis through 2015. In 2014, CLWA used a net of 4,041 af of this storage resulting in an available balance of 2,019 af. The water used in 2014 from this program will need to be replaced within five years of its use. CLWA has recently negotiated an extension of this program for an additional 10 years, making it available through 2025.
- **Semitropic Water Storage District Banking:** CLWA has two existing contracts with the Semitropic Water Storage District and currently has stored 35,970 af of water. In 2015, CLWA entered into an agreement with Semitropic to participate in the Stored Water Recovery Unit (SWRU). Under this agreement, the two short-term accounts containing 35,970 af were transferred into this new program. Under the SWRU agreement, CLWA can store and recover additional water within a 15,000 af account. The term of the Semitropic Banking Program extends through 2035 with the option for a 10 year renewal. CLWA may withdraw 5,000 afy from its account. Current operational planning includes 5,000 afy of supplies would be available in both single-dry year and multiple-dry year periods through 2045.
- **Rosedale-Rio Bravo Water Storage District Water Banking:** CLWA has a water banking and exchange program with the Rosedale-Rio Bravo Water Storage District (RRBWSD) under which CLWA has stored 94,178 af of water as of February, 2016. This program currently permits storage and pump-back capacity of 20,000 afy, with up to 100,000 af of storage capacity. CLWA's existing firm withdrawal capacity in this program is 3,000 afy. In 2015, CLWA in cooperation with RRBWSD and Irvine Ranch Water District initiated construction of additional facilities to increase firm extraction capacity up to 10,000 afy. It is anticipated these supplies will be available by the end of 2016 or the beginning of 2017.
- **Rosedale-Rio Bravo Water Storage District Exchange Program:** CLWA executed a ten-year water 2-for-1 exchange program with RRBWSD in 2011, where CLWA can recover one acre-foot of water for each two acre-feet delivered (less losses). In 2011, CLWA delivered 15,602 af to the program, delivered another 3,969 af in 2012 and, after program losses, has 9,509 af of recoverable water. For multiple-dry year periods, the entire amount would be accessible and used during the four-year period. The average

supply during this period would be one fourth of the total available, or about 2,375 af through 2021.

- **West Kern Water District Exchange Program:** CLWA also has a two-for-one exchange program with the West Kern Water District in Kern County and delivered 5,000 af in 2011, resulting in a recoverable total of 2,500 af. CLWA recovered 2,000 af of this water in 2014, leaving a balance of 500 af that can be recovered through 2021. The average amount available during a multiple-dry year period is approximately 125 af a year for four years through 2021.
- **Newhall Land – Semitropic Water Storage District Banking:** The Newhall Ranch Specific Plan Project applicant has entered into an agreement to reserve and purchase water storage capacity of up to 55,000 af in the Semitropic Water Storage District Groundwater Banking Project. Sources of water that could be stored include, but are not limited to, the Nickel Water. The stored water can be extracted in dry years in amounts up to 4,950 afy. Presently, there is 33,953 af of water stored in the Semitropic Groundwater Storage Bank by The Newhall Land and Farming Company for the Newhall Ranch Specific Plan. Newhall Ranch is located within the CLWA service area. Delivery of stored water from the Newhall Land Semitropic Groundwater Bank requires further agreements between CLWA and Newhall Land. This supply is assumed to be available to VWC and is planned to be used in only dry years.

Groundwater

Water Code §10910(f) requires a WSA to include specific information describing groundwater resources if the water supply for a project includes groundwater. Over the last 25 years, the water purveyors have developed a groundwater operating plan that includes municipal, agricultural and other smaller uses while maintaining the local Basin in a sustainable condition (i.e., no long term depletion of groundwater or interrelated surface water). In 2003, CLWA in cooperation with the retail water purveyors completed and adopted a Groundwater Management Plan in accordance with Water Code §10753. Among the elements of the adopted Plan is the preparation of annual groundwater management reports, such as the Santa Clarita Valley Water Report, that provides information about local groundwater conditions, SWP supplies, water conservation and recycled water. The following studies have been prepared that serve to substantiate and ensure the sustainability of local groundwater resources:

1. The report titled *Hydrogeologic Conditions in the Alluvial and Saugus Formation Aquifer Systems,* prepared by Richard C. Slade and Associates updates prior reports and includes a detailed review of the hydrologic conditions and description of groundwater resources available to NCWD and other large municipal and agriculture groundwater producers, including SCWD, Valencia, The Newhall Land and Farming Company and the Wayside Honor Ranch operating within the Santa Clara River Valley East Subbasin. This is one of several subbasins identified along the Santa Clara River in Los Angeles and Ventura counties by Updated Bulletin 118 of the California Department of Water Resources. The shallow aquifer system is designated the Alluvial Aquifer and the deeper aquifer is designated the Saugus Formation. Slade reported that both aquifer systems were in good operating condition and not in a condition of overdraft. Also included are hundreds of other, small-scale water producers that account for less than 1 percent of total production from these aquifer systems.
2. In August 2005 and again in 2009, work was completed in support of a Memorandum of Understanding (MOU) entered into by NCWD, CLWA and the other water purveyors and United Water Conservation District. The MOU is a commitment by the water purveyors to expand on the previous knowledge of groundwater conditions and, using a regional

groundwater flow model, evaluate the long term sustainability of the purveyor's groundwater operating plan under a range of existing and potential future hydrologic conditions. The primary conclusion of the modeling analysis is that the groundwater operating plan will not cause detrimental short term or long term effects to the groundwater and surface water resources in the Santa Clarita Valley and is, therefore, sustainable. The primary conclusion was again confirmed with the completion of an updated basin yield analysis in 2009.

Santa Clara River Valley Groundwater Basin

The 2015 UWMP describes that the sole source of local groundwater for urban water supply in the Santa Clarita Valley is the groundwater basin identified in the DWR Bulletin 118, 2003 Update as the Santa Clara River Valley Groundwater Basin, East Subbasin (Basin) (Basin No. 4-4.07). The Basin is comprised of two aquifer systems, the Alluvial Aquifer and the Saugus Formation. The Alluvial Aquifer generally underlies the Santa Clara River and its several tributaries, and the Saugus Formation underlies practically the entire Upper Santa Clara River area. There are also some scattered outcrops of Terrace deposits in the Basin that likely contain limited amounts of groundwater. Since these deposits are located in limited areas situated at elevations above the regional water table and are also of limited thickness, they are of no practical significance as aquifers and consequently have not been developed for any significant water supply.

Neither aquifer system is in overdraft at the present time. In 2003, CLWA with the cooperation of the retail water purveyors completed and adopted a Groundwater Management Plan in accordance with Water Code §10753. The management objectives of the Plan are to ensure the ongoing use of local groundwater by maintaining the Basin in good operating condition (no overdraft), protecting water quality and preventing adverse impacts to surface waters. The groundwater basin has not been adjudicated and has not been identified as overdrafted or projected to be overdrafted.

Groundwater Pumping

During the past 5-year period (2011 to 2015), NCWD's total production was approximately 2,192 af from the Alluvial Aquifer and approximately 4,065 af from the Saugus Formation. A summary of the past 34 years of total groundwater production from the Alluvial Aquifer and Saugus Formation is set forth in Section 4.0 of the WSA (refer to Appendix M).

Total pumping from the Alluvial Aquifer in 2015 was 30,692 af, a decrease of 6,204 af from the preceding year. Of the total Alluvial pumping in 2015, 19,333 af was for municipal water supply, and the balance, of 11,359 af was for agriculture and other (minor) miscellaneous uses.

Over the last three decades, since the inception of SWP deliveries in 1980, total pumping from the Alluvial Aquifer has ranged from a low of about 20,200 af (in 1983) to slightly more than 43,400 af (in 1999).

Total pumping from the Saugus Formation in 2015 was 11,280 af, which is approximately 679 af more than pumped in the prior year. Of the total Saugus Formation pumping in 2015, most (10,560 af) was for municipal water supply, and the balance (720 af) was for agricultural and other (minor) uses. Saugus pumping has remained stable, at an average of about 7,200 afy, since 1980. On a long-term average basis since the importation of SWP water, total pumping from the Saugus Formation has ranged from a low of about 3,700 afy (in 1999) to a high of nearly 14,917 afy in (1991). These numbers are at the lower end of the estimated range of the operational yield of the Saugus Formation.

In order to ensure sustainability of the groundwater supply, the purveyors have committed that the annual use of groundwater pumped collectively in any given year should fall within the purveyors' operating plan as described in the Basin Yield Study and reported annually in the Santa Clarita Valley Water Report.

Sufficiency of Groundwater Supply

NCWD has determined that the sufficiency of groundwater necessary to meet the initial and projected water demand associated with the Project was addressed in the 2015 UWMP. Therefore, as provided in Water Code §10910(f)(5), NCWD incorporates the following 2015 UWMP's conclusions and additional information regarding the adequacy of the groundwater supply.

For municipal water supply, with existing wells and pumps, the three retail water purveyors with Alluvial wells (NCWD, SCWD, and VWC) have a combined pumping capacity from active wells of 41,920 gallons per minute (gpm), which translates into a current full-time Alluvial source capacity of 67,650 afy. This is more than sufficient to meet the municipal, or urban, component of groundwater supply from the Alluvial Aquifer, which is currently 24,000 to 26,000 afy of the total planned Alluvial pumping of 30,000 to 40,000 afy. (The balance of Alluvial pumping in the operating plan is for agricultural and other, including small private, pumping.)

It should be noted that the Alluvial wells in the eastern portion of the Valley have historically experienced a number of alternating wet and dry hydrologic conditions during which groundwater level declines have been followed by returns to high or mid-range historic levels. When water levels are low, well yields and pumping capacities in this area can be impacted. The affected purveyors typically respond by shifting a fraction of the Alluvial pumping that would normally be supplied by the eastern areas to areas further west, where well yields and pumping capacities remain fairly constant because of smaller groundwater level fluctuations in response to wet and dry hydrologic periods.

For municipal water supply for Saugus production wells there is a combined pumping capacity from active wells of 19,050 gpm, which translates into a full-time Saugus source capacity of 30,700 AFY. These capacities include two Saugus wells contaminated by perchlorate (Saugus 1 and 2), which have now been returned to service with treatment facilities for use of the treated water for municipal supply under permit from the Division of Drinking Water (DDW). They reflect the most recent replacement well, VWC's Well 207, in a non-impacted part of the basin. Also included is the capacity from VWC Well 205, although this well has been voluntarily shutdown to assist in managing the migration of the perchlorate plume as a result of the perchlorate contamination in VWC Well 201. Excluded from these capacities is VWC Well 201, which represents a pumping capacity of 2,400 gpm.

VWC has already completed significant updated groundwater modeling analysis of the Saugus Formation, and is currently working with expert consultants to restore Well 201 as a drinking water source through installation of wellhead treatment. In addition, a process with DDW is already underway to add wellhead treatment to Well 201 so it can be returned to service. VWC currently plans to complete installation of wellhead treatment so that Well 201 is operable by 2017, and DDW is working with VWC to accomplish this goal. In addition, VWC's updated groundwater modeling analysis has shown that returning Well 201 to service is an important component of the strategy to contain perchlorate in the Saugus Formation. In particular, pumping Well 201 on a sustained, continuous basis at close to its full capacity (up to 2,400 gallons per minute), can provide hydraulic containment of perchlorate present in the Saugus Formation groundwater west of the Whittaker-Bermite site, and provide protection of downgradient production wells including

VWC Well 205. When VWC Well 201 is brought back online (with adequate treatment), the combined existing supply capacity increases to 34,570 afy.

In terms of adequacy and availability, the current combined active Saugus groundwater source municipal well capacity of 30,700 afy (VWC Well 201 not included) is more than sufficient to meet the planned use of Saugus groundwater in normal years of 7,500 to 15,000 afy. To accommodate the longer-term demands, additional Saugus wells are planned outside the area impacted by perchlorate and expected to have a combined capacity of 14,000 afy, increasing the Saugus Formation production capacity to 48,570 afy (VWC Well 201 included). This increase is more than sufficient to meet the planned use 31,650 to 35,000 afy of Saugus groundwater during dry and multiple-dry year periods.

Groundwater produced by NCWD consistently meets drinking water standards set by EPA and DDW. However, the 2015 UWMP goes on to explain that ammonium perchlorate (perchlorate) has been a concern with respect to the groundwater quality since it was detected in four wells in the eastern part of the Saugus formation in 1997 and later in two wells (2002 and 2005) in the Alluvial formation. In August 2010, perchlorate was detected in VWC's Saugus Well 201.

Of the seven wells (one voluntarily) removed from active water supply service upon the detection of perchlorate, two wells (one voluntarily) remain out of service. NCWD, CLWA and the other purveyors have developed an implementation plan that will restore this well capacity. The implementation plan includes a combination of treatment facilities and replacement wells. Treatment facilities for two of the impacted wells (Saugus 1 and 2) were constructed and both wells were returned to service in January 2011. A third well, SCWD's Stadium Well was sealed and its capacity was replaced by a new well. Additional production restoration (replacement) wells to recover the total lost capacity of the impacted wells are currently in the planning stages.

Groundwater is also tested for two types of organic compounds, volatile organic compounds (VOCs) and non-volatile synthetic organic compounds (SOCs). These organic compounds are synthetic chemicals produced from industrial and agricultural uses. Tetrachloroethylene (PCE) and trichloroethylene (TCE) have been detected in trace levels below the Maximum Contaminant Level (MCL) in various drinking water wells (including, Saugus Well Nos. 1 and 2 and Valencia Water Company Wells 201 and 205) in the Santa Clarita Valley. In addition, analyses of water taken from monitoring wells have shown organic compounds (including PCE and TCE) at levels above MCLs. Local drinking water wells are tested at least annually for VOCs and periodically for SOCs.

In July 2015, CLWA conducted a study which concluded the likely source of the VOC detections is from either Whittaker-Bermite or the Saugus Industrial Center and additional monitoring is necessary to identify the specific source(s). In light of the preceding, and taking into account the ongoing evolving process of investigating and treating impacted groundwater in the Santa Clarita Valley with regard to the adequacy of groundwater as the local component of water supply in this WSA, the non-impacted groundwater supply is sufficient to meet near-term water requirements as described above. Afterwards, once treatment facilities and/or additional replacement wells are installed, the total groundwater capacity will be sufficient to meet the full range of normal and dry-year conditions as provided in the operating plan for groundwater supply.

Recycled Water

CLWA currently has a contract with the Los Angeles County Sanitation District for 1,600 afy of recycled water that became available in 2003. Currently, NCWD does not have any infrastructure in place to utilize recycled water. However, NCWD does indirectly benefit because any recycled

water use will allow for an offset of potable water supplies (including groundwater and SWP water) to be used in other areas of the Santa Clarita Valley, including the Project.

Recycled Water Master Plans for the CLWA service area were completed in 1993 and 2002. In 2007, CLWA completed CEQA analysis of the 2002 Recycled Water Master Plan (RWMP). Analysis consisted of a Programmatic EIR covering the various phases for a recycled water system as outlined in the RWMP. The Programmatic EIR was certified by the CLWA Board of Directors in March 2007. CLWA and the purveyors have recently completed the RWMP update in October 2016. The plan is currently going through the CEQA public review process. The plan identifies current available recycled water supplies of 7,040 afy and future available supplies of 17,140 afy. However, it is important to note that on March 9, 2016 Judgment was entered by the Los Angeles Superior Court in *Affordable Clean Water Alliance v. Santa Clarita Valley Sanitation District of Los Angeles* for the SCVSD to reanalyze the amount of discharge to the Santa Clara River (SCR) needed to avoid harm to biological resources in the SCR, which may have bearing on the approval of the RWMP.

CLWA constructed Phase I of the 2002 RWMP which is designed to deliver up to 1,600 afy of water. In 2015, Valencia Water Company (VWC) delivered a total of 450 af of recycled water. Phase 2 is planned to expand recycled water use within Santa Clarita Valley and consists of four projects currently in various stages of planning.

Planned Water Resources

According to the WSA, potential future water sources include acquisition of additional imported water supplies, recycled water, desalination, storm water runoff, increased dry year Saugus pumping, and additional SWP reliability projects. Demand side management programs (conservation) are also considered an important component of water supply resulting from efforts by NCWD, CLWA and the other water purveyors to reduce water demands on a long term basis.

The 2015 UWMP specifically identifies the following future sources of supply consisting of water transfers, additional groundwater banking programs, increased dry year Saugus pumping and additional recycled water as necessary to meet the total projected demands through 2050.

Transfers and Exchanges

CLWA, as a SWP contractor, can acquire new imported water supplies on behalf of NCWD through direct transfers or by contributing to the construction of new desalination facilities in other areas in exchange for imported water. One of the most important aspects of any resource planning process is flexibility. A flexible strategy minimizes unnecessary or redundant investments (or stranded costs). The voluntary transfer of water between willing sellers and buyers can be an effective means of achieving flexibility. However, not all water transfers have the same effectiveness in meeting resource needs. Through the resource planning process and ultimate implementation, several different types of water transfers could be undertaken. The most viable types of water transfers are core and option transfers and, as such, represent CLWA's long-term strategy. The most recent costs for this type of transfer are estimated to be about $700 per afy core transfers.

Additional Banking Programs

Rosedale-Rio Bravo Water Storage District Water Banking –CLWA has an existing firm withdrawal capacity in the RRBWSD of 3,000 afy. In addition, CLWA has the right under contract to develop four additional wells, bringing the firm recovery capacity to 20,000 afy. This additional capacity is anticipated to be available by 2030. Under single and multiple-dry year periods, it is

assumed only firm withdrawal capacity would be available, with the existing 3,000 afy available through 2050, planned expansions of an additional 7,000 afy available through 2025, and an additional 10,000 afy available by 2030.

Additional Planned Banking – CLWA has identified a need for additional banking programs to replace the Semitropic Banking Program that will expire in 2045. While a specific banking program has not yet been identified, CLWA's plans call for development of additional groundwater banking programs with pumpback capacity of at least an additional 5,000 afy for use in single- and multiple-dry year periods.

Water banking storage and pumpback capacity is available both north and south of the Tehachapi Mountains, the latter of which would provide an emergency supply in case of catastrophic outage along the California Aqueduct. With short-term storage now existing in the Semitropic program and long-term storage now existing with RRBWSD, CLWA has shifted attention to identification of programs south of the Tehachapi Mountains. Groundwater banking and conjunctive-use programs enhance the reliability of both the existing and future supplies.

Increased Dry-year Saugus Formation Pumping

According to the WSA, pumping from the Saugus Formation in a given year is tied directly to the availability of other water supplies, particularly from the SWP. During average-year conditions within the SWP system, Saugus pumping ranges between 7,500 and 15,000 afy. Planned dry-year pumping from the Saugus Formation ranges between 15,000 and 35,000 afy. Existing Saugus pumping capacity, after VWC Wells 201 and 205 are returned to service by 2017, is sufficient to achieve about 34,570 afy. This capacity is slightly less than the upper end of the Saugus operating plan. To provide for operational flexibility and maintenance outages, it is planned that future Saugus pumping capacity (new wells) will be added to achieve the full range of the Saugus operating plan.

According to the WSA, the combined active municipal Saugus well pumping capacity is 19,050 gpm (30,700 afy). This capacity includes VWC Well 205 which has been voluntarily shut off due to perchlorate contamination in VWC Well 201. These capacities also include two Saugus wells contaminated by perchlorate (Saugus 1 and 2), which have now been returned to service with treatment facilities for use of the treated water for municipal supply under permit from the DDW. They also reflect the most recent replacement well, VWC's Well 207, in a non-impacted part of the basin. VWC Well 201 represents a total of 2,400 gpm of pumping capacity (for a dry-year production capacity of 3,777 afy). VWC is pursuing the installation of treatment at Well 201 with an installation completion date projected by 2017. In order to accommodate longer-term dry-year needs, NCWD, CLWA and the other retail water purveyors are planning to install additional Saugus wells in the vicinity of Magic Mountain. These wells will be designed to have a combined capacity of 14,000 afy. Returned capacity from VWC Well 201 and the additional capacity from new Saugus wells will be needed to achieve 35,000 afy in certain dry years.

Additional Recycled Water

The 2015 Recycled Water Master Plan (RWMP) explores various recycled water phases to maximize the use of recycled water and the potential of a groundwater recharge project.

Additional increases in recycled water beyond 1,700 afy would require a new contract with Santa Clarita Valley Sanitation District (SCVSD). Increases would also be dependent on the amount of effluent available after required discharge to the Santa Clara River meets anticipated instream flow requirements to protect biological resources in the river. Specifically, the use of recycled

water is limited and can be affected by various state water laws, codes, and regulatory and court decisions.

Currently, the SCVSD discharges approximately 19.5 mgd (21,843 afy) of tertiary treated recycled water in to the Santa Clara River (SCR). Based on the information provided in the SCVSD's Chloride Compliance Facilities Plan (Facilities Plan) and the Final Environmental Impact Report (FEIR) for the Facilities Plan, SCVSD would discharge approximately 13 of recycled water to the SCR. The 2015 RWMP assumes this amount will be met by maintaining 8.5 mgd (9,520 afy) of discharge to the river by the Valencia Water Reclamation Plant (VWRP) and 4.5 MGD (5,040 afy) of discharge from the Saugus WRP (SWRP). Recycled water supplies that are not obligated to be discharged to the river have been identified as supplies that could be available for non-potable reuse within the Santa Clarita Valley. The Facilities Plan and FEIR were challenged in court by the Affordable Clean Water Alliance (ACWA) under the basis that the SCVSD did not adequately analyze the environmental impacts of the minimum recycled water discharge requirement. The trial court did not determine the minimum discharge of 13 mgd would necessarily impact the environment (specifically the federally protected unarmored threespine stickleback fish species). The court ruled on March 9, 2016, the SCVSD's technical analyses regarding the discharge of 13 mgd require additional detail and on June 2, 2016 the Superior Court issued a subsequent ruling that the SCVSD cannot take further action on its modified chloride compliance report until it completes the additional environmental review. Such studies may result in higher or lower quantities of water being available.

Water Reuse Reconnaissance Study: NCWD, CLWA and the other water purveyors have also completed a "Water Reuse Reconnaissance Study" (Study) to, among other things; determine the most beneficial way to reuse recycled water in the SCV. The Study was designed to provide a planning basis from which to move forward with one or more water supply augmentation strategies to provide between 5,000 afy and 15,000 afy of additional supply to the Santa Clarita Valley. The Study consisted of a comprehensive data review, groundwater basin modeling and analyses, and water strategy concepts development. The following four concepts were analyzed; (1) groundwater replenishment with recycled water, (2) aquifer storage and recovery, (3) enhanced stormwater capture, and (4) groundwater pumping redistribution. The following two concepts were recommended for further development and feasibility analysis/facility planning: (1) groundwater replenishment with recycled water, and (2) aquifer storage and recovery (ASR) of imported water. If these two project concepts can be fully implemented, the additional yield of groundwater resources is estimated to be on the order of 10,000 afy. In addition, ongoing replenishment of the alluvial aquifer will allow groundwater levels to remain higher and should allow for more normal pumping during dry-year conditions. Further feasibility analysis and facility planning is currently being conducted.

Water Conservation

One of the assumptions in the 2015 UWMP is that potable water demand would be reduced by both existing and future users by no less than ten percent. Therefore, it is critical, if the Project is to avoid significant cumulative impacts to water supply, that it incorporates water conservation measures into the design.

The Project plans to implement a number of water conservation measures that were not included in the original design for the approved Tesoro del Valle Development. For example, all appliances such as showerheads, lavatory faucets and sink faucets shall comply with efficiency standards set forth in Title 20, California Administrative Code Section 1604(f). Title 24 of the California Administrative Code Section 1606(b) prohibits the installation of fixtures unless the manufacturer has certified to the California Energy Conservation compliance with the flow rate standards. Low flush toilets shall be installed as specified in California State Health and Safety Code Section

17921.3. Irrigation shall be designed, installed, operated and maintained to prevent the waste of water. "Drip" irrigation and other water conservation techniques such as soil moisture sensors and automatic irrigation systems shall be incorporated in the parks and publicly maintained landscape areas. Landscaping shall emphasize, drought-tolerant vegetation (xeriscaping). Plants of similar water use shall be grouped to reduce over-irrigation of low-water-using plants. Those areas not designed in xeriscape shall be gauged to receive irrigation using the minimal requirements. Additionally, the Project must comply with landscape efficiency measures of the updated Model Water Efficient Landscape Ordinance updated by the State as required by AB 1881 and Executive Order B-29-15 issued by Governor Jerry Brown on April 1, 2015.

The Project will comply with all conservation requirements imposed by NCWD on its existing customers and at a minimum the Project must comply with the County of Los Angeles Department of Public Works Title 31 concerning drought tolerant landscaping.

20X2020 Water Conservation Plan: In February 2008, Governor Schwarzenegger introduced a seven-part comprehensive plan for improving the Sacramento-San Joaquin Delta. As part of this effort, the Governor directed state agencies to develop a plan to reduce statewide per capita urban water use by 20 percent by the year 2020. NCWD, CLWA and the other water purveyors have recently completed a 2015 Water Use Efficiency Strategic Plan which provides a detailed update of the programs necessary to achieve the SCV's water conservation goals and guides the future investment in water conservation. See Table 5.19-2 below for NCWD's current 20X2020 target requirement versus actual conservation savings.

TABLE 5.19-2
20X2020 TARGET VS. ACTUAL CONSERVATION SAVINGS

	Target[a]	Actual[b]
Baseline Gallons per Capita per Day	238	238
Gallons per Capita per Day	190	159
Reduction Percentage (Baseline)	20%	33%

[a] Target to be achieved by the year 2020
[b] Results as of December 2015

Source: NCWD 2016

Emergency Drought Regulations: In April of 2015 California Governor Jerry Brown issued an Executive Order (Order) in regards to the current drought. The Order required, for the first time in the state's history, mandatory conservation for all residents and directed several state agencies, including the State Water Board (Board), to take immediate action to safeguard the state's potable urban water supplies in preparation for a possible fifth year of drought.

To reduce water use by 25 percent statewide, the regulation adopted by the Board placed each urban water supplier into one of eight tiers which are assigned a conservation standard, ranging between four percent and 36 percent. NCWD is required to cut its usage by 28 percent between June 1, 2015 and February 28, 2016 over the same period of 2013. In May 2016, the Board revised the Emergency Drought Regulations per the May 9, 2016 Executive Order issued by Governor Brown. This Order and subsequent revised emergency regulations (extended through January 2017) recognize the differing water supply conditions for many communities. The revised emergency regulations allow for urban water suppliers to "self-certify" supply reliability for three additional years of drought. In addition to the urban water supplier's self-certification, wholesale water providers (i.e., CLWA) were required to identify sources of supply for their respective urban water suppliers. NCWD, CLWA, and the other local purveyors have identified enough sources of

supply to meet the expected demand per the emergency regulations (Article 22.5 Drought Emergency Water Conservation.)

Sewer Systems

As the Project site is presently undeveloped, no wastewater is currently being generated on site. The project would be served by on-site sewer lines operated by the County of Los Angeles Department of Public Works (DPW), and sewer trunk conveyance pipelines and treatment services from the LACSD. The County Sanitation Districts of Los Angeles County (LACSD) are a confederation of 24 independent special districts that serve the sewage/wastewater treatment and solid waste management needs of over 5.5 million people in Los Angeles County. The Sanitation Districts' service areas cover approximately 824 square miles and include service to 78 cities and unincorporated territories in the County (LACSD 2016a).

Collectively, the Sanitation Districts own, operate, and maintain over 1,400 miles of main trunk sewers, 10 water reclamation plants, and one ocean discharge facility with a total design capacity of 650.8 million gallons per day (mgd) (LACSD 2016a). The Sanitation Districts currently receive, convey, and treat an average of 510 mgd of wastewater. Approximately 32 percent (165 mgd) of all treated effluent is suitable for reuse. Treated effluents from these facilities are either discharged to the ocean, surface waters or land, or are reused for applications such as landscape irrigation, groundwater recharge, and industrial processing (LACSD 2016b).

Wastewater generated within the SCVSD is treated at the Saugus and Valencia Water Reclamation Plants (WRPs). The VWRP is linked with the Saugus Water Reclamation Plant (SWRP) to form a regional wastewater system for the Santa Clarita Valley called the Santa Clarita Valley Joint Sewerage System (SCVJSS) (LACSD 2016b). The SWRP provides primary, secondary, and tertiary treatment for 6.5 mgd of wastewater, and all wastewater solids are conveyed to the VWRP via trunk sewers for treatment (LACSD 2016c). The VWRP has a treatment capacity of 21.6 mgd of wastewater and provides primary, secondary, and tertiary treatment (LACSD 2016d). Both the VWRP and the SWRP discharge effluent into the Santa Clara River (LACSD 2016c,d).

The SCVJSS has a permitted treatment capacity of 28.1 mgd (6.5 mgd at SWRP and 21.6 mgd at the VWRP) and currently processes an average flow of 19.3 mgd (LACSD 2016c,d). A 2-phase expansion of the VWRP was approved and will ultimately increase the treatment capacity of the SCVJSS by a total of 15 mgd. The first phase of 9.0 mgd was completed in 2003 and there are no plans for expansion at this time.

Expansions will be financed through the LACSD's connection fee program. The Facilities Plan estimates that there would be room to further expand the VWRP by an additional 3.0 mgd after 2015 resulting in a cumulative total capacity of 46.1 mgd. According to the 2015 SCVJSS Facilities Plan and EIR, if wastewater flows develop more rapidly than flow projections indicate, the proposed facilities could be built sooner to match the growth. As an alternative, the LACSD can operate above the treatment facilities' average capacity (closer to the peak capacities as the LACSD has done in the past) until facilities are expanded.

The LACSD's Avenue Tibbitts Trunk Sewer, located in Dickason Drive south of Decoro Drive, would convey wastewater from the project site to the SCVJSS.

Solid Waste

The California Department of Resources Recycling and Recovery (CalRecycle; formerly the California Integrated Waste Management Board) provides statewide oversight of all solid waste management. LACDPW provides regional oversight, and is responsible for permitting and

reporting requirements with all 88 cities in the County and unincorporated portions of the County (LACDPW 2016a). The LACSD operates a solid waste management system serving a large portion of the County; in addition, privately owned and/or operated landfills and other solid waste management facilities also serve the County.

In 2015, the total amount of solid waste (including 99,842 tons of imported waste) disposed of at in-county Class III landfills, transformation facilities, and out-of-county landfills was approximately 9.5 million tons (LACDPW 2016). The volume of solid waste disposal generated by the County has declined since 2001 (LACDPW 2016). Under SB 1016, countywide diversion rates are no longer calculated or provided by CalRecycle. The last (2006) diversion rates provided by CalRecycle for each jurisdiction within the County resulted in an estimated countywide diversion rate of 58 percent. For purposes of long-term planning, the LACDPW has assumed a current (2015) diversion rate of 65 percent (LACDPW 2016).

Currently, the County manages its solid waste stream with the following permitted in-county facilities: 10 Class III[2] landfills (6 major[3] landfills); 1 inert waste[4] landfills; 2 waste-to-energy (transformation) facilities; 32 construction and demolition (C&D) debris recycling facilities; 44 large transfer stations/materials recovery facilities; and 354 recyclers (LACDPW 2016) (LACDPW 2016). The County's waste management strategy relies on a diversified mix of solid waste disposal options (e.g., in-county landfill expansions, continued out-of-county exports, waste-by-rail facilities), as well as the continued development of transformation facilities and alternative solid waste disposal technologies, in order to meet the future solid waste management needs into 2030 (LACDPW 2016).

The nearest four landfill facilities to the Project site are identified in Table 5.19-3, Overview of Landfill Facilities. As shown, the 4 facilities located nearest the Project site have a combined remaining permitted capacity of approximately 195 million cubic yards (CY) and 3 of the 4 have an estimated remaining lifespan of over 20 years.

An overview of each facility is provided in Table 5.19-3, Overview of Landfill Facilities.

TABLE 5.19-3
OVERVIEW OF LANDFILL FACILITIES

Landfill	Location	Remaining Permitted Capacity (million CY)	Maximum Daily Capacity (tons)	Estimated Closure Date
Chiquita Canyon Landfill	29201 Henry Mayo Dr, Valencia	60	5,769[a]	2047
Sunshine Canyon Landfill	14747 San Fernando Rd, Sylmar	101.01	12,100	2037
Antelope Valley	1200 West City Ranch Rd, Palmdale	20.4	3,564	2042
Calabasas Landfill	5300 Lost Hills Road, Agoura	13.99	3,500	2025
Total for Facilities within Immediate Vicinity of Project Site		**195.4**	**24,933**	

[a] The daily tonnage limit is 8,974tons per day through 2024; however, beginning in 2024 and for the remainder of the permit life (through 2047), the daily tonnage limit is 4,931 tons per day.

Source: Office of the County Counsel 2017, LACDPW 2016

[2] Class III facilities are permitted to receive non-hazardous wastes only.

[3] Major landfills serve large geographic areas that are not necessarily limited to those areas in the immediate vicinity of the landfill.

[4] Inert wastes are materials that do not undergo physical or other changes after disposal, such as asphalt, concrete, dirt, and rock.

In June 2017, the Chiquita Landfill was granted a 30-year extension, or when the disposal limit of 60 million tons is reached or the landfill reaches its Limits of Fill; it is estimated to close in 2047. The daily, monthly, and annual tonnage limits are set to adjust from 2,800,000 tons for the first seven years of the permit, with corresponding daily and monthly tonnage limits of 8,974 and 233,333, respectively, to 1,800,000 tons with corresponding daily and monthly tonnage limits of 5,769 and 150,000, respectively (Office of the County Counsel 2017). In an effort to meet disposal capacity needs during the planning period, jurisdictions within the County are encouraged to utilize the Waste-by-Rail (WBR) system, which is estimated to begin operation in 2018 (LACDPW 2016). Residual waste from the South Gate Transfer Station, Puente Hills Materials Recovery Facility, and the Downey Area Recycling and Transfer Facility is transported by truck to the Puente Hills Intermodal Facility (PHIMF) and loaded onto rail carts. From the PHIMF, waste is transported via rail to the Mesquite Regional Landfill, located in southern Imperial County. Construction to accommodate WBR at the Mesquite Regional Landfill (MRL) was completed in 2011 and the 4,250-acre landfill is permitted for 20,000 tons per day, with a total capacity of 600 million tons; MRL is also permitted for 1,000 tons per day transported by trucks from Imperial County (LACSD 2016e). As of 2017, the WBR system to MRL was not yet constructed or operational in large part due to market conditions and decreases in County refuse; the MRL may not receive any containers of municipal solid waste during the next 10 years (LACDPW 2015, 2017). In addition to the planned use of MRL, other out-of-County landfills utilized by the County include Holloway Landfill in Kern County; El Sobrante Landfill in Riverside County; Mid-Valley Landfill and San Timoteo Landfill in San Bernardino County; and Simi Valley Landfill and Recycling Center in Ventura County (LACDPW 2015).

Of the 10 in-County Class III landfills, four facilities have statutory limits on the service area from which they may accept solid waste that do not include the project site. The closest landfill to the project site is the Chiquita Canyon Landfill, located at 29201 Henry Mayo Drive, Valencia. This is a privately owned and operated landfill. The nearest LACSD disposal site that can accept waste generated by the project is the Puente Hills Materials Recovery Facility (PHMRF), located at 2808 Workman Mill Road in the City of Whittier.

PHMRF is located next to the Puente Hills Landfill, which closed October 31, 2013. Waste is delivered to PHMRF and then processed to recover recyclable materials. Residual waste is then placed into large capacity trailers for transfer to permitted landfills. PHMRF is permitted to accept 4,400 tpd and 24,000 tons per week; neither liquid nor hazardous waste are accepted by PHMRF (LACSD 2016f).

Telecommunications

Charter Communications (Charter) provides digital cable television, high speed cable modem service, and digital telephone services, and AT&T provides cable television, internet, and telephone services in the area. Charter and AT&T have existing underground facilities in Casa Luna Place and Avenida Rancho Tesoro.

5.19.3 RELEVANT PLANS, POLICIES, AND REGULATIONS

This section provides an overview of any new or substantially revised policies and regulations that have been passed, adopted or approved since certification of the 1999 Final EIR, or those that were not previously discussed in the 1999 Final EIR.

State

Water Supply

Sustainable Groundwater Management Act of 2014

The Sustainable Groundwater Management Act of 2014 is a three-bill legislative package (Assembly Bill 1739 and Senate Bills 1168 and 1319) administered by the State Department of Water Resources and the State Water Resources Control Board that requires the formation of local groundwater sustainability agencies (GSAs). Any local agency or combination of local agencies that overlie a groundwater basin may be a GSA for that basin. GSAs must assess the conditions of their local basin and adopt a groundwater sustainability plan (GSP). Sustainable groundwater management is defined as the management and use of groundwater in a manner that can be maintained during the planning and implementation horizon without causing undesirable results.

Urban Water Management Planning Act

The Urban Water Management Planning Act (UWMP Act) (*California Water Code,* Section 10610 et. seq.) was enacted in 1983 and applies to municipal water suppliers, such as the CVWD, that serve more than 3,000 customers or provide more than 3,000 afy of water. The UWMP Act requires these suppliers to prepare and update their UWMP every five years to demonstrate an appropriate level of reliability in supplying anticipated short-term and long-term water demands during normal, single-dry, and multiple-dry years.

Water Conservation in Landscaping Act

The Water Conservation in Landscaping Act of 2006 (Assembly Bill [AB] 1881) requires Cities and Counties, including Charter Cities and Charter Counties, to adopt landscape water conservation ordinances by January 1, 2010. In accordance with this Act, the DWR prepared a Model Water Efficient Landscape Ordinance, as contained in the *California Code of Regulations* (Title 23, Division 2, Chapter 2.7). Cities and Counties had the option to adopt DWR's ordinance or to develop their own.

Water Conservation Act of 2009

The Water Conservation Act of 2009 or Senate Bill 7 (SBX7_7) was approved in November 2009 and requires urban water retail suppliers in California to reduce per capita water use by at least ten percent on or before December 31, 2015, and to achieve a 20 percent reduction by December 31, 2020. In their 2010 UWMPs, urban retail water suppliers were required to include the baseline daily per capita water use, urban water use target, interim urban water use target, and compliance daily per capita water use, along with the bases for determining those estimates and references to the supporting data. Urban wholesale water suppliers must also include an assessment of present and proposed measures, programs, and policies needed to achieve the water use reductions required by this Act. While it does not require existing customers to undertake changes in product formulation, operations, or equipment that would reduce water use, suppliers may provide technical assistance and financial incentives to those customers to implement efficiency measures for process water.

Urban retail water suppliers and agricultural water suppliers would not be eligible for State water grants or loans for surface water or groundwater storage, recycling, desalination, water conservation, water supply reliability, or water supply augmentation unless they comply with the water conservation requirements established by this Act.

20x2020 Water Conservation Plan

The 20x2020 Water Conservation Plan, issued by the DWR in 2010 pursuant to the Water Conservation Act of 2009 (SBX7_7), established a water conservation target of 20 percent reduction in water use by 2020 compared to the 2005 baseline use.

Senate Bill 610 and Senate Bill 221

Senate Bill (SB) 610 amended the *California Public Resources Code* in 2001 to improve the link between information on water supply availability and land use decisions. Under SB 610 (codified in the *California Water Code* beginning at Section 10910), cities or counties approving certain projects subject to the CEQA, including residential developments of more than 500 dwelling units, are required to identify any public water system that may supply water and request those water systems to prepare a water supply assessment (WSA).

The WSA is required to be included in any environmental document prepared for the project, and the WSA may include an evaluation of any information included in that environmental document. A determination shall be made whether the projected water supplies will be sufficient to satisfy the demands of the project, in addition to existing and planned future uses.

A WSA must include an evaluation of the sufficiency of the water supplies available to the water supplier to meet existing and anticipated future demands (including the demand associated with the project) over a 20-year horizon that includes normal, single-dry, and multiple-dry years.

SB 221, a companion bill to SB 610, requires land use planning agencies to include (as a condition in any tentative map that includes a subdivision involving more than 500 dwelling units) a requirement to obtain written verification from the applicable public water system that states that sufficient water supplies are available for the subdivision

Propositions 13, 50, 84, and 1

Through California voters' approval, State funding has been made available to increase the reliability of State water supplies. In March 2000, California voters approved Proposition 13, which authorized the State to issue $1.97 billion of its general obligation bonds for water projects. Additionally, California voters approved Proposition 50 in November 2002 and Proposition 84 in November 2006, which authorized State issuance of $3.4 billion and $5.4 billion, respectively, of its general obligation bonds for water projects (LAO 2006). And in November 2014, voters overwhelmingly approved Proposition 1, which authorized $7.5 billion in bonds expected to provide a significant infusion of funding for water projects and programs. Types of water projects eligible for funding under Propositions 13, 50, 84, and 1 include water conservation, groundwater storage, surface storage, water treatment, water quality, recycled water, water security, and Colorado River water management projects.

Mandatory Water Conservation

Following Governor Brown's declaration of a State of Emergency, on July 15, 2014, the State Water Board adopted Resolution No. 2014-0038 prohibiting several activities, including (1) the application of potable water to outdoor landscapes in a manner that causes excess runoff; (2) the use of a hose to wash a motor vehicle except where the hose is equipped with a shut-off nozzle; (3) the application of water to driveways and sidewalks; and (4) the use of potable water in non-recirculating ornamental fountains. The State Water Board resolution also directed urban water suppliers to implement the stage of their water shortage contingency plans that impose mandatory

restrictions on outdoor irrigation of ornamental landscaping or turf with potable water and report monthly water production information to the State Water Board (LADPW- Drought).

On April 1, 2015, Governor Brown signed Executive Order (EO) B-29-15, which contains a total of 31 directives—the primary requirement being a 25 percent statewide water reduction in potable urban water use through February 28, 2016, as compared to the amount used in 2013. EO B-29-15 requires the State Water Resources Control Board to impose restrictions to achieve the 25 percent reduction and is directed to consider the relative per capita water usage of each water supplier's service area. Those areas with high per capita use will be required to achieve proportionally greater reductions than those with low use (LADPW- Drought).

Solid Waste

Solid Waste Disposal Measurement Act of 2008 (Senate Bill 1016)

The purpose of the Solid Waste Disposal Measurement Act of 2008 (SB 1016) is to make the process of goal measurement (as established by AB 939) simpler, more timely, and more accurate. SB 1016 builds on AB 939 compliance requirements by implementing a simplified measure of jurisdictions' performance. SB 1016 accomplishes this by changing to a disposal-based indicator—the per capita disposal rate—which uses only two factors: (1) a jurisdiction's population (or in some cases employment) and (2) its disposal, as reported by disposal facilities.

Each year CalRecycle calculates each jurisdiction's per capita (per resident or per employee) disposal rates. If business is the dominant source of a jurisdiction's waste generation, CalRecycle may use the per employee disposal rate. Each year's disposal rate will be compared to that jurisdiction's 50 percent per capita disposal target. As such, jurisdictions will not be compared to other jurisdictions or the statewide average, but they will only be compared to their own 50 percent per capita disposal target. Among other benefits, per capita disposal is an indicator that allows for jurisdiction growth because, as residents or employees increase, report-year disposal tons can increase and still be consistent with the 50 percent per capita disposal target. A comparison of the reported annual per capita disposal rate to the 50 percent per capita disposal target will be useful for indicating progress or other changes over time.

Assembly Bill 341

On October 6, 2011, Governor Brown signed AB 341 establishing a State policy goal that no less than 75 percent of solid waste generated be source reduced, recycled, or composted by 2020, and requiring the CalRecycle to provide a report to the Legislature that recommends strategies to achieve the policy goal by January 1, 2014. The bill also mandates that local jurisdictions implement commercial recycling by July 1, 2012. CalRecycle will review each jurisdiction's commercial recycling program every two to four years for compliance with AB 341. Businesses and public entities generating four cubic yards of trash or more per week and multi-family residential dwellings with five or more units are required to establish and maintain recycling service under AB 341 (CalRecycle 2016).

California Solid Waste Reuse and Recycling Access Act of 1991

Faced with the challenge of trying to implement AB 939, the California Solid Waste Reuse and Recycling Access Act of 1991 was passed by the State legislature and instructs the California Integrated Waste Management Board (CIWMB) to draft a "model ordinance" for the disposal of construction waste associated with development projects. Since 1994, the CIWMB model ordinance has been in effect for the County of Los Angeles. On January 4, 2005, the County of Los Angeles adopted the Construction and Demolition (C&D) Debris Recycling and Rescue

Ordinance. This ordinance will require most development projects in unincorporated areas to recycle or reuse 50 percent of the debris generated. The County of Los Angeles began accepting Recycling and Reuse Plans on April 5, 2005 (LACDPW 2007). As of January 1, 2011, Los Angeles County adopted the Green Building Standards Code, which sets forth recycling requirements for construction and demolition projects in the unincorporated areas of Los Angeles County. For residential construction projects of five or more dwelling units, the projects must recycle a minimum of 65 percent of the debris generated by weight. Because the provisions of the Green Building Standards Code are more stringent than the C&D Ordinance of 2005, these provisions are enforced by the Department of Public Works for all construction and demolition projects submitted after January 1, 2011.

County

Water Supply

2015 Urban Water Management Plan for Santa Clarita Valley

The 2015 UWMP (2015 UWMP) was adopted in June 2016, and appropriately filed with the California Department of Water Resources (DWR). The 2015 UWMP is a planning tool intended to guide the actions of urban water suppliers.

The timing of the Project places it within the timeframe for calculating "planned future uses" within the 2050 water supply projection included in the 2015 UWMP. The 2015 UWMP projects an annual growth rate in water demand of approximately 1.1 percent over a 30-year period for the Santa Clarita Valley and a 1.2 percent annual growth rate over a 30-year period for NCWD. The 2015 UWMP anticipated increases in the number of commercial accounts and demand in acre-feet through 2050. According to the WSA, the Project falls within the demand anticipated for projects within NCWD's service area through 2050.

In December, 2014, DWR provided the most recent analysis of delivery reliability estimates to the SWP contractors. In NCWD's judgment, the 2015 UWMP updated with the recent reliability report provides the best available information regarding water supply and demand projections.

County Sanitation District Wastewater Ordinance

The LACSD has adopted a Wastewater Ordinance for the operation and financing of its wastewater conveyance, treatment, and disposal facilities. Under this ordinance, the LACSD requires Industrial Wastewater Discharge Permits that regulate industrial wastewater discharges to protect the public sewage system (LACSD 2016g).

Green Building Standards Code

In response to the mandates set forth in the 2010 California Green Building Standards Code (CalGreen Code), the Board of Supervisors initially adopted the Los Angeles County Green Building Standards Code into Title 31 of the County Code. In 2013, the County adopted the updated 2013 CalGreen Code by reference into Title 31 of the County Code, with certain changes and modifications. These modifications include required compliance with the County's Low Impact Development Standards (Chapter 12.84 of Title 12 of the County Code); landscaping requirements (e.g., use of automatic irrigation system controllers, no more than 25 percent of landscaped areas covered with turf; and no less than 75 percent of landscaped areas planted with non-invasive drought-tolerant plants); and construction and demolition debris recycling, salvage, and/or reuse of a minimum of 65 percent of the non-hazardous construction and demolition debris by weight or volume.

County of Los Angeles Integrated Waste Management Plan

In accordance with AB 939, the County adopted its Integrated Waste Management Plan in 1996, and it includes the following elements: Source Reduction and Recycling, Household Hazardous Waste, Countywide Siting, and Non-Disposal Facility. These elements are described further below.

County of Los Angeles Source Reduction and Recycling Element (SRRE)

The County SRRE was prepared in response to AB 939. It describes policies and programs that the County must implement for its unincorporated areas to achieve the State's mandate of 25 and 50 percent waste disposal reductions by the years 1995 and 2000, respectively. Under SB 1016, countywide diversion rates are no longer calculated or provided by CalRecycle. The last (2006) diversion rates provided by CalRecycle for each jurisdiction within the County resulted in an estimated countywide diversion rate of 58 percent. For purposes of long-term planning, the LACDPW has assumed a current (2015) diversion rate of 65 percent (LACDPW 2015).

County of Los Angeles Countywide Siting Element

In June 1996, the County prepared the Los Angeles County Countywide Siting Element to project waste generation and waste disposal capacity within the County. Projections are made for 15-year planning periods. LACDPW updates the Siting Element annually. The most recent report is the *Los Angeles County Integrated Waste Management Plan, 2008 Annual Report on the Countywide Summary Plan and Countywide Siting Element* (October 2009). This report projects landfill capacity through 2023.

Construction and Demolition Debris Recycling and Reuse Ordinance

The County adopted an ordinance, effective March 6, 2005, that requires all projects to recycle at least 50 percent of construction-related wastes. The ordinance amends Title 20 of the Los Angeles County Code by adding Chapter 20.87 (Construction and Demolition Debris Recycling and Reuse). The ordinance states that at least 50 percent of all C&D debris, soil, rock, and gravel removed from a project site must be recycled or reused unless a lower percentage is approved by the Director of Public Works.

Pursuant to the ordinance, a Recycling and Reuse Plan (RRP) must be submitted to the Department of Public Works, Environmental Programs Division, after an application for a permit has been filed for a project. The RRP must contain a project description and the estimated total weight of the project C&D debris, with separate estimates for: (1) soil, rock, and gravel; (2) other inert materials; and (3) all other project C&D debris. The ordinance also requires that annual progress reports be submitted to the Director of Public Works for review.

5.19.4 THRESHOLD CRITERIA

California Environmental Quality Act Thresholds of Significance

The following threshold of significance is derived from the County of Los Angeles Department of Regional Planning's Initial Study checklist, which is based on Appendix G of the State CEQA Guidelines.

Threshold 5.19-1: *Would the Project exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?*

Threshold 5.19-2: *Would the Project create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Threshold 5.19-3: *Would the Project have sufficient reliable water supplies available to serve the Project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?*

Threshold 5.19-4: *Would the Project be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?*

Threshold 5.19-5: *Would the Project comply with federal, state, and local statutes and regulations related to solid waste?*

The following threshold is analyzed as Threshold 5.6-3 in Section 5.6, Energy.

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

The following threshold is analyzed as Threshold 5.10-8 in Section 5.10, Hydrology and Water Quality:

- Would the Project create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

5.19.5 RELEVANT PROJECT CHARACTERISTICS

The Project would include installation of a gravity sewer system with pipe diameters of 8- and 10-inch.

The Project would include installation of a water distribution system, including distribution pipelines and irrigation lines. All water system improvements would be sized at the final engineering stage of development. Irrigation systems would be properly designed, installed, operated and maintained to prevent the waste of water. "Drip" irrigation and other water application techniques that conserve water (e.g., soil moisture sensors and automatic irrigation systems) would be used in parks and publicly maintained landscape areas. All fixtures and appliances would meet or exceed State and local water efficiency standards, as mandated by State and local code and ordinance requirements.

5.19.6 ENVIRONMENTAL IMPACTS

Impact Analysis

Threshold 5.19-1: *Would the Project exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?*

Level of Significance without Mitigation: Less than Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less than Significant

Recommended Project Specific Mitigation Measures: None

Net Level of Significance: Less than Significant

Comparison to 1999 FEIR: The Project impacts would be consistent with the findings identified in Section 5.2, Water Resources, of the 1999 FEIR.

The Project site is located within the service area of the County of Los Angeles Sanitation Districts and would be served by Santa Clarita Valley Sanitation District (SCVSD). Waste Discharge Requirements are issued by the Los Angeles Regional Water Quality Control Board (LARWQCB) under the provisions of the *California Water Code* (Division 7 Water Quality, Chapter 4 Regional Water Quality Control, Article 4 Waste Discharge Requirements). The first tier of requirements regulates the discharge of wastes which are not made to surface waters but which may impact the region's water quality by affecting underlying groundwater basins. As a second tier of requirements, operational discharge flows treated at the SCVJSS would be required to comply with waste discharge requirements specifically identified for the facility. Because the Project would be subject to all applicable requirements governing the types of discharge entering the wastewater collection system, the Project would not discharge wastewater into the domestic sewer system that would cause the VWRP to exceed requirements, as determined by the LARWQCB's Water Discharge Requirements resulting in a less than significant impact. The SCVSD's compliance with conditions, permits, and discharge requirements would further ensure that wastewater treatment requirements would not be exceeded.

Threshold 5.19-2: *Would the Project create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Level of Significance without Mitigation: Potentially Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Potentially Significant

Recommended Project Specific Mitigation Measures:

MM Util-1 Prior to issuance of occupancy permits, the Project Applicant shall provide evidence to the County of payment of connection fees in compliance with the requirements of the Newhall County Water District.

MM Util-2 Prior to connection to the Los Angeles County Sanitation District's wastewater system, the Project Applicant shall provide evidence of payment of the Santa Clarita Valley Sanitation District's Connection Fee Program.

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The Project impacts would be consistent with the findings identified in Section 5.10, Public Services and Utilities, of the 1999 FEIR.

Water System

Construction Impacts

The proposed water conveyance and storage system would be constructed within the development area as defined in Section 4.0, Project Description, and construction-related impacts are analyzed throughout this Supplemental EIR, including short-term air quality and noise impacts.

According to the WSA, the Project would result in a total increase in water demand of 639 afy at Project buildout, thereby affecting existing water treatment and conveyance facilities. The Project would provide all on-site water system improvements including a total of 6 water tanks (4 existing and 2 new tanks), new or expanded pump stations, and the required conveyance pipelines connecting the development to the existing off-site water system. All water system improvements would be sized at the final engineering stage of development. Irrigation systems would be properly designed, installed, operated and maintained to prevent the waste of water. “Drip” irrigation and other water application techniques that conserve water (e.g., soil moisture sensors and automatic irrigation systems) would be used in parks and publicly maintained landscape areas. All fixtures and appliances would meet or exceed State and local water efficiency standards, as mandated by State and local code and ordinance requirements.

The Project would increase the demand on potable water resources. New on-site water conveyance and storage facilities are included in the design to serve the Project site. Storage facilities anticipated to serve the Project include the construction of 2 new water tanks and use of 4 existing, these facilities would provide adequate water pressure and storage for firefighting to the Project site. Water line easements would be required and a final map of water line connections would be determined during the final design and approval (see Exhibit 4-11, Water Plan, in Section 4.0, Project Description). Construction of new pipelines and facilities would be in compliance with standard construction management practices for controlling on- and off-site runoff and erosion. Additionally, appropriate backflow prevention assemblies would be installed and tested annually to protect drinking water from contamination from other uses, such as irrigation. Implementation of these facilities as part of the Project would provide a benefit to the general area in that an immediate water source for fire protection would be in place.

Off-site Operational Impacts

As shown on Exhibit 4-11, Water Plan, and as identified in the WSA, the Project would be required to connect to the NCWD facilities, resulting on potentially significant impacts related to existing off-site water conveyance and treatment facilities. Connection fees would be paid in compliance with NCWD requirements (MM Util-1), which would reduce these impacts to less than significant levels.

Wastewater System

Construction Impacts

The proposed wastewater collection system would be constructed within the development areas as defined in Section 4.0, Project Description, and shown on Exhibit 4-9, Sewer Plan, and construction-related impacts are analyzed throughout this Supplemental EIR, including short-term air quality and noise impacts.

Operational Impacts

Development of the Project would generate an increase in wastewater flows. SCVSD would provide sewer services via the SCVJSS, including wastewater conveyance, treatment, and disposal services. The wastewater collection system is comprised of service connections that tie into a local collection line network. The local network, comprised of primary and secondary collectors, collects sewage flows directly from developments and discharges it into the Sanitation Districts sewer trunk lines. From the sewer trunks, wastewater is discharged into water reclamation plants where it is treated. The Sanitation Districts are responsible for the construction and maintenance of trunk sewers. Flow levels and pipe condition are checked biennially. Local lines are owned and maintained by the Los Angeles County Consolidated Sewer Maintenance Districts within its borders. The method by which Sanitation District trunk sewer lines are expanded is funded is via connection fee. In accordance with MM Util-2, the Santa Clarita Valley Sanitation District's Connection Fee Program requires that prior to being connected to the system, a new user must pay for their fair share of the County Sanitation District's sewerage system expansion. If required to serve a future project, the expansion of local Los Angeles County Consolidated Sewer Maintenance lines is the responsibility of the Project Applicant.

The *Sewer Area Study Report*, was prepared to evaluate the anticipated wastewater flows from the Project and to determine the required wastewater pipe sizes needed to accommodate the proposed development. Sewage coefficients adopted by the County of Los Angeles and the City of Santa Clarita were used to calculate the sewer flow, which is based on 0.001 cubic feet per second (cfs) per unit. All on-site calculations are included in Section 2 of the Sewer Area Study Report, included as Appendix M. Projected wastewater flows were calculated according to the proposed land uses and, as shown on Exhibit 4-10, Sewer Plan, from Section 4.0, Project Description, required pipe sizes were determined.

According to the Sewer Area Study Report, 4 pipe segments would experience maximum flows that would exceed 100 percent of the pipe's capacity as follows:

- The existing 8-inch VCP on Casa Luna Plan between manhole (MH) 68 and MH 67 would flow at 127.67 percent capacity.
- The existing 8-inch VCP on Tesoro del Valle Drive between MH 416 and MH 415 would flow at 104.09 percent capacity.
- The existing 8-inch VCP on Tesoro del Valle Drive between MH 409 and MH 408 would flow at 144.03 percent capacity.
- The existing portion of the 10-inch VCP on Tesoro del Valle Drive between MH 408 and MH 344 would flow at 143.30 percent capacity (Sikand 2017).

Based on the County's threshold for impacts, none of the sewer pipes would experience flows exceeding 150 percent (Sikand 2017); therefore, the existing and proposed sewer system would accommodate anticipated sewer flow from the Project and impacts to the sewer system would be less than significant.

As discussed previously, wastewater would be treated by the SCVJSS has a permitted treatment capacity of 28.1 mgd. As noted previously, the LACSD requires payment of connection fees to fund necessary infrastructure construction and upgrades. The responsibility of new construction or upgrades falls onto LACSD and these improvements are implemented on an as needed basis, as determined by LACSD. Therefore, payment of these connection fees is considered to be adequate mitigation and would reduce impacts to LACSD-owned and operated facilities to less than significant levels.

Threshold 5.19-3: *Would the Project have sufficient reliable water supplies available to serve the Project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?*

Level of Significance without Mitigation: Less Than Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less Than Significant

Recommended Project Specific Mitigation Measures:

MM Util-3 Throughout the duration of all construction activities requiring pumping from local groundwater wells, the Project applicant or property owner shall ensure that an adequate volume and quality of water remains available to all individuals who normally access the wells.

Net Level of Significance: Less Than Significant

Comparison to 1999 FEIR: The Project impacts would be consistent with the findings identified in Section 5.10, Public Services and Utilities, of the 1999 FEIR.

The Project would result in an increase in water demand and would affect existing water supplies. A Project-specific Water Supply Assessment was prepared to further evaluate the adequacy of CLWA's water supplies to meet the anticipated demands of the Project.

Projected Water Demand

The WSA estimates total water demand at approximately 639 afy, as shown in Table 5.19-4, for Project operation. According to the WSA, NCWD has accounted for that water demand in its planning documents prepared since 1992.

TABLE 5.19-4
PROJECT WATER DEMAND TABLE

Land Use	Acreage (acre)	Dwelling Units (DU)	Demand Coefficient	Demand Units	Average Day Demand (afy)
Single Family Residential					
Low Density (Residential, Estate and Executive Lots)		455	0.27	afy/DU	124.8
Low/Medium Density (Senior Villa Lots)		365	0.16	afy/DU	57.2
Subtotal		**820**			**182.0**
Outdoor Residential and Non-residential					
Residential Irrigation		820	0.21	afy/acre	102.1
Non-Residential Irrigation	173		2.38	afy/acre	412.5
Subtotal					**514.5**
Total Demand					**697**
Temporary Slope Irrigation					861
Total Demand Subtotal (Less Temporary Slope Irrigation)					**611**
Water Loss (4.5%) of Total Demand					28
Total Net Demand					**639**
Source: NCWD 2016					

In comparison, a total demand of 2,814 afy of water was projected for the entire Tesoro del Valle project as analyzed in the 1999 Final EIR and inclusive of 3,000 dwelling units, 5 acres of commercial, a 1,400 student school, open space area, and water quality lakes. A direct comparison cannot be made between the current project and what was previously approved due to inconsistencies in the analyzed land use types. Specifically, water demand was not broken down to account for parks and manufactured slopes, therefore, the 1999 Final EIR may have presented inflated consumptions rates to account for these land uses.

Construction activities would require limited water usage. The proposed on-site water distribution system, as illustrated in Exhibit 4-11, Water Plan, would be constructed early in the construction process, following mass grading activities and grading for roadways. Prior to construction of the water distribution system, water for construction purposes would be pumped from on-site wells and/or accessed from existing local water agency water sources. The amount of water required for construction annually would be less than the estimated annual water demand for Project operations. Consistent with the analysis provided in the 1999 FEIR, any groundwater withdrawn for use on the Project site would be limited to historic rates of withdrawal for agricultural irrigation and would not significantly impact groundwater storage and recharge to the aquifer. Although impacts related to construction water are not anticipated to be significant, implementation of MM Util-3 is recommended, requiring that, throughout the duration of all construction activities requiring pumping from local groundwater wells, the Project applicant or property owner ensure that an adequate volume and quality of water remains available to all individuals who normally access the wells.

Future Water Use

The amount of water delivered by NCWD in the recent and future projections by customer are summarized in Table 5.19-5 below. Table 5.19-6 summarizes the region's projected water demand as discussed in the 2015 Urban Water Management Plan.

A summary of existing and planned water supplies is presented in Table 5.19-7.

Table 5.19-8 summarizes the water suppliers' supplies available to meet demands over the planning period during an average/normal year. As presented in the table, the water suppliers' water supply is broken down into existing and planned water supply sources, including wholesale (imported) water, local supplies and banking programs. Demands are shown with and without the urban demand reduction resulting from SBX7-7 conservation objectives.

The water supplies and demands for the water suppliers over the planning period were analyzed for a single-dry year. Single-dry year projects SWP supplies based on the worst case allocation of 5 percent which occurred in 2014. Table 5.19-9 summarizes the existing and planned supplies available to meet demands during a single-dry year.

The water supplies and demands for the water suppliers' water supply over the planning period were analyzed in the event that a four-year multiple-dry year event occurs, similar to the drought that occurred during the years 1931 to 1934. Table 5.19-10 summarizes the existing and planned supplies available to meet demands during multiple-dry years.

The water supplies and demands for the water suppliers' water supply over the planning period were analyzed in the event that a three-year multiple-dry year event occurs, similar to the drought that occurred during the years 1931 to 1934. Table 5.19-11 summarizes the existing and planned supplies available to meet demands during multiple-dry years.

TABLE 5.19-5
NCWD CURRENT AND PROJECTED WATER DELIVERIES BY CUSTOMER TYPE[a]
(2015 UWMP)

Year	Water Use Sector	Single Family Residential	Multi-Family Residential	Commercial	Industrial	Institutional	Irrigation	Other	Non-Revenue Water[(b)]	Total
2015	No. of accounts	8,700	300	400	0	100	300	100	-	9,900
	Deliveries (AF)	5,500	1,300	400	100	100	2,000	0	600	10,000
2020	No. of accounts	9,200	300	600	0	100	300	200	-	10,700
	Deliveries (AF)	5,200	1,400	400	300	100	2,100	0	700	10,100
2025	No. of accounts	10,000	400	800	0	100	400	200	-	11,900
	Deliveries (AF)	5,500	1,300	500	300	100	2,200	100	700	10,700
2030	No. of accounts	10,900	400	900	0	100	400	300	-	13,000
	Deliveries (AF)	5,800	1,300	600	300	100	2,300	100	800	11,200
2035	No. of accounts	11,800	400	1,100	0	100	400	400	-	14,200
	Deliveries (AF)	6,100	1,300	600	300	100	2,500	100	800	11,800
2040	No. of accounts	12,700	400	1,200	0	100	500	400	-	15,300
	Deliveries (AF)	6,500	1,300	700	300	100	2,800	100	800	12,600
2045	No. of accounts	13,600	400	1,400	0	100	500	500	-	16,500
	Deliveries (AF)	6,900	1,300	800	300	100	3,000	100	900	13,400
2050	No. of accounts	14,500	400	1,500	0	100	600	500	-	17,600
	Deliveries (AF)	7,400	1,300	900	300	100	3,000	100	900	14,200

Notes:
(a) Values rounded to the nearest hundred.
(b) NRW is water that has been produced and is "lost" before it reaches the customer. Losses can be real losses (through leaks or evaporation, sometimes also referred to as physical losses) or apparent losses (for example through theft or metering inaccuracies).

Source: NCWD 2016

TABLE 5.19-6
REGIONAL PROJECTED WATER DEMANDS[a,b,c,d]

Water Demands	2020	2025	2030	2035	2040	2045	2050	Annual Increase
LACWWD 36[(e)]	2,300	2,700	3,100	3,500	3,900	4,300	4,700	2.5%
NCWD	10,100	10,700	11,200	11,800	12,600	13,400	14,200	1.2%
SCWD	28,400	29,100	29,900	32,400	32,400	33,900	36,000	0.8%
VWC	28,100	32,100	36,600	40,000	39,600	39,300	39,000	1.1%
Total Demand	**68,900**	**74,600**	**80,800**	**86,100**	**88,500**	**90,900**	**93,900**	**1.10%**

[a] Values rounded to the nearest hundred.
[b] Reflects existing and projected demands in CLWA service area only. CLWA's Annexation Policy requires annexing parties to provide additional fully reliable supplies.
[c] Demands exclude non-purveyor demands. Similarly, supplies evaluated in this UWMP exclude non-purveyor supplies.
[d] Demands include savings from plumbing code and standards and active conservation.
[e] LACWWD 36 future demand was based on growth projection factor and not on land use as was done for the three other purveyors. LACWWD 36 is included for purposes of providing regional completeness; however, it is not required to prepare an UWMP.

Source: NCWD 2016

TABLE 5.19-7
SUMMARY OF CURRENT AND PLANNED WATER SUPPLIES AND BANKING PROGRAMS[a]
IN ACRE FEET

	2020	2025	2030	2035	2040	2045	2050
Existing Supplies							
Existing Groundwater[b]							
Alluvial Aquifer	24,100	24,100	24,100	24,100	24,100	24,100	24,100
Saugus Formation	7,445	7,445	7,445	7,445	7,445	7,445	7,445
Total Groundwater	**31,545**	**31,545**	**31,545**	**31,545**	**31,545**	**31,545**	**31,545**
Recycled Water[c]	450	450	450	450	450	450	450
Imported Water							
State Water Project[d]	58,800	58,500	58,300	58,100	58,100	58,100	58,100
Flexible Storage Accounts[e]	6,060	6,060	4,680	4,680	4,680	4,680	4,680
Buena Vista-Rosedale	11,000	11,000	11,000	11,000	11,000	11,000	11,000
Nickel Water – Newhall Land[f]	1,607	1,607	1,607	1,607	1,607	1,607	1,607
Yuba Accord[g]	1,000	1,000	-	-	-	-	-
Total Imported	**78,467**	**78,167**	**75,587**	**75,387**	**75,387**	**75,387**	**75,387**
Banking Programs							
Rosedale Rio-Bravo Bank[h]	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Semitropic Bank[h]	5,000	5,000	5,000	5,000	5,000	5,000	–
Semitropic – Newhall Land[h,i]	4,950	4,950	4,950	4,950	4,950	4,950	4,950
Rosedale Rio-Bravo Exchange[j]	9,500	-	-	-	-	-	-
West Kern Exchange[j]	500	-	-	-	-	-	-
Total Banking	**22,950**	**12,950**	**12,950**	**12,950**	**12,950**	**12,950**	**7,950**
Total Existing Supplies	**133,412**	**123,122**	**120,532**	**120,332**	**120,332**	**120,332**	**115,332**
Planned Supplies							
Future Groundwater[k]							
Alluvial Aquifer[l]	2,000	4,000	5,000	7,000	7,000	7,000	7,000
Saugus Formation (Restored Well)[m]	3,230	3,230	3,230	3,230	3,230	3,230	3,230
Saugus Formation(New Wells)[n]	-	-	-	-	-	-	-
Total Groundwater	**5,230**	**7,230**	**8,230**	**10,230**	**10,230**	**10,230**	**10,230**
Recycled Water[o] **Total Recycled**	**565**	**5,165**	**7,627**	**9,604**	**9,604**	**9,604**	**9,604**

TABLE 5.19-7
SUMMARY OF CURRENT AND PLANNED WATER SUPPLIES AND BANKING PROGRAMS[a]
IN ACRE FEET

	2020	2025	2030	2035	2040	2045	2050
Planned Banking Supplies							
Rosedale Rio-Bravo Bank[p]	7,000	7.000	17,000	17,000	17,000	17,000	17,000
Additional Bank[q]	-	-	-	-	-	-	5,000
Total Banking	**7,000**	**7,000**	**17,000**	**17,000**	**17,000**	**17,000**	**22,000**
Total Planned Supplies	**12,795**	**19,386**	**32,857**	**36,934**	**36,934**	**36,934**	**41,834**

[a] The values shown under "Existing Supplies" and "Planned Supplies" are projected to be available in average/normal years to CLWA and the retail water purveyors. The values shown under "Existing Banking" and "Exchange Programs and Planned Banking Programs" are the maximum capacity of program withdrawals, and would typically be used only during dry years.
[b] Existing groundwater supplies represent the quantity of groundwater anticipated to be pumped with existing wells. Individual purveyors may have well capacity in excess of quantities shown in this table. Existing and planned groundwater pumping remain within the groundwater operating plan.
[c] Existing recycled water is actual use in 2015. CLWA currently has 1,600 AFY under contract.
[d] SWP supplies are based on average deliveries from DWR's 2015 DCR.
[e] Includes both CLWA and Ventura County entities flexible storage accounts. Extended term of agreement with Ventura County entities expires after 2025.
[f] Existing Newhall Land supply committed under approved Newhall Ranch Specific Plan. Assumed to be transferred to CLWA or VWC during Newhall Ranch development, and available for annual purchase prior to that.
[g] Supply shown is amount available in dry periods, after delivery losses. This supply would typically be used only during dry years and is available through 20205.
[h] Supplies shown are annual amounts that can be withdrawn using existing firm withdrawal capacity and would typically be sued only during dry years.
[i] Existing Newhall Land supply. Assumed to be transferred to CLWA or VWC during Newhall Ranch development, with firm withdrawal capacity made available to CLWA prior to that.
[j] Supplies shown are totals recoverable under the exchange and would typically be recovered only during dry years.
[k] Planned groundwater supplies represent new groundwater wells capacity that may be required by an individual purveyor's production objectives in the Alluvial Aquifer and the Saugus Formation. When combined with existing purveyor and non-purveyor groundwater supplies, total groundwater production remain within the sustainable ranges identified in the 2009 Groundwater Basin Yield Analysis. Existing and planned groundwater pumping remain within the basin operating plan.
[l] Represents a shift in current agricultural pumping by Newhall Land and Farming to VWC due to the development of Newhall Ranch.
[m] VWC Well 201 is planned to be returned to service by 2017 with treatment under a permit from the DDW.
[n] Up to four new and replacement wells are planned to provide additional dry-year supply and would typically be used only during dry years.
[o] Planned recycled water is total projected recycled water demand less existing use. Recycled water demand projection is based on implementation of complete build-out system described in the RWMP Update and reflects demands that can cost-effectively be served.
[p] Firm withdrawal capacity under existing Rosedale Rio-Bravo Banking Program to be expanded by 7,000 AFY by 2017 (for a total of 10,000 AFY) and an additional 10,000 AFY by 2030.
[q] Additional banking program with firm withdrawal capacity of 5,000 AFY by 2050.

Source: NCWD 2016

TABLE 5.19-8
PROJECTED AVERAGE/NORMAL YEAR SUPPLIES AND DEMANDS (AF)

	Supply (af)						
Water Supply Sources	**2020**	**2025**	**2030**	**2035**	**2040**	**2045**	**2050**
Existing Supplies							
Existing Groundwater[a]							
Alluvial Aquifer	24,100	24,100	24,100	24,100	24,100	24,100	24,100
Saugus Formation	7,445	7,445	7,445	7,445	7,445	7,445	7,445
Total Existing Groundwater	*31,545*	*31,545*	*31,545*	*31,545*	*31,545*	*31,545*	*31,545*
Existing Recycled Water[b]							
Total Existing Recycled Water	*450*	*450*	*450*	*450*	*450*	*450*	*450*
Imported (Wholesale)							
State Water Project[c]	***58,800***	***58,500***	***58,300***	***58,100***	***58,100***	***58,100***	***58,100***
Flexible Storage Accounts[d]	–	–	–	–	–	–	–
Buena Vista-Rosedale	11,000	11,000	11,000	11,000	11,000	11,000	11,000
Nickel Water – Newhall Land[e]	1,607	1,607	1,607	1,607	1,607	1,607	1,607
Yuba Accord[d]	-	-	-	-	-	-	-
Total Imported	*71,407*	*71,107*	*70,907*	*70,707*	*70,707*	*70,707*	*70,707*
Banking Programs[d]							
Rosedale-Rio Bravo	–	–	–	–	–	–	–
Semitropic Bank	–	–	–	–	–	–	–
Semitropic – Newhall Land Bank	–	–	–	–	–	–	–
Rosedale Rio-Bravo Exchange	-	-	-	-	-	-	-
West Kern Exchange	-	-	-	-	-	-	-
Total Existing Banking Programs	–	–	–	–	–	–	–
Total Existing Supplies	**103,402**	**103,102**	**102,902**	**102,702**	**102,702**	**102,702**	**102,702**
Planned Supplies							
Future Groundwater[f]							
Alluvial Aquifer[g]	2,000	4,000	5,000	7,000	7,000	7,000	7,000
Saugus Aquifer (Restored)[h]	3,230	3,230	3,230	3,230	3,230	3,230	3,230
Saugus Aquifer (New)[i]							
Total Future Groundwater	*5,230*	*7,230*	*8,230*	*10,230*	*10,230*	*10,230*	*10,230*
Recycled Water[j]							
Total Recycled Water	*565*	*5,156*	*7,627*	*9,604*	*9,604*	*9,604*	*9,604*
Banking Programs[d]							
Total Banking Programs	–	–	–	–	–	–	–
Total Planned Supplies	**5,795**	**12,386**	**15,857**	**19,834**	**19,834**	**19,834**	**19,834**
Total Existing & Planned Supplies	***109,197***	***115,488***	***118,759***	***122,536***	***122,536***	***122,536***	***122,536***

TABLE 5.19-8
PROJECTED AVERAGE/NORMAL YEAR SUPPLIES AND DEMANDS (AF)

Water Supply Sources	Supply (af)						
	2020	2025	2030	2035	2040	2045	2050
Demands[k]							
Demand with Plumbing Code Savings	76,700	84,800	92,700	100,000	103,400	106,800	110,400
Demand with Plumbing Code Savings and Active Conservation	68,900	74,600	80,800	86,100	88,500	90,900	93,900

af: acre-feet; SWP: State Water Project; CLWA: Castaic Lake Water Agency; SCWD: Santa Clarita Water District

[a] Existing groundwater supplies represent the quantity of groundwater anticipated to be pumped with existing wells. Individual purveyors may have well capacity in excess of quantities shown in this table. Existing and planned groundwater pumping remain within the groundwater operating plan.

[b] Existing recycled water is actual use in 2015.

[c] SWP supplies based on average deliveries.

[d] Not needed in average/normal years.

[e] Existing Newhall Land supply committed under approved Newhall Ranch Specific Plan. Assumed to be transferred to CLWA or VWC during Newhall Ranch development, and available for annual purchase prior to that.

[f] Planned groundwater supplies represent new groundwater well capacity that may be required by an individual purveyor's production objectives in the Alluvial Aquifer and the Saugus Formation. Existing and planned groundwater pumping remain within the groundwater operating plan.

[g] Represents a shift in current agricultural pumping by Newhall Land and Farming to VWC due to the development of Newhall Ranch.

[h] VWC Well 201 is planned to be returned to service by 2017 with treatment under a permit from the DDW.

[i] Up to four new and replacement wells are planned to provide additional dry-year supply and would typically be used only during dry years.

[j] Planned recycled water is total projected recycled water demand less existing use from the 2015 UWMP.

[k] Demands are Regional Summary demands from 2015 UWMP.

Source: NCWD 2016.

TABLE 5.19-9
PROJECTED SINGLE-DRY YEAR SUPPLIES AND DEMANDS
IN ACRE FEET

	2020	2025	2030	2035	2040	2045	2050
Existing Supplies							
Existing Groundwater[a]							
Alluvial Aquifer	20,350	20,350	20,350	20,350	20,350	20,350	20,350
Saugus Formation	19,865	19,865	19,865	19,865	19,865	19,865	19,865
Total Groundwater	**40,215**	**40,215**	**40,215**	**40,215**	**40,215**	**40,215**	**40,215**
Recycled Water[b]	450	450	450	450	450	450	450
Imported Water							
State Water Project[c]	4,800	4,800	4,800	4,800	4,800	4,800	4,800
Flexible Storage Accounts[d]	6,060	6,060	6,060	6,060	6,060	6,060	6,060
Buena Vista-Rosedale	11,000	11,000	11,000	11,000	11,000	11,000	11,000
Nickel Water – Newhall Land[e]	1,607	1,607	1,607	1,607	1,607	1,607	1,607
Yuba Accord[f]	-	-	-	-	-	-	-
Total Imported	**23,467**	**23,467**	**23,467**	**23,467**	**23,467**	**23,467**	**23,467**
Banking Programs							
Rosedale Rio-Bravo Bank[g]	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Semitropic Bank[h]	5,000	5,000	5,000	5,000	5,000	5,000	–
Semitropic – Newhall Land[i]	4,950	4,950	4,950	4,950	4,950	4,950	4,950
Rosedale Rio-Bravo Exchange[j]	-	-	-	-	-	-	-
West Kern Exchange[j]	-	-	-	-	-	-	-
Total Banking	**12,950**	**12,950**	**12,950**	**12,950**	**12,950**	**12,950**	**7,950**
Total Existing Supplies	**77,082**	**77,082**	**75,702**	**75,702**	**75,702**	**75,702**	**70,702**
Planned Supplies							
Future Groundwater[k]							
Alluvial Aquifer[l]	2,000	4,000	5,000	7,000	7,000	7,000	7,000
Saugus Formation (Restored Well)[m]	3,775	3,775	3,775	3,775	3,775	3,775	3,775
Saugus Formation(New Wells)[n]	9,560	9,560	9,560	9,560	9,560	9,560	9,560
Total Groundwater	**15,335**	**17,335**	**18,335**	**20,335**	**19,575**	**20,600**	**20,335**
Recycled Water[o]	565	5,165	7,627	9,604	9,604	9,604	9,604

TABLE 5.19-9
PROJECTED SINGLE-DRY YEAR SUPPLIES AND DEMANDS
IN ACRE FEET

	2020	2025	2030	2035	2040	2045	2050
Banking Programs							
Rosedale Rio-Bravo Bank[p]	7,000	7.000	17,000	17,000	17,000	17,000	17,000
Additional Bank[q]	-	-	-	-	-	-	5,000
Total Banking	7,000	7,000	17,000	17,000	17,000	17,000	22,000
Total Planned Supplies	**22,900**	**29,492**	**42,963**	**46,939**	**46,939**	**46,939**	**51,939**
Total Existing and Planned Supplies	**99,982**	**106,573**	**118,664**	**122,641**	**122,641**	**122,641**	**122,641**
Demands[r]							
Demands with Plumbing Code Savings	84,400	93,300	102,000	110,000	113,700	117,500	121,400
Demands with Plumbing Code Savings and Active Conservation[l]	75,800	82,100	88,900	94,700	97,400	100,000	103,300

af: acre-feet; SWP: State Water Project; CLWA: Castaic Lake Water Agency; SCWD: Santa Clarita Water District

[a] Existing groundwater supplies represent the quantity of groundwater anticipated to be pumped with existing wells. Individual purveyors may have well capacity in excess of quantities shown in this table. Existing and planned groundwater pumping remain within the groundwater operating plan.
[b] Existing recycled water is actual use in 2015.
[c] SWP supplied based on 1931-1934 supplies.
[d] Includes both CLWA and Ventura County entities flexible storage accounts. Extended term of agreement with Ventura County entities expires after 2025.
[e] Existing Newhall Land supply committed under approved Newhall Ranch Specific Plan. Assumed to be transferred to CLWA or VWC during Newhall Ranch development, and available for annual purchase prior to that.
[f] For the multiple-dry year period, it was assumed that CLWA would purchase the maximum it could, an estimated average of 1,000 AFY (after losses) during the four-year period, through 2025.
[g] CLWA has an existing firm withdrawal capacity of 3,000 AFY and a storage capacity of 100,000 AF. There is currently 94,178 AF of recoverable water in storage.
[h] CLWA has a maximum firm withdrawal capacity of 5,000 AFY and a storage capacity of 15,000 AF. Additionally, CLWA has 35,970 AF of recoverable water stored which may be recovered using this withdrawal capacity.
[i] Newhall Land has a maximum withdrawal capacity of 4,950 AFY and a storage capacity of 55,000 AF. At the end of 2015, there was 32,507 AF of recoverable water. This is an existing Newhall Land supply, assumed to be transferred to CLWA or VWC during Newhall Ranch development, with firm withdrawal capacity made available to CLWA prior to that. Delivery of stored water from this program is assumed available to VWC.
[j] Exchange recovery was assumed to occur sometime during the four-year dry period, for an average annual supply of one-fourth of the total recoverable water available (total recoverable is 9,509 AF from Rosedale Rio Bravo and 500 AF from West Kern exchange programs).
[k] Planned groundwater supplies represent supplied from new groundwater wells that may be required by an individual purveyor's production objectives in the Alluvial Aquifer and the Saugus Formation, including 3,775 AFY of restored production from VWC Well 201 and approximately 11,100 AFY from replacement and new Saugus Formation wells. When combined with existing purveyor and non-purveyor groundwater supplies, total groundwater production is consistent with the 1931-1934 multiple dry-year levels. Existing and planned groundwater pumping remain within the groundwater operating plan.
[l] Represents a shift in current agricultural pumping by Newhall Land and Farming to VWC due to the development of Newhall Ranch.
[m] VWC Well 201 is planned to be returned to service by 2017 with treatment under a permit from the DDW.
[n] Up to four new and replacement wells are planned to provide additional dry-year supply and would typically be used only during dry years.
[o] Planned recycled water is total projected recycled water demand less existing use.
[p] Firm withdrawal capacity under existing Rosedale Rio-Bravo Banking Program to be expanded by 7,000 AFY by 2017 (for a total of 10,000 AFY) and an additional 10,000 AFY by 2030.
[q] Additional banking program with firm withdrawal capacity of 5,000 AFY by 2050.
[r] Demands are Regional summary demands. Includes a 10 percent increase in demand during dry years.

Source: NCWD 2016.

TABLE 5.19-10
PROJECTED FOUR-YEAR DRY SUPPLIES AND DEMANDS (AF)

	2020	2025	2030	2035	2040	2045	2050
Existing Supplies							
Existing Groundwater[a]							
Alluvial Aquifer	20,350	20,350	20,350	20,350	20,350	20,350	20,350
Saugus Formation	15,825	15,825	15,825	15,825	15,825	15,825	15,825
Total Groundwater	**36,175**	**36,175**	**36,175**	**36,175**	**36,175**	**36,175**	**36,175**
Recycled Water[b]	450	450	450	450	450	450	450
Imported Water							
State Water Project[c]	31,400	31,400	31,400	31,400	31,400	31,400	31,400
Flexible Storage Accounts[d]	1,515	1,515	1,170	1,170	1,170	1,170	1,170
Buena Vista-Rosedale	11,000	11,000	11,000	11,000	11,000	11,000	11,000
Nickel Water – Newhall Land[e]	1,607	1,607	1,607	1,607	1,607	1,607	1,607
Yuba Accord[f]	1,000	1,000	-	-	-	-	-
Total Imported	**46,522**	**46,522**	**45,177**	**45,177**	**45,177**	**45,177**	**45,177**
Banking Programs							
Rosedale Rio-Bravo Bank[g]	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Semitropic Bank[h]	5,000	5,000	5,000	5,000	5,000	5,000	–
Semitropic – Newhall Land[i]	4,950	4,950	4,950	4,950	4,950	4,950	4,950
Rosedale Rio-Bravo Exchange[j]	2,375	-	-	-	-	-	-
West Kern Exchange[j]	125	-	-	-	-	-	-
Total Banking	**15,450**	**12,950**	**12,950**	**12,950**	**12,950**	**12,950**	**7,950**
Total Existing Supplies	**98,597**	**96,097**	**94,752**	**94,752**	**94,752**	**94,752**	**94,752**
Planned Supplies							
Future Groundwater[k]							
Alluvial Aquifer[l]	2,000	4,000	5,000	7,000	7,000	7,000	7,000
Saugus Formation (Restored Well)[m]	3,775	3,775	3,775	3,775	3,775	3,775	3,775
Saugus Formation(New Wells)[n]	11,100	11,100	11,100	11,100	11,100	11,100	11,100
Total Groundwater	**16,875**	**18,875**	**19,875**	**21,875**	**21,875**	**21,875**	**21,875**
Recycled Water[o]	565	5,165	7,627	9,604	9,604	9,604	9,604
Banking Programs							
Rosedale Rio-Bravo Bank[p]	7,000	7.000	17,000	17,000	17,000	17,000	17,000
Additional Bank[q]	-	-	-	-	-	-	5,000

TABLE 5.19-10
PROJECTED FOUR-YEAR DRY SUPPLIES AND DEMANDS (AF)

	2020	2025	2030	2035	2040	2045	2050
Total Banking	7,000	7,000	17,000	17,000	17,000	17,000	22,000
Total Planned Supplies	**24,440**	**31,031**	**44,502**	**48,479**	**48,479**	**48,479**	**53,479**
Total Existing and Planned Supplies	**123,037**	**127,128**	**139,254**	**143,231**	**143,231**	**143,231**	**143,231**
Demands[r]							
Demands with Plumbing Code Savings	84,400	93,300	102,000	110,000	113,700	117,500	121,400
Demands with Plumbing Code Savings and Active Conservation[l]	75,800	82,100	88,900	94,700	97,400	100,000	103,300

af: acre-feet; SWP: State Water Project; CLWA: Castaic Lake Water Agency; SCWD: Santa Clarita Water District

[a] Existing groundwater supplies represent the quantity of groundwater anticipated to be pumped with existing wells. Individual purveyors may have well capacity in excess of quantities shown in this table. Existing and planned groundwater pumping remain within the groundwater operating plan.
[b] Existing recycled water is actual use in 2015.
[c] Based on 1931-1934 supplies
[d] Includes both CLWA and Ventura County entities flexible storage accounts. Extended term of agreement with Ventura County entities expires after 2025.
[e] Existing Newhall Land supply committed under approved Newhall Ranch Specific Plan. Assumed to be transferred to CLWA or VWC during Newhall Ranch development, and available for annual purchase prior to that.
[f] For the multiple-dry year period, it was assumed that CLWA would purchase the maximum it could, an estimated average of 1,000 AFY (after losses) during the four-year period, through 2025.
[g] CLWA has an existing firm withdrawal capacity of 3,000 AFY and a storage capacity of 100,000 AF. There is currently 94,178 AF of recoverable water in storage.
[h] CLWA has a maximum firm withdrawal capacity of 5,000 AFY and a storage capacity of 15,000 AF. Additionally, CLWA has 35,970 AF of recoverable water stored which may be recovered using this withdrawal capacity.
[i] Newhall Land has a maximum withdrawal capacity of 4,950 AFY and a storage capacity of 55,000 AF. At the end of 2015, there was 32,507 AF of recoverable water. This is an existing Newhall Land supply, assumed to be transferred to CLWA or VWC during Newhall Ranch development, with firm withdrawal capacity made available to CLWA prior to that. Delivery of stored water from this program is assumed available to VWC.
[j] Exchange recovery was assumed to occur sometime during the four-year dry period, for an average annual supply of one-fourth of the total recoverable water available (total recoverable is 9,509 AF from Rosedale Rio Bravo and 500 AF from West Kern exchange programs).
[k] Planned groundwater supplies represent supplied from new groundwater wells that may be required by an individual purveyor's production objectives in the Alluvial Aquifer and the Saugus Formation, including 3,775 AFY f restored production from VWC Well 201 and approximately 11,100 AFY from replacement and new Saugus Formation wells. When combined with existing purveyor and non-purveyor groundwater supplies, total groundwater production is consistent with the 1931-1934 multiple dry-year levels. Existing and planned groundwater pumping remain within the groundwater operating plan.
[l] Represents a shift in current agricultural pumping by Newhall Land and Farming to VWC due to the development of Newhall Ranch.
[m] VWC Well 201 is planned to be returned to service by 2017 with treatment under a permit from the DDW.
[n] Up to four new and replacement wells are planned to provide additional dry-year supply and would typically be used only during dry years.
[o] Planned recycled water is total projected recycled water demand less existing use.
[p] Firm withdrawal capacity under existing Rosedale Rio-Bravo Banking Program to be expanded by 7,000 AFY by 2017 (for a total of 10,000 AFY) and an additional 10,000 AFY by 2030.
[q] Additional banking program with firm withdrawal capacity of 5,000 AFY by 2050.
[r] Demands are Regional summary demands. Includes a 10 percent increase in demand during dry years.

Source: NCWD 2016.

TABLE 5.19-11
PROJECTED THREE-YEAR DRY SUPPLIES AND DEMANDS (AF)

	2020	2025	2030	2035	2040	2045	2050
Existing Supplies							
Existing Groundwater[a]							
Alluvial Aquifer	20,350	20,350	20,350	20,350	20,350	20,350	20,350
Saugus Formation	15,525	15,525	15,525	15,525	15,525	15,525	15,525
Total Groundwater	**35,875**	**35,875**	**35,875**	**35,875**	**35,875**	**35,875**	**35,875**
Recycled Water[b]	450	450	450	450	450	450	450
Imported Water							
State Water Project[c]	19,800	19,500	19,300	19,000	19,000	19,000	19,000
Flexible Storage Accounts[d]	2,020	2,020	1,560	1,560	1,560	1,560	1,560
Buena Vista-Rosedale	11,000	11,000	11,000	11,000	11,000	11,000	11,000
Nickel Water – Newhall Land[e]	1,607	1,607	1,607	1,607	1,607	1,607	1,607
Yuba Accord[f]	1,000	1,000	-	-	-	-	-
Total Imported	**35,427**	**35,127**	**33,467**	**33,167**	**33,167**	**33,167**	**33,167**
Banking Programs							
Rosedale Rio-Bravo Bank[g]	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Semitropic Bank[h]	5,000	5,000	5,000	5,000	5,000	5,000	–
Semitropic – Newhall Land[i]	4,950	4,950	4,950	4,950	4,950	4,950	4,950
Rosedale Rio-Bravo Exchange[j]	3,167	-	-	-	-	-	-
West Kern Exchange[j]	167	-	-	-	-	-	-
Total Banking	**16,284**	**12,950**	**12,950**	**12,950**	**12,950**	**12,950**	**7,950**
Total Existing Supplies	**88,036**	**84,402**	**82,742**	**82,442**	**82,442**	**82,442**	**77,442**
Planned Supplies							
Future Groundwater[k]							
Alluvial Aquifer[l]	2,000	4,000	5,000	7,000	7,000	7,000	7,000
Saugus Formation (Restored Well)[m]	3,775	3,775	3,775	3,775	3,775	3,775	3,775
Saugus Formation(New Wells)[n]	10,550	10,550	10,550	10,550	10,550	10,550	10,550
Total Groundwater	**16,325**	**18,325**	**19,325**	**21,325**	**21,325**	**21,325**	**21,325**
Recycled Water[o]	565	5,165	7,627	9,604	9,604	9,604	9,604
Banking Programs							
Rosedale Rio-Bravo Bank[p]	7,000	7.000	17,000	17,000	17,000	17,000	17,000
Additional Bank[q]	-	-	-	-	-	-	5,000

TABLE 5.19-11
PROJECTED THREE-YEAR DRY SUPPLIES AND DEMANDS (AF)

	2020	2025	2030	2035	2040	2045	2050
Total Banking	7,000	7,000	17,000	17,000	17,000	17,000	22,000
Total Planned Supplies	**23,890**	**30,481**	**43,952**	**47,929**	**47,929**	**47,929**	**47,929**
Total Existing and Planned Supplies	**111,926**	**114,883**	**126,694**	**130,371**	**130,371**	**130,371**	**130,371**
Demands[r]							
Demands with Plumbing Code Savings	84,400	93,300	102,000	110,000	113,700	117,500	121,400
Demands with Plumbing Code Savings and Active Conservation[l]	75,800	82,100	88,900	94,700	97,400	100,000	103,300

af: acre-feet; SWP: State Water Project; CLWA: Castaic Lake Water Agency; SCWD: Santa Clarita Water District

[a] Existing groundwater supplies represent the quantity of groundwater anticipated to be pumped with existing wells. Individual purveyors may have well capacity in excess of quantities shown in this table. As indicated in Table 3-10, existing and planned groundwater pumping remain within the groundwater operating plan.
[b] Existing recycled water is actual use in 2015.
[c] SWP supplies based on 1931-1934 supplies
[d] Includes both CLWA and Ventura County entities flexible storage accounts. Extended term of agreement with Ventura County entities expires after 2025.
[e] Existing Newhall Land supply committed under approved Newhall Ranch Specific Plan. Assumed to be transferred to CLWA or VWC during Newhall Ranch development, and available for annual purchase prior to that.
[f] For the multiple-dry year period, it was assumed that CLWA would purchase the maximum it could, an estimated average of 1,000 AFY (after losses) during the four-year period, through 2025.
[g] CLWA has an existing firm withdrawal capacity of 3,000 AFY and a storage capacity of 100,000 AF. There is currently 94,178 AF of recoverable water in storage.
[h] CLWA has a maximum firm withdrawal capacity of 5,000 AFY and a storage capacity of 15,000 AF. Additionally, CLWA has 35,970 AF of recoverable water stored which may be recovered using this withdrawal capacity.
[i] Newhall Land has a maximum withdrawal capacity of 4,950 AFY and a storage capacity of 55,000 AF. At the end of 2015, there was 32,507 AF of recoverable water. This is an existing Newhall Land supply, assumed to be transferred to CLWA or VWC during Newhall Ranch development, with firm withdrawal capacity made available to CLWA prior to that. Delivery of stored water from this program is assumed available to VWC.
[j] Exchange recovery was assumed to occur sometime during the four-year dry period, for an average annual supply of one-fourth of the total recoverable water available (total recoverable is 9,509 AF from Rosedale Rio Bravo and 500 AF from West Kern exchange programs).
[k] Planned groundwater supplies represent supplied from new groundwater wells that may be required by an individual purveyor's production objectives in the Alluvial Aquifer and the Saugus Formation, including 3,775 AFY f restored production from VWC Well 201 and approximately 11,100 AFY from replacement and new Saugus Formation wells. When combined with existing purveyor and non-purveyor groundwater supplies, total groundwater production is consistent with the 1931-1934 multiple dry-year levels. Existing and planned groundwater pumping remain within the groundwater operating plan.
[l] Represents a shift in current agricultural pumping by Newhall Land and Farming to VWC due to the development of Newhall Ranch.
[m] VWC Well 201 is planned to be returned to service by 2017 with treatment under a permit from the DDW.
[n] Up to four new and replacement wells are planned to provide additional dry-year supply and would typically be used only during dry years.
[o] Planned recycled water is total projected recycled water demand less existing use.
[p] Firm withdrawal capacity under existing Rosedale Rio-Bravo Banking Program to be expanded by 7,000 AFY by 2017 (for a total of 10,000 AFY) and an additional 10,000 AFY by 2030.
[q] Additional banking program with firm withdrawal capacity of 5,000 AFY by 2050.
[r] Demands are Regional summary demands. Includes a 10 percent increase in demand during dry years.

Source: NCWD 2016.

According to the WSA, NCWD's total projected water supplies available during the ensuing twenty years would be adequate to meet the projected water demands associated with the Project and existing and other planned uses within NCWD's service area. This determination is consistent with current information and NCWD's 2015 UWMP.

Threshold 5.19-4: *Would the Project be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?*

Level of Significance without Mitigation: Potentially Significant

Recommended 1999 FEIR Mitigation Measures:

1999 Solid Waste MMP-1 Upon incorporation of the Homeowners Association (HOA) or annexation into an existing HOA, the HOA shall designate one board member as the waste management coordinator. This board member will coordinate all waste management activities for the HOA, including recycling, composting, and household hazardous waste collection.

1999 Solid Waste MMP-2 Upon occupancy of the Project, the HOA shall incorporate the recycling services provided by the local waste hauler into any occupied residence. Commercial and school uses shall also provide recycling collection facilities and obtain recycling services in order to promote reduction of waste traveling to local landfills.

Level of Significance with 1999 FEIR Mitigation: Less than Significant

Recommended Project Specific Mitigation Measures: None

Net Level of Significance: Less than significant

Comparison to 1999 FEIR: The Project impacts would be consistent with the findings identified in Section 5.10, Public Services and Utilities, of the 1999 FEIR.

Construction

Construction of the Project would result in the generation of solid waste, which would be composed largely of green waste and construction debris. Grading would be balanced on site; therefore, no off-site hauling of soil is required. Project development would require the removal of hundreds of acres of existing vegetation. Some of this plant material may be used as mulch on the Project site; however, the majority of existing vegetation within the grading footprint would be removed and disposed of an appropriate permitted green waste facility.

There are no existing on-site structures requiring demolition; therefore, the implementation of the Project would not generate demolition debris. However, construction of new homes generates solid waste from several sources, including packaging, excess construction materials, and personal waste generated by the crew. Any debris generated as part of construction would be short-term and finite.

The Project would be required to comply with the County C&D Debris Recycling and Reuse Ordinance, which requires the Project Applicant to recycle or reuse at least 50 percent of the construction debris generated on-site. Because solid waste from construction of the Project would be short-term, and waste would be reduced through the County ordinance (Los Angeles County Code Chapter 20.87, Construction and Demolition Debris Recycling and Reuse), it is not anticipated that construction debris would result in significant impacts to solid waste disposal.

Operation

Implementation of the Project would generate a long-term stream of solid waste, primarily from the 820 proposed residential dwelling units within Phases B and C. The entire Tesoro del Valle development was projected in the 1999 Final EIR to generate approximately 3.83 tons of solid waste per day, based on application of LACSD generation rates. The LACSD no longer provides solid waste generation rates and directs requests for of this data to CalRecycle, which publishes a list of various solid waste generation rates for different land uses for the express purpose of estimating impacts to the local waste stream. Therefore, the current analysis is based on available solid waste generation factors which differ from the rates used in the 1999 Final EIR.

Table 5.19-12 below summarizes the estimated solid waste generation for both Phase A, as constructed, and proposed Phases B and C based on the appropriate CalRecycle generation rates. An estimation of waste generation includes all materials discarded, whether or not they are later recycled or disposed in a landfill. Also, the 1999 Final EIR assessed the total solid waste generation, prior to implementation of waste diversion. Therefore, Table 5.19-12 does not take into account the mandatory minimum 50 percent solid waste diversion from landfills as required by the County SRRE, and provides and apples-to-apples comparison to the projected solid waste generation anticipated in the 1999 Final EIR.

TABLE 5.19-12
TESORO DEL VALLE ESTIMATED SOLID WASTE GENERATION

Land Use[1]	Dwelling Units	Generation Factor	Estimated Generation (lbs/day)
Phase A (Existing)			
Single-Family Residential	657 du	12.23 lbs/du/day	8,035
Multi-Family Residential	420 du	4 lbs/du/day	1,680
Commercial	75,000 sf	5lb/1,000 sf/day	375
Tesoro del Valle Elementary	60,197 sf[2] (720 students)	0.5 lb/student/day	360
Swim/Racquet Clubhouse	20,000 sf	0.007 lbs/sf/day	140
		Phase A Estimated Solid Waste Generation	*10,590*
Phases B and C (proposed)			
Single-Family Residential	820 du	12.23 lbs/du/day	10,028.6
Recreation Centers[3]	65,340 sf	0.007 lbs/sf/day	457.38
		Phases B and C Estimated Solid Waste Generation	*10,485.98*
		Total Estimated Solid Waste Generation	**21,075.98 lbs/day (10.54 tons/day)**

du: dwelling units; sf: square feet; lbs: pounds

1 These are the major solid waste-generating land uses in Phase A and are the same major categories used in the 1999 Final EIR; however, the residential category has been divided into single- and multi-family for greater accuracy.

2 Source of Tesoro del Valle Elementary school size: B. Cutting 2007

3 Because detailed plans for the recreation centers in Phases B and C have not been developed, the square footage of these facilities was estimated by assuming 25 percent of the lot area would be developed with amenities. 54,000 sf is approximately 25 percent of the combined square footage (Lot 778 is 168,142 sf and Lot 780 is 56,574 sf).

Source: CalRecycle 2009

The Project would generate an estimated 10,485.98 lbs/day, or 5.24 tons per day, of solid waste, with an estimated total of 10.54 tons per day when considering the existing Phase A solid waste generation. Of this, based on a minimum 50 percent waste diversion rate that the County is required to meet, the Project (excluding the existing Phase A development) would result in approximately 2.62 tons per day of solid waste requiring disposal, which would be less than what was analyzed in the 1999 Final EIR for Tesoro del Valle. As shown in Table 5.19-12, residential

land uses, in particular single-family units, would continue to be the dominant solid-waste generating land use.

Solid waste generated by the Project that is not diverted through reuse, recycling or transformation could be disposed of at any of the County facilities described above that accept municipal (non-hazardous) waste and do not have a restricted wasteshed that excludes the Project site. The ultimate disposal location of municipal waste is the decision of the waste hauler. In addition, the location of waste disposal would eventually change over time commensurate with changes to landfill capacities and permitting status. Therefore, this analysis focuses on the current and anticipated solid waste disposal capacity provided for the County as a whole.

Assuming waste would be disposed of at more than one landfill in the vicinity (see Table 19-3, Overview Landfill Facilities), solid waste disposal estimates generated by the Project would represent less than 0.01 percent of the combined daily permitted waste disposal amounts for nearby landfills.[5] In the absence of any coordinated recycling program, this increase in solid waste would incrementally reduce the capacity of existing landfills in the area, particularly those with a shorter estimated remaining life of less than ten years. However, local regulations (e.g., AB 939 and the County of Los Angeles ordinance described above) are in place to ensure that the amount of future solid waste generated would be reduced to the maximum extent feasible. The successful implementation of such regulations and ordinances would extend the life of these facilities in the foreseeable future. Finally, State law requires each jurisdiction to have a five-year landfill capacity available. Overall, the amount of solid waste generated by the Project is considered to be significant. However, implementation of 1999 MM-1, 1999 MM-2 and compliance with the Los Angeles County Code Chapter 20.87, Construction and Demolition Debris Recycling and Reuse, would serve to reduce the Project's solid waste impacts.

The solid waste service providers contracted for the Project would be required to comply with AB 939, contributing to a reduction in the amount of solid waste generated by the residents of the Project that would reach a landfill. Although the Project would generate solid waste, it would not individually exceed the capacity of the LACSD's available facilities. Therefore, the Project's contribution to the solid waste stream is less than significant.

Threshold 5.19-5: *Would the Project comply with federal, state, and local statutes and regulations related to solid waste?*

Level of Significance without Mitigation: Less than Significant

Recommended 1999 FEIR Mitigation Measures: None

Level of Significance with 1999 FEIR Mitigation: Less than Significant

Recommended Project Specific Mitigation Measures: None

Net Level of Significance: Less than Significant

Comparison to 1999 FEIR: The Project impacts would be consistent with the findings identified in Section 5.10, Public Services and Utilities, of the 1999 FEIR.

[5] 2.62 tons/day (Solid waste disposal) divided by 24,933 tons/day (combined Maximum Daily Capacity of landfill sites within vicinity as listed in Table 5.19-3).

Short-Term Construction Impacts

Construction of the Project would comply with all applicable construction waste regulations, including the County's Green Building Standards Code and Construction and Demolition Debris Recycling and Reuse Ordinance to reduce construction waste volumes by at least 65 percent. Therefore, there would be a less than significant impact related to solid waste regulations for short-term construction activities and no mitigation is required.

The Project would implement recycling programs in compliance with County policies, the County's Green Building Standards Code, and Construction and Demolition Debris Recycling and Reuse Ordinance, which have been adopted to comply with solid waste regulations such as AB 939 and the County's SRRE and HHWE under its Integrated Waste Management Plan. The Project would comply with the State Model Ordinance implemented in accordance with AB 1327 and require all commercial, industrial, and multifamily residential development to provide for collection of recyclable materials. Additionally, the independent waste hauler serving the Project would provide recycling receptacles and pick-up service for single-family residential units. Therefore, there would be a less than significant impact related to solid waste regulations for long-term operation of the Project and no mitigation is required.

5.19.7 CUMULATIVE IMPACTS

Water Supply and Infrastructure

As growth in the Santa Clarita Valley continues to occur, the demand on water resources and facilities would increase. As stated in the WSA prepared for the Project, the purpose of a WSA is to determine if the water supplier's total projected water supplies available during normal, single dry, and multiple dry water years during a 20-year projection meet the projected water demand of the Project, in addition to the water supplier's existing and planned future uses. Therefore, the analysis contained in the WSA accounts for the anticipated water needs of cumulative projects within the NCWD service area. Further, the WSA evaluates future water supply from its suppliers, including imported water sources. As discussed above, the Project can be served by the existing and future water supplies recognized as adequate in the WSA. The WSA for the Project states that, because the Project's water supply requirements have been included in the projected water demand, current and future water supplies would be adequate. Therefore, no significant cumulative impacts would occur.

Wastewater

Future development projects would generate additional sewage volume requiring treatment and disposal. In accordance with MM Util-2, the Santa Clarita Valley Sanitation District's Connection Fee Program requires that, prior to being connected to the system, a new user must pay for their fair share of the County Sanitation District's sewerage system expansion. When required, the fees would be used to fund operation, maintenance, and expansion of the LACSD facilities. These LACSD facilities include collection and conveyance pipelines as well as off-site water treatment facilities. Availability of sewer capacity, including wastewater treatment, is dependent on the size of the Project and timing of connection to the sewerage system. Because there are other proposed developments in the area, the availability of trunk sewer capacity will be verified by LACSD as the Project advances. As part of the planning process, the Project Applicant will continue to coordinate with LACSD to ensure that the Project is considered as future sewerage system relief and replacement projects are planned. Further, because all future development would be subject to payment of fees and because the Project would include development of an on-site wastewater collection system to accommodate the Project, no long-term impacts to sewer service and

facilities would occur; thus, no significant adverse cumulative impacts are anticipated from the Project or cumulative projects.

Solid Waste

As described above, the County has an integrated waste management strategy to optimize available in-county and out-of-county options, as well as increased diversion and use of alternative technologies to continue to maintain adequate disposal capacity in the future. Assuming no export of solid waste to out-of-county facilities, there is currently insufficient permitted disposal capacity within the existing system serving Los Angeles County to provide for disposal needs during the planning period. Under the existing system, including existing permitted in-county facilities and exports of solid waste to out-of-county facilities, there would be no shortfall in disposal capacity. There will be additional capacity available within Los Angeles County through the anticipated use of the regional Waste-by-Rail system, which would transfer waste to the remote landfill Mesquite Regional Landfill in Imperial County, and the proposed expansions of in-county facilities. Therefore, while the Project will contribute to the cumulative generation of solid waste in the region, the planned facility expansions would ensure that the impacts from the Project would not be cumulatively considerable.

5.19.8 IMPACT CONCLUSION

Water Supply and Infrastructure

The potential for adverse impacts of the Project on water supplies and water infrastructure was evaluated in the previously certified 1999 Final EIR were required to reduce impacts to a less than significant level. Based on the analysis, impacts are also considered less than significant. Impacts were analyzed specifically for the Project and under present-day condition and it was determined that the incorporation of relevant Project characteristics as outlined in this Supplemental EIR reduce potential water service related impacts to less than significant levels.

Wastewater

The Project would generate an increase in wastewater. However, development of the on-site wastewater collection system as well as implementation of the identified mitigation measure requiring payment of fees would reduce impacts to less than significant levels.

Solid Waste

The Project would generate an increase in solid waste, but not to the extent that it would significantly impact existing facilities. When considering the combined solid waste generation associated with future related projects in the vicinity, the solid waste demand on these same facilities could be considered cumulatively considerable. However, use of the Mesquite Regional Landfill would provide an alternative long-term disposal option. With the implementation of the recommended mitigation measures, cumulative solid waste impacts would be reduced to a level considered less than significant.

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SECTION 6.0 ALTERNATIVES TO THE PROPOSED PROJECT

6.1 INTRODUCTION

The California Environmental Quality Act (CEQA) requires that an EIR include a discussion of reasonable project alternatives that would "feasibly attain most of the basic objectives of the project, but would avoid or substantially lessen any significant effects of the project, and evaluate the comparative merits of the alternatives" (CEQA Guidelines Section 15126.6). This chapter identifies potential alternatives to the proposed Project and evaluates them, as required by CEQA.

Key provisions of the CEQA Guidelines on alternatives (Section 15126.6[b] through [f]) are summarized below to explain the foundation and legal requirements for the alternatives analysis in the EIR.

- *"The discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objective, or would be more costly" (15126.6[b]).*
- *"The specific alternative of 'no project' shall also be evaluated along with its impact" (15126.6[e][1]). "The 'no project' analysis shall discuss the existing conditions at the time the Notice of Preparation is published, and at the time the environmental analysis is commenced, as well as what would reasonably be expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services. If the environmentally superior alternative is the 'no project' alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives" (15126.6[e] [2]).*
- *"The range of alternatives required in an EIR is governed by the 'rule of reason' that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project. Of those alternatives, the EIR need examine in detail only the ones that the lead agency determines could feasibly attain most of the basic objectives of the project. The range of feasible alternatives shall be selected and discussed in a manner to foster meaningful public participation and informed decision making. Among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries, and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site (or the site is already owned by the proponent)" (15126.6[f]).*
- *For alternative locations, "only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR" (15126.6[f][2][A]).*
- *"If the lead agency concludes that no feasible alternative locations exist, it must disclose the reasons for this conclusion, and should include the reasons in the EIR. For example, in some cases there may be no feasible alternative locations for a geothermal plant or mining project which must be in close proximity to natural resources at a given locations" (15126.6[f][2][B]).*
- *"An EIR need not consider an alternative whose effect cannot be reasonably ascertained and whose implementation is remote and speculative" (15126.6[f][3]).*

Pursuant to the guidelines stated above, a range of alternatives to the proposed project is considered and evaluated in this Draft Supplemental EIR. These alternatives were developed in the course of project planning and environmental review. The discussion in this section provides:

- A description of the alternative.
- An analysis of environmental impacts and a comparison to the possible impacts of the proposed Project. Pursuant to the CEQA Guidelines, if an alternative would cause one or more significant effects in addition to those that would be caused by the project as proposed, the significant effects of the alternative shall be discussed, but in less detail than the significant effects of the project as proposed.
- An analysis of whether the alternatives meet most of the objectives of the Project (as presented in Section 4.4 of this Draft Supplemental EIR and restated below).

The focus of this analysis is to determine if alternatives are capable of eliminating or reducing the significant environmental effects of the project to a less than significant level.

6.2 PROJECT DESCRIPTION

The proposed Project is detailed in Section 4, Project Description, of this Draft Supplemental EIR. The Project site comprises 1,274.4 acres of undeveloped land in unincorporated Los Angeles County. The Project includes development of a total of 820 residential units within Phases B and C of the Tesoro del Valle development area. Phase B is proposed to include 365 age-qualified dwelling units and 320 conventional single-family units, and Phase C is proposed to include 135 conventional single-family units. Additionally, the Project includes approximately 19.1 acres of proposed parks and other recreational amenities including active parkland, linear parkland, and recreational areas, including a recreation center and a senior recreation center. The proposed development footprint, which includes the grading footprint as well as non-graded areas within private lots and all fuel modification areas, would total approximately 393.6 acres. Project site grading would require approximately 9.1 million cubic yards (mcy) of cut and 9.1 mcy of fill as shown on Exhibit 4-8, Cut and Fill Plan, which also includes minor grading associated with off-site improvements. These figures are inclusive of bulking and shrinkage and cut and fill volumes would balance on site. Remedial grading would also require an additional 2.7 mcy of cut and 2.7 mcy of fill.

6.3 PROJECT OBJECTIVES

CEQA Guidelines Section 15124(b) indicates that an EIR should include "a statement of objectives sought by the proposed Project." The following objectives have been established for the proposed Project to aid decision makers in their review of the project and its associated impacts.

1. Maximize flexibility with the redesign of Phases A, B, and C in order to meet changing housing demands and maintain the character of the surrounding area to the extent feasible.
2. Utilize existing urban infrastructure that has already been designed, approved, and constructed to accommodate build-out of the Tesoro development.
3. Complete build-out of the approved Tesoro development, including the approved but not yet constructed units allowed under VTTM 51644, as contemplated in the *Santa Clarita Valley Area Plan*.
4. Provide a range of housing with a minimum lot size of 5,000 sf in Phases B and C.

5. To the extent feasible, build out Phases B and C to be less than the Project design footprint approved in the previously certified 1999 Final EIR in order to minimize environmental effects.
6. Preserve important biological resources, including high quality oak and holly-leaf cherry woodlands.
7. Protect significant resources located within the portion of SEA 19 that is located within the Project boundary.
8. Provide a range of recreational opportunities, including passive and active parks and open space areas.
9. Incorporate Project design features that provide regional benefits (e.g., the Cliffie Stone Memorial Trail, fire protection, quality circulation design).
10. Incorporate site design features, landscape requirements, and building specifications that promote energy efficiency, water conservation, and greenhouse gas emission reductions.
11. Accommodate fire protection facilities consistent with requests from the Los Angeles County Fire Department.
12. Satisfy other remaining previously approved Project conditions, including construction of lanes five and six of Copper Hill Road Bridge and payment of regional bridge and thoroughfare fees.
13. Provide a range of housing that would serve an age-qualified, senior community.

6.4 SIGNIFICANT AND UNAVOIDABLE IMPACTS

As previously mentioned, an EIR should consider a range of feasible alternatives that would attain most of the project objectives, listed above, while reducing one or more of the significant and unavoidable impacts of the project. The significant and unavoidable impacts associated with implementation of the Project include:

- **Aesthetics.** The Project would result in a reduction of grading footprint, however the alterations to the ridgeline as shown in Viewpoints 4, 6, 7, and 8 would continue to result in significant and unavoidable impacts to the aesthetic/visual character of the Project site.
- **Transportation/Traffic.** The proposed Project would result in significant and unavoidable impacts at the following intersections:
    - **The Old Road and I-5 southbound ramps**. Existing With Project (PM peak hour) and Future Cumulative With Project (AM and PM peak hours)
    - **The Old Road and Rye Canyon Road**. Future Cumulative With Project (PM peak hour)
    - **The Old Road and Magic Mountain Parkway**. Future Cumulative With Project (PM peak hour)
    - **I-5 southbound ramps and Magic Mountain Parkway**. Future Cumulative With Project (AM and PM peak hours).
    - **Copper Hill Drive and Decoro Drive**. Future Cumulative With Project (AM and PM peak hours)
    - **Tesoro Del Valle-Rio Norte Drive/Copper Hill Drive**. Existing With Project and Future Cumulative With Project (AM and PM peak hours)

- **Rye Canyon Road/Copper Hill Drive and Newhall Ranch Road**. Future Cumulative With Project (PM peak hour).

6.5 ALTERNATIVES DETERMINED TO NOT BE FEASIBLE

6.5.1 ALTERNATIVE SITE

Section 15126.6(f)(2) of the State CEQA Guidelines requires an analysis of alternative locations to the project site and notes that "only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR." CEQA further states that "an EIR need not consider an alternative whose effect cannot be reasonably ascertained and whose implementation is remote and speculative" (State CEQA Guidelines 15126.6[f][3]).

The proposed project involves the build-out of Phases B, C, and an unrecorded portion of Phase A of the previously approved Tesoro development. The most important factor in the consideration of an alternative site for the proposed project is that Phase A of the Tesoro development has been constructed. Construction of Phases B and C, either as originally approved or as proposed, includes components that would ultimately serve the entire project site, including parks and trail amenities. Although the Phase A development has been constructed to exist regardless of the development of Phases B and C, many of the amenities would serve both the residents of Phase A as well as future residents of Phases B, C, and an unrecorded portion of Phase A. For example, the proposed parkland in Phases B and C would assist in meeting the Tesoro del Valle development's conditions of approval related to County of Los Angeles (County) parkland obligation requirements.

The use of an alternative site for development of the Project would lead to the same development intensity and type of land uses as the proposed Project but on a different site within or near the Santa Clarita Valley. In order to accommodate development, the alternative site would need to be the same approximate size (393.6 acres). Much of the land in the immediate Project vicinity is currently under conservation or public ownership and is not available for development, it is already developed, or it has a development application pending for the property, limiting the options for an alternative site. Those sites that might be available are not located proximate to an existing access point and would require considerable connections to existing circulation facilities and utilities.

Additionally, on a larger regional scale, the 2012 SCVAP modified the land use designations for the project site to be consistent with the proposed Project. Alternative sites are not currently zoned for the types and densities/intensities of development proposed by the Project. Therefore, the Tesoro del Valle development, as a whole, would be most effective if constructed on the current Project site because the development is already partially complete and features of the Phases B and C project would assist in meeting all development conditions of approval.

As such, an alternative location is not a feasible alternative and does not warrant further analysis pursuant to the State CEQA Guidelines.

6.5.2 2012 SANTA CLARITA VALLEY AREA PLAN ALTERNATIVE

The 2012 Santa Clarita Valley Area Plan Alternative, shown on Exhibit 6-1, 2012 Santa Clarita Valley Area Plan Alternative, illustrates what could be built on the project site based on the density authorized by the current Community Plan and zoning ordinances. Under this alternative, the Project Site would be subject to the Castaic Community Services District (CSD) and Hillside Management Areas (HMA) Ordinance, which would limit development outside of hillside management areas (HMAs) to the extent possible; locate development in areas with the fewest hillside constraints; and use hillside design techniques to guide design within the HMAs. Additionally, in compliance with the Castaic Area, development would avoid primary and secondary ridgelines. According to allowable development pursuant to the 2012 Santa Clarita Valley Area Plan and adherence to the Castaic Area CSD and HMA Ordinance, a 79.8-acre area in Phase B could be developed with up to 520 dwelling units and a separate 322.7-acre area in Phase C could be developed with up to 75 dwelling units as shown on Exhibit 6-1. Therefore, a total of 595 dwelling units could be developed according to the 2012 SCVAP. Under this alternative, the two development areas would be separated by significant ridgelines, thus restricting access from one development area to the other. Direct access to the Phase B development area would be provided via the existing Tesoro del Valle Phase A development. The Phase C development area would require an access via San Francisquito Road, thus introducing new traffic to San Francisquito Road. The increase in traffic would introduce additional impacts related to air quality and noise to local residents along San Francisquito Road. Additionally, access from San Francisquito Road to the Phase C development area would require construction of a new bridge in order to avoid San Francisquito Creek, development of which would result in new biological impacts related to development within a Special Ecological Area (SEA). Construction of a bridge would introduce additional aesthetic impacts to drivers along San Francisquito Road.

As noted, implementation of the 2012 Santa Clarita Valley Area Plan Alternative would introduce several new impacts that would not occur with the proposed Project. Pursuant to the CEQA Guidelines Section 15126.6(c), the alternatives analysis is intended to focus on alternatives that "could avoid or substantially lessen one or more of the significant effects". Therefore, the introduction of several new impacts does not support the intent of the alternatives analysis and the 2012 Santa Clarita Valley Area Plan Alternative is not a feasible alternative and does not warrant further analysis pursuant to the State CEQA Guidelines

6.6 ALTERNATIVES CARRIED FORWARD FOR DETAILED CONSIDERATION

Based on the criteria listed previously, four alternatives described below have been determined to represent a reasonable range of alternatives. As described in Sections 5.1 through 5.18 of this Draft Supplemental EIR, the potentially significant impacts of the proposed Project can be mitigated to a less than significant level with the exception of: aesthetics, air quality, and traffic impacts. The comparison of impacts between each alternative and implementation of the *Project* assumes that the general nature and types of mitigation measures (MMs) identified in Section 5 for the Project would be incorporated into each of the build alternatives, where appropriate, and as such would serve to reduce or avoid potential significant impacts. No MMs are applied to the No Project/No Development Alternative, which assumes that the existing conditions at the project site remain.

The alternatives considered in this Draft Supplemental EIR include the following:

- Alternative 1 – No Project/No Development
- Alternative 2 – 1999 Tract Map
- Alternative 3 – Reduced Development Area
- Alternative 4 – Modified 2012 Santa Clarita Valley Area Plan

6.6.1 NO PROJECT/NO DEVELOPMENT ALTERNATIVE

The purpose of describing and analyzing a no project alternative is to allow decision makers to compare the impacts of Project development with the potential impacts of not approving the Project. Consistent with CEQA Guidelines Section 15126.6(e)(3)(B), the No Project/No Development Alternative is the circumstance under which the project does not proceed.

Description of the Alternative

The No Project/No Development Alternative assumes the retention of the site in its existing undeveloped condition. As described in Section 3, Environmental Setting, the project site exists as undeveloped, naturally vegetated land. On-site vegetation types include alluvial scrub, chamise chaparral–sage scrub, coast live oak woodland, coast live oak woodland/blue elderberry scrub, coast live oak woodland–holly-leaf cherry woodland, Fremont cottonwood woodland, holly-leaf cherry woodland, mixed chaparral–alluvial scrub/annual grassland, sage scrub, sage scrub/annual grassland, and southern riparian scrub. The site consists of moderately steep to steep terrain in the central and western portions of the property, leveling off toward the east along the broad alluvial bottom of San Francisquito Creek. Therefore, the project development footprint, including an unrecorded portion of Phase A, would remain in the existing, undeveloped condition.

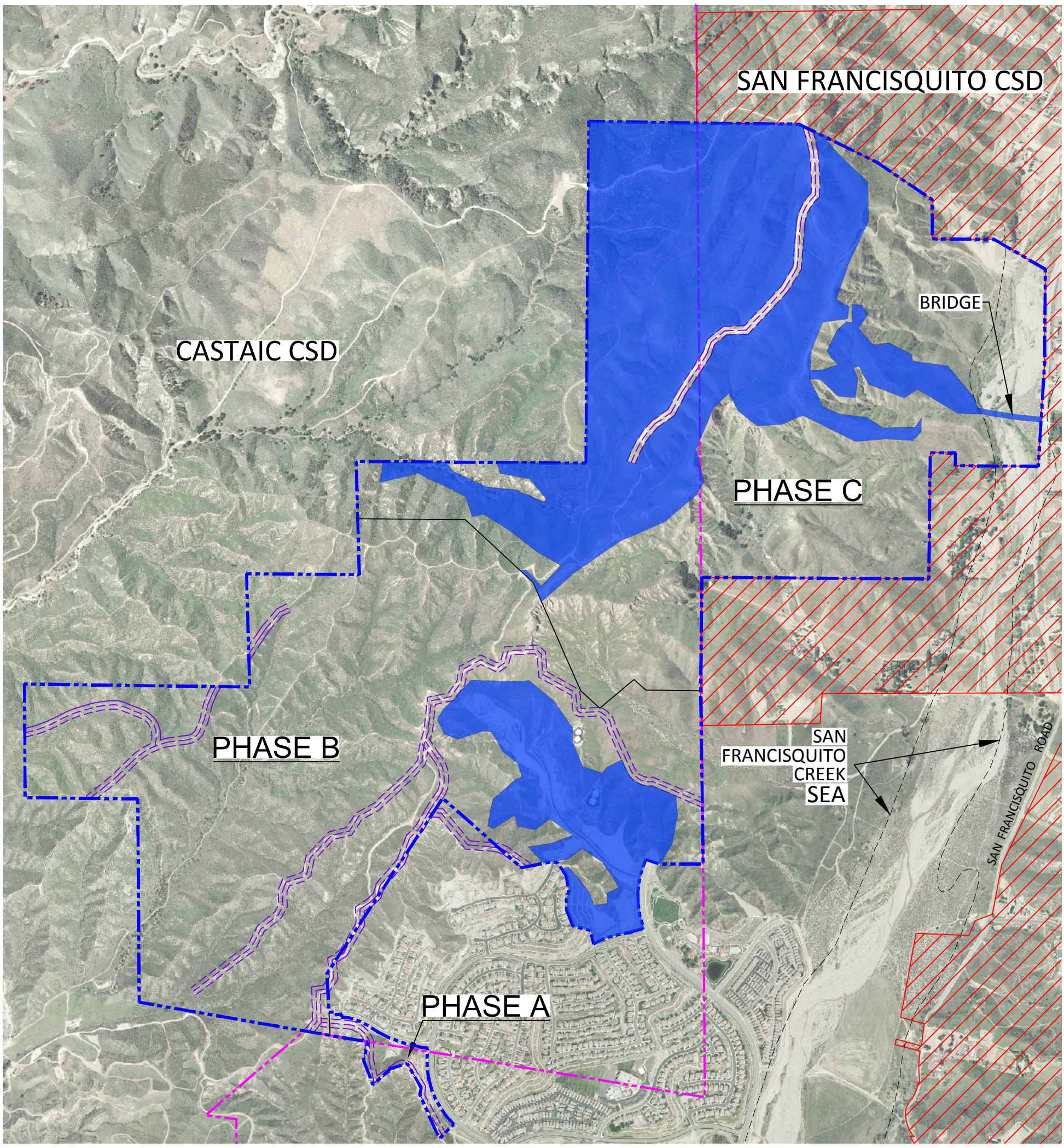
Comparative Analysis of Environmental Impacts

Aesthetics

The No Project/No Development Alternative would not involve any development or change in the current condition of the project site. There would be no change to the visual quality or character of the project site or surrounding areas. Aesthetic changes associated with development of the project site would not occur with this alternative. The No Project/No Development Alternative would avoid any grading or development of the project site; therefore, this alternative would avoid the significant and unavoidable impact related to alterations to the ridgeline that would occur with implementation of the Project.

Agriculture/Forest

The No Project/No Development Alternative would not involve any development or change in the current condition of the project site. There are no areas on the Project site that are currently being used for agricultural purposes. Therefore, consistent with the proposed Project, the No Project/No Development Alternative would not result in a significant impact related to agriculture and forest lands.



LEGEND

- RIDGELINE WITH 50' BUFFER
- VTTM 51644 BOUNDARY
- DEVELOPMENT AREA
- CASTAIC AREA CSD BOUNDARY
- SAN FRANCISQUITO CSD

Source: Sikand 2018

2012 Santa Clarita Valley Area Plan Alternative

Exhibit 6-1

Tesoro del Valle Phases A, B, and C SEIR

N W E S

PSOMAS

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Air Quality

The No Project/No Development Alternative would not involve any construction or operational activities; therefore, the significant and unavoidable impacts related to the combined building construction plus operational activities emissions for nitrogen oxides (NOx) resulting from the Project would not occur. Therefore, this alternative would avoid construction and operational air quality impacts that would occur with implementation of the Project. Although these impacts would be mitigated to a level considered less than significant with the proposed Project, they would be avoided by this alternative.

Biological Resources

The No Project/No Development Alternative would be retained in its current undeveloped condition and would not involve any development of the project site. Consistent with the proposed Project, there would be no potential impact related to conflict with any state, regional, or local habitat conservation plan. However, the No Project/No Development Alternative would avoid potential impacts that would occur with the proposed Project, including impacts related to candidate, sensitive, or special status species; sensitive natural communities; federally or state protected wetlands; migratory wildlife corridors or native nursery sites; and oak trees and oak woodlands. It is noted that with implementation of the identified mitigation measures, these impacts are considered less than significant with the proposed Project. Although these impacts would be mitigated to a level considered less than significant with the proposed Project, they would be avoided by this alternative.

Cultural Resources

No development of the project site would occur under this alternative; therefore, no earthwork or grading would be required. Development of the Project requires subsurface excavation; as such, there is a potential for discovery of subsurface cultural deposits (archaeological and paleontological) during grading activities. With mitigation, potential impacts to cultural resources resulting from the proposed Project would be reduced to a level considered less than significant. The No Project/No Development Alternative would avoid the possible encounter of known or unknown archaeological and/or paleontological resources, therefore, potential impacts related to cultural resources would be less compared to the proposed Project.

Energy

The No Project/No Development Alternative would not involve any construction or operational activities and would not require any energy sources. Although impacts related to energy would be considered less than significant with the proposed Project, they would be avoided altogether by this alternative.

Geology and Soils

The No Project/No Development Alternative would not involve grading or excavation activities that would be required to develop land uses allowed under the proposed Project. The No Project/No Development Alternative would avoid potential impacts associated with the proposed Project. Geology and soils impacts related to the Project were determined to be less than significant with incorporation of the identified MMs. Although impacts would be mitigated to a level considered less than significant with the proposed Project, they would be avoided altogether by this alternative.

Greenhouse Gas Emissions

The No Project/No Development Alternative would not involve any construction activities (including grading and excavation) or new development within the Project site. In the absence of construction activities and daily operational activities associated with the proposed uses (including new traffic generation), this alternative would not generate GHG emissions. Thus, the No Project/No Development Alternative would have less GHG emissions compared to the Project. GHG emissions associated with the proposed Project were determined to be less than significant with incorporation of MMs. This alternative would avoid the less than significant impact of the proposed Project related to GHG emissions.

Hazards and Hazardous Materials

The No Project/No Development Alternative would not involve any development activities that would be required to develop land uses allowed under the proposed Project. Therefore, no impacts related to fire hazards, hazardous materials, or hazardous emissions would occur. Although impacts would be mitigated to a level considered less than significant with the proposed Project, they would be avoided altogether by this alternative. It should be noted that the No Project/No Development Alternative would preclude construction of a helipad for use in emergency situations

Hydrology and Water Quality

Under this alternative, the existing hydrology patterns and hydrologic characteristics of the Project site would remain unchanged. Compared to conditions with the Project, there would be no increase in the amount and velocity of surface runoff because there would be no increase in impervious surfaces. Also, this alternative does not have the same potential as the Project to increase the amount of pollutants in storm water runoff. Although impacts with the proposed Project would be less than significant, all impacts related to hydrology and water quality would be avoided with the No Project/No Development Alternative.

Land Use and Planning

Under this alternative, the site would remain in its natural state and there would be no further environmental impacts.

Mineral Resources

The No Project/No Development Alternative would not involve any development or change in the current condition of the project site. There are no known construction aggregate resources on the project site. Therefore, consistent with the proposed Project, the No Project/No Development Alternative would not result in a significant impact related to agriculture and forest lands.

Noise

The No Project/No Development Alternative would not involve any construction activities; therefore, noise effects associated with project construction and operation would not occur. Additionally, the increase in long-term roadway noise levels as well as operational noise generated by onsite activities associated with implementation of the Project would not occur. Noise impacts related to the Project were determined to be less than significant with incorporation of the identified MMs. Although impacts would be mitigated to a level considered less than significant with the proposed Project, they would be avoided altogether by this alternative.

Population and Housing

The No Project/No Development Alternative would not generate additional population or housing because and further diversification of housing stock as no new development would occur. No physical impacts related to development of housing would result. Less than significant impacts resulting from the proposed Project related to population and housing would be avoided.

Public Services

The No Project/No Development Alternative would not place new demands on public services (fire protection services, police services, or schools) because no new development would occur. Under this alternative, no developer fees would be collected nor would any additional facilities be constructed including an emergency helipad. No physical impacts related to development of emergency facilities (i.e., proposed helipad) would result. Less than significant impacts resulting from the proposed Project related to public services would be avoided.

Recreation

The No Project/No Development Alternative would not place new demands on recreational facilities because no new development would occur. Under this alternative, no new parklands or recreational facilities would be constructed. No physical impacts related to development of park facilities would result. Less than significant impacts resulting from the proposed Project related to recreation would be avoided. However, the existing Area A development would not benefit from the proposed parks and recreational amenities that would be implemented with the proposed Project.

Traffic, Access and Circulation

The No Project/No Development Alternative would not change the existing traffic conditions because no new development would occur, and no short-term (construction) or long-term (operational) traffic trips would be generated. Since new development would not occur under this alternative, the significant and unavoidable traffic impacts to intersections resulting from the Project would also not occur.

Tribal Cultural Resources

No development of the project site would occur under this alternative; therefore, no earthwork or grading would be required. Development of the Project requires subsurface excavation; as such, there is a potential for discovery of subsurface tribal cultural deposits during grading activities. The No Project/No Development Alternative would avoid the possible encounter of tribal cultural resources in the project area, therefore, potential impacts related to tribal cultural resources would be less compared to the proposed Project.

Utilities

The No Project/No Development Alternative would not place new demands on utilities (water, sewer, solid waste, electricity, and natural gas) because no new development would occur. Under this alternative, no utility upgrades would occur and no physical impacts related to utility construction would result. Less than significant impacts resulting from the proposed Project related to utilities would be avoided.

Conclusion

Ability to Avoid or Substantially Lessen the Significant Impacts of the Project

The No Project/No Development Alternative would avoid the significant unavoidable impacts that would occur with implementation of the proposed Project, including direct and cumulative traffic impacts at study intersections, direct short term NOx impacts, direct and cumulative long-term regional air quality impacts and direct and visual impacts related to ridgelines. For the remaining topical issues, the proposed Project would result in less than significant impacts or no impact.

Attainment of Project Objectives

The No Project/No Development Alternative would meet project objectives 6 and 7, identified previously in Section 6.3, related to the protection of biological resources. Otherwise, retention of the site as a vacant area would not meet any of the other 11 project objectives due to the lack of development that would occur with this alternative.

6.6.2 1999 TRACT MAP

Description of the Alternative

Under this alternative, the project site would be developed based on the original tract map design approved in 1999 (1999 tract map) in Phases B and C and the unrecorded portion of Phase A (refer to Exhibit 6-2, 1999 Tract Map Alternative). This alternative assumes that the same discretionary approvals adopted in 1999 would be applied: the Conditional Use Permit (CUP) for Density-Controlled Development (for 239 dwelling units), Grading in a Hillside Management Area, and development within a Significant Ecological Area (SEA), as well as the Oak Tree Permit, would remain unchanged. As discussed in Section 4.2, Background of the Tesoro del Valle Development, subsequent amendments that included minor changes to Phases B and C were approved by the County. However, because the analysis in the 1999 Final EIR is based on the 1999 tract map and the approved amendments were minor in nature and fit within the scope of the originally approved tract map and certified Final EIR, for purposes of comparing environmental impacts, this alternative is based on the originally approved 1999 tract map design, excluding Phase D.

The 1999 Final EIR determined that a fire station site within the Tesoro del Valle development was necessary to reduce significant fire safety impacts. This fire station site was anticipated to be within Phase B of the 1999 tract map. However, based on the current status of fire protection facilities in the project site vicinity, the LACFD requested that the proposed project include a helispot in lieu of the previously approved fire station site in Phase B. If the 1999 tract map were to be implemented, the LACFD would have the same request. Therefore, for purposes of this analysis, this alternative assumes that the fire station would be replaced with a helispot in the same location as the proposed Project.

The 1999 Tract Map Alternative would involve the development of 239 single-family residential units and supporting land uses within Phases A, B, and C on approximately 1,276.7 acres of undeveloped land. Residential land uses were approved as follows:

- Phase A (12.5 acres) – 2 single-family estate lots
- Phase B (595.5 acres) – 122 single-family units
- Phase C (668.7 acres) –115 single-family units (including one estate lot)

Other approved land uses included a 4.3-acre fire station site in Phase B, a 9.9-acre park and 35.3 acres of passive open space uses in Phase C, 61.5 acres of local streets, utility infrastructure (water tank sites; water, sewer, and power lines), and approximately 502.7 acres of undisturbed open space, including preservation of 28.7 acres of SEA lands in Phase C.

An estimated total of 9.6 million cubic yards (mcy) each of cut and fill balanced on-site (approximately 3.5 mcy in Phase B and 6.1 mcy in Phase C) was anticipated for implementation of Phases B and C as approved in 1999. Under this alternative, approximately 759.9 acres would be impacted within Phases B and C and the unrecorded portion of Phase A, as shown on Exhibit 6-2 as the 1999 Plan Footprint.

Therefore, when considering development of Phases B, C and the unrecorded portion of Phase A as approved, this alternative assumes that the alternative would include a total of 239 residential units (including 2 unconstructed units in the unrecorded portion of Phase A), a 4.3-acre helispot, approximately 28 acres of parks and recreation amenities, supporting infrastructure and roadway development, and approximately 502.7 acres of undisturbed open space (approximately 39.4 percent of the site).

This analysis focuses on the comparative impacts of the proposed project and 1999 Tract Map Alternative (including a helispot in lieu of a fire station). The 1999 Final EIR, concerning B, C and the unrecorded portion of Phase A only, determined all significant impacts of the Tesoro development could be mitigated to a less than significant level except for impacts related to air quality (short-term and long-term), traffic, aesthetic/visual character, police protection services, and solid waste (cumulative only), which would remain significant and unavoidable. The County Board of Supervisors' approval of the 1999 tract map acknowledged these impacts.

Comparative Analysis of Environmental Impacts

Aesthetics

Implementation of the 1999 Tract Map Alternative would modify the existing topography and visual appearance of the site through development of residential and recreational uses. The 1999 Tract Map Alternative would result in significant and unavoidable impacts to project site views because of topographic changes from grading and the introduction of urban land uses into an undeveloped area, contribute to a substantial amount of visual character change in San Francisquito Canyon. These visual changes would impact a larger area than with the proposed Project, including significantly altering the San Francisquito Canyon. Although significant and unavoidable impacts would occur with both the proposed Project and this alternative, the 1999 Tract Map Alternative would impact more areas than the proposed Project.

Agriculture/Forest

As described in Section 5.2 of this Draft EIR, no portion of the project site is designated as Prime or Unique Farmland or Farmland of Statewide Importance. Although the former zoning on the site

was A-2-2, the current zoning is R-1 and there are no areas that are currently being used for agricultural purposes. The project is not located in a forest land, timberland, or area zoned for timberland production. Consistent with the proposed Project, potential impacts to agriculture/forest resources with the 1999 Tract Map Alternative would be considered less than significant. No mitigation is required.

Air Quality

The 1999 Tract Map Alternative would require more earthwork compared to the proposed Project due to the larger development footprint. As with the proposed project, the required earthwork (cut and fill) would balance on-site and the import or export of materials would not be required. Due to the increase in earthwork and a related increase in the duration of construction associated with mass grading operations, it is expected that impacts related to the combined building construction plus operational activities emissions for nitrogen oxides (NOx) would continue to occur. However, these impacts would be mitigated to a level considered less than significant as with the proposed Project. Trip generation would be reduced due to the reduction in dwelling units and would reduce long-term emissions. Consistent with the proposed Project, long-term emissions would be less than significant.

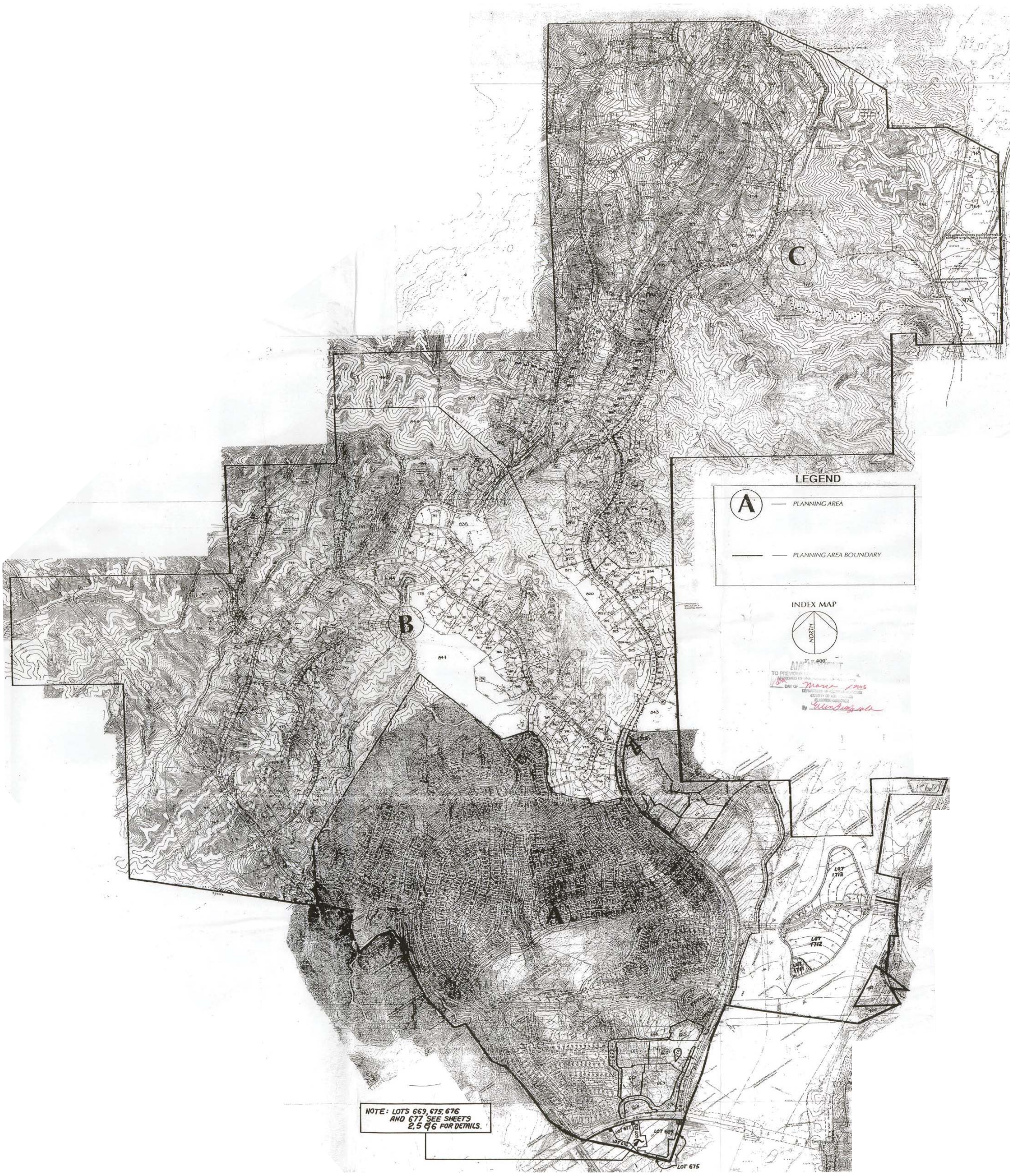
Biological Resources

The 1999 Tract Map Alternative would increase the development area of the Project site, resulting in greater impacts related to biological resources as the proposed Project due to a larger development footprint. This alternative would increase the development footprint by approximately 366.3 acres when compared to the proposed Project. The areas that would be developed as part of the 1999 Tract Map Alternative contain significant biological resources including additional oak trees, therefore, development under this alternative would result in greater impacts related to biological resources than what is anticipated to be impacted by the proposed Project. Consistent with the proposed Project, these impacts would be reduced to less than significant levels with implementation of mitigation measures identified in Section 5.4.

Cultural Resources

The 1999 Tract Map Alternative would expand the development area of the Project site by 366.3 acres, resulting in an increase in grading and ground disturbance. As addressed in Section 5.5 of this Draft EIR, the site contains no known archaeological resources. Consistent with the proposed Project, excavation in native soils always has the potential to uncover unknown archaeological resources and human remains and there is no way to tell if the increase in development area would also increase impacts. Therefore, as with the proposed project, potential impacts to archaeological resources and human remains under this alternative can be mitigated to a level considered less than significant.

As described in Section 5.5, the project site is underlain by the Saugus Formation, and to a lesser extent, the Castaic Formation, both of which are determined to be of high paleontological sensitivity. However, similar to the proposed project, the high paleontological sensitivity with development of this alternative would continue to exist and there is no way to tell if the increase in development area would increase direct impacts to paleontological resources. Therefore, consistent with the proposed Project, these impacts would be reduced to less than significant levels with implementation of identified mitigation measures.



Source: Sikand

1999 Tract Map Alternative

Exhibit 6-2

Tesoro del Valle Phases A, B, and C SEIR

N
W
E
S

PSOMAS

(01/22/2018 MMD) R:\Projects\BLC\3BLC000100\Graphics\EIR_FirstScreencheck\ex_1999_TractMap_Alternative.pdf

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Energy

With respect to energy resources, because the development footprint and grading amounts would be increased, this would increase the duration of grading activity which would result in increased energy use. However, as with the proposed Project, this alternative would be required to comply with the County's Construction and Demolition Debris Recycling and Reuse Ordinance which requires the recycling/reuse of at least 50 percent of non-hazardous construction/demolition debris by weight or volume. Additionally, in response to California's 75 Percent Initiative, at least 75 percent of all solid waste will be recycled or reused by 2020. This would indirectly reduce energy use from the production of building materials. Therefore, similar to the proposed Project, impacts related to energy use during construction of this alternative would be considered less than significant and no mitigation is required.

The long-term operational energy impacts would be less compared to the proposed Project due to the reduction in dwelling units which would result in less new residents. This alternative would continue to provide a trail system connection to parks, amenities and neighborhoods. This would reduce annual vehicle miles travelled. However, similar to the proposed Project, vehicular energy (i.e., gasoline and diesel) associated with long-term operation of this alternative would not be considered wasteful, inefficient, or unnecessary and this alternative would not generate unnecessary vehicular travel.

With the reduction of approximately 581 dwelling units proposed with this alternative, the long-term electricity and natural gas demands would be reduced compared to the proposed Project. However, consistent with the proposed Project, it is assumed that utility providers would be able to serve the project; therefore, these impacts would be less than significant and no mitigation is required.

Geology and Soils

The 1999 Tract Map Alternative would involve a larger development footprint when compared to the proposed Project. There would be more earth disturbance with this alternative; however, as with the proposed Project, development of the 1999 Tract Map Alternative would expose people and structures to seismic ground shaking and the project site would be subject to soil erosion and loss of topsoil. Further, the presence of unsuitable soils and potentially expansive soils within the area identified for development under this alternative would result in a potentially significant impact. As with the proposed Project, although there is a potential for an increase in impacts due to the larger impact area, the impacts under this alternative would be mitigated to a less than significant level.

Greenhouse Gas Emissions

The 1999 Tract Map Alternative would result in an increase in construction-related GHG emissions generated by on-site uses due to a larger development footprint and increase in grading quantities, resulting in either an increase in construction days or an increase in equipment required. However, because the alternative would include approximately 581 fewer dwelling units (239 versus 820 dwelling units) than the proposed Project, there would be a reduction in daily operational area and mobile source GHG emissions. As with the proposed Project, impacts would be less than significant with incorporation of the identified mitigation measures for the 1999 Tract Map Alternative.

Hazards and Hazardous Materials

Although the amount of grading associated with this alternative would be increased compared to the proposed project, this alternative would continue to propose the same type of residential development and parkland uses. This alternative would continue to provide for the proposed helispot as requested by Los Angeles County Fire Department. The 1999 Tract Map Alternative would have similar potential impacts related to hazards and hazardous materials as the proposed project. These impacts are less than significant with implementation of the mitigation program identified in Section 5.9, Hazards and Hazardous Materials, of the Draft EIR.

Hydrology and Water Quality

The 1999 Tract Map Alternative would increase the development area of the Project site, resulting in additional impacts related to hydrology due to a larger development footprint. Similar to the proposed Project, development under this alternative would increase the amount of storm water runoff and alter existing drainage patterns due to the increase in the amount of impervious surfaces. As with the proposed Project, it is assumed that application of BMPs including development of on-site storm drain system would ensure that impacts to storm drain infrastructure are less than significant. The proposed storm drain system would connect to the existing storm drain system previously developed as part of the Phase A development. As with the proposed Project, hydrology impacts resulting from this alternative would be less than significant.

As with the proposed Project, there is a potential for construction-related surface erosion with the 1999 Tract Map Alternative. Potential impacts from this alternative would be greater than the proposed Project because of a larger development footprint. Both the proposed Project and the 1999 Tract Map Alternative would result in surface runoff after buildout which would have a different composition in comparison to the existing, undeveloped condition. Consistent with the proposed Project, this alternative would be required to comply with applicable regulations related to water quality, including the LID Ordinance and National Pollutant Discharge Elimination System (NPDES) permit requirements which would minimize potential short-term, construction-related and long-term, operational water quality impacts. Consistent with the proposed Project, water quality impacts from this alternative would be reduced to a level considered less than significant. Therefore, impacts associated with the 1999 Tract Map Alternative would be similar to the proposed Project and the less than significant impact conclusion would be the same.

Land Use and Planning

The 1999 Tract Map Alternative would result in the development of a residential project, similar to the proposed Project, however the 1999 Tract Map Alternative would include development of a larger area and approximately 581 fewer dwelling units (239 versus 820 dwelling units). Additionally, proposed housing would not include a senior housing component. Consistent with the proposed Project, the 1999 Tract Map Alternative would comply with applicable development guidelines to ensure compatibility of this alternative with the existing Phase A development. Because the types of land uses use under this alternative would be generally the same as that allowed with the proposed Project with the exception of senior dwelling units, this alternative would be consistent with relevant goals and policies of applicable local and regional planning programs. However, because the number of housing units would be reduced, this alternative would not provide as many housing opportunities as the proposed Project. This alternative would also increase the amount of park and trail acreage compared to the proposed Project (28 acres versus 19.1 acres with the proposed project). Therefore, the 1999 Tract Map Alternative would be consistent with goals and policies of relevant local and regional planning programs consistent with the proposed Project.

Mineral Resources

There are no known construction aggregate resources on the project site. Therefore, as with the proposed project, implementation of the 1999 Tract Map Alternative would not result in the loss of availability of a known construction aggregate resource that would be of value to the region and residents of the State or the loss of availability of a locally important mineral resource recovery site. Therefore, this alternative would not result in impacts to mineral resources. No mitigation is required.

Noise

Development of the 1999 Tract Map Alternative would involve construction activities similar to the proposed Project; however, the duration of construction noise would be slightly increased in comparison to the proposed Project due to the larger development footprint when compared to the proposed Project. As with the proposed Project, short-term noise and vibration effects related to construction of the proposed Project would be less than significant assuming implementation of MMs identified in Section 5.10 of this SEIR. Long-term, operational noise impacts related to traffic would be reduced due to a reduction in anticipated vehicle trips. Consistent with the proposed Project, these impacts would be mitigated to a level of less than significant.

Population and Housing

The 1999 Tract Map Alternative would reduce the number of proposed dwelling units by approximately 581 units, resulting in a total of 239 dwelling units for Phases B, C, and an unrecorded portion of Phase A. Based on a factor of 2.88 persons per dwelling unit for conventional single-family houses, the anticipated population increase associated with the Project would be 689 persons. As with the proposed Project, population growth associated with the 1999 Tract Map Alternative would be less than significant. The reduction in dwelling units would not result in substantial change to employment growth or to the jobs/housing ratio, impacts would remain less than significant, consistent with the proposed Project.

Public Services

This alternative would reduce the number of residential units and the number of proposed residents by approximately 1,133 persons, therefore, the demand for public services (fire, police, school, and library) would be less than the proposed project. However, as with the proposed project, these impacts would be mitigated to less than significant.

Recreation

This alternative would increase the amount of recreational amenities as compared to the proposed project (28 acres of parkland versus 19.1 acres with the proposed Project). Although the overall acreage provided would be increased in comparison to the proposed project, in combination with the approximately 20.5 acres of recreational areas already constructed with Phase A and payment of parkland fees negotiated with the County, this alternative would continue to meet and exceed the net County parkland obligation outstanding after implementation of Phase A.

Traffic, Access and Circulation

According to the Traffic Engineer for the Project, 1999 Tract Map Alternative Trip Generation, is forecasted to generate the following trips during a typical weekday:

- 178 net new trips during the AM peak hour (45 in, 133 out)
- 237 net new trips during the PM peak hour (149 in, 88 out)
- 2,256 net new trips over a 24-hour period (1,128 in, 1,128 out)

Over a 24-hour period, the 1999 Tract Map Alternative would generate approximately 40 percent of the trips forecasted to be generated by the Project. Accordingly, the number of new vehicle trips added to the local street system related to the 1999 Tract Map Alternative would be proportionally less as compared to the Project.

According to Table 6-1, Summary of Volume to Capacity Ratios and Levels of Service AM and PM Peak Hours Los Angeles County Intersections: 1999 Tract Map Alternative, the changes in the calculated volume to capacity (*v/c)* ratios at one of the County intersections (The Old Road/I-5 Freeway SB Ramps) resulting from the 1999 Tract Map Alternative would be considered significant in the Existing + Project condition during the PM peak hour. As implementation of potential mitigation would require approval from Caltrans, the potential traffic impact is considered significant and unavoidable. Direct impacts resulting from the 1999 Tract Map Alternative at the remaining six County intersections would be considered to be less than significant.

As shown on Table 6-2, Summary of Volume-To-Capacity Ratios and Levels of Service AM and PM Peak Hours City of Santa Clarita Intersections: 1999 Tract Map Alternative, the changes in the calculated v/c ratios at the four City intersections are considered to be less than significant.

As shown on Table 6-1, the changes in the calculated v/c ratios indicate that the 1999 Tract Map Alternative would contribute to cumulatively significant traffic impacts at six of the seven County intersections. As shown on Table 6-2, the changes in the calculated v/c ratios at the four City intersections indicate that the potential contribution of 1999 Tract Map Alternative traffic to cumulative traffic impacts can be mitigated to less than significant levels. Therefore, these impacts would be reduced in comparison to the proposed project.

TABLE 6-1
SUMMARY OF VOLUME-TO-CAPACITY RATIOS AND LEVELS OF SERVICE AM AND PM PEAK HOURS LOS ANGELES COUNTY INTERSECTIONS: 1999 TRACT MAP ALTERNATIVE

			1		2				3				4			
			Year 2015 Existing		Year 2015 w/ Alternative		Change V/C	Significant Impact	Year 2024 w/Related Projects		Change V/C	Significant Impact	Year 2024 w/Mitigation Measures		Change V/C	
No.	Intersection	Peak Hour	V/C	LOS	V/C	LOS	[(2)-(1)]		V/C	LOS	[(3)-(1)]		V/C	LOS	[(4)-(1)]	Mitigated
1	The Old Rd/I-5 SB Ramps	AM	0.744	C	0.754	C	0.010	No	0.969	E	0.225	Yes	0.919	E	0.175	No
		PM	0.905	E	0.918	E	0.013	Yes	1.847	F	0.942	Yes	1.447	F	0.542	No
2	The Old Rd/Rye Cyn Rd	AM	0.616	B	0.625	B	0.009	No	1.479	F	0.863	Yes	0.621	B	0.005	Yes
		PM	0.768	C	0.784	C	0.016	No	2.100	F	1.332	Yes	0.926	E	0.158	No
3	The Old Road/Magic Mountain Pkwy	AM	0.296	A	0.298	A	0.002	No	0.727	C	0.431	No	-	—	—	—
		PM	0.435	A	0.436	A	0.001	No	0.945	E	0.510	Yes	0.945	E	0.510	No
4	I-5 SB Ramps/Magic Mountain Pkwy	AM	0.440	A	0.440	A	0.000	No	0.963	E	0.523	Yes	0.963	E	0.523	No
		PM	0.460	A	0.460	A	0.000	No	1.085	F	0.625	Yes	1.085	F	0.625	No
6	Copper Hill Dr/Decoro Dr	AM	0.689	B	0.703	C	0.014	No	0.870	D	0.181	Yes	0.870	D	0.181	No
		PM	0.647	B	0.663	B	0.016	No	0.854	D	0.207	Yes	0.854	D	0.207	No
7	Tesoro Del Valle Dr–Rio Norte Dr/Copper Hill Dr	AM	0.691	B	0.721	C	0.030	No	0.793	C	0.102	Yes	0.793	C	0.102	No
		PM	0.517	A	0.536	A	0.019	No	0.759	C	0.242	Yes	0.759	C	0.242	No
8	Avenida Rancho Tesoro/Copper Hill Dr	AM	0.557	A	0.586	A	0.029	No	0.640	B	0.083	No	—	—	—	—
		PM	0.626	B	0.644	B	0.018	No	0.679	B	0.053	No	—	—	—	—

Source: LLG 2017.

TABLE 6-2
SUMMARY OF VOLUME-TO-CAPACITY RATIOS AND LEVELS OF SERVICE AM AND PM PEAK HOURS CITY OF SANTA CLARITA INTERSECTIONS: 1999 TRACT MAP ALTERNATIVE

			1		2				3		4				5			
			Year 2015 Existing		Year 2015 w/Alternative		Change V/C	Significant Impact	Year 2024 Pre-Alternative		Year 2024 w/ Alternative		Change V/C	Significant Impact	Year 2024 w/Mitigation Measures		Change V/C	Mitigated
No.	Intersection	Peak Hour	V/C	LOS	V/C	LOS	[(2)-(1)]		V/C	LOS	V/C	LOS			V/C	LOS		
5	Rye Canyon Rd–Copper Hill Dr/Newhall Ranch Rd	AM	0.677	B	0.683	B	0.006	No	0.756	C	0.762	C	0.006	No	—	—	—	—
		PM	0.720	C	0.736	C	0.016	No	0.837	D	0.853	D	0.016	No	—	—	—	—
6	Copper Hill Dr/Decoro Dr	AM	0.627	B	0.640	B	0.013	No	0.776	C	0.788	C	0.012	No	—	—	—	—
		PM	0.600	A	0.614	B	0.014	No	0.775	C	0.790	C	0.015	No	—	—	—	—
9	McBean Pkwy/Copper Hill Dr	AM	0.653	B	0.674	B	0.021	No	0.733	C	0.754	C	0.021	No	—	—	—	—
		PM	0.801	D	0.812	D	0.011	No	0.963	E	0.974	E	0.011	Yes	0.793	C	-0.170	Yes
10	North Park Dr–San Francisquito Cyn Rd/Copper Hill Dr	AM	0.602	B	0.604	B	0.002	No	0.602	B	0.604	B	0.002	No	—	—	—	—
		PM	0.626	B	0.629	B	0.003	No	0.638	B	0.642	B	0.004	No	—	—	—	—

Source: LLG 2017.

Tribal Cultural Resources

The 1999 Tract Map Alternative would expand the development area of the Project site by 366.5 acres, resulting in an increase in grading and ground disturbance. As addressed in Section 5.18 of this Draft EIR, the site contains no known tribal cultural resources. Consistent with the proposed Project, excavation in native soils always has the potential to uncover unknown resources, evidence of sacred lands, and human remains and there is no way to tell if the increase in development area would also increase impacts to Tribal Cultural Resources. Therefore, as with the proposed project, potential impacts to tribal cultural resources under this alternative can be mitigated to a level considered less than significant.

Utilities

This alternative would reduce the number of residential units and reduce the number of proposed residents by 1,133 persons, therefore, the demand on utilities (water, wastewater, and solid waste) would be less than the proposed project. This alternative would require less water and generate less wastewater and solid waste. However, as with the proposed project, impacts related to water, wastewater, electricity and natural gas would be less than significant with implementation of the mitigation program identified in Section 5.10, Utilities, of the Draft EIR.

Conclusions

Ability to Avoid or Substantially Lessen the Significant Impacts of the Project

The 1999 Tract Map Alternative would result in reduced impacts related to traffic and operational air quality emissions due to the reduction in the number of dwelling units and anticipated daily vehicle trips during project operation. However, despite the reduction in dwelling units, the 1999 Tract Map Alternative for Phases B, C, and an unrecorded portion of Phase A, would result in significant and unavoidable impacts to aesthetics (visual impacts to ridgelines) and short-term air quality emissions due to the larger footprint which cannot be mitigated to a level of insignificance. For the remaining topical issues, the proposed Project would result in less than significant impacts or potentially significant impacts that can be mitigated to a less than significant level.

Attainment of Project Objectives

The 1999 Tract Map Alternative would meet all project objectives with the exception of the following:

Objectives 6 and 7 – The 1999 Tract Map Alternative would result in a larger quantity of impacts to biological resources due to the larger development footprint.

Objective 13 – The 1999 Tract Map Alternative would not include any age-qualified senior housing.

6.6.3 REDUCED DEVELOPMENT AREA ALTERNATIVE

Description of the Alternative

The purpose of the Reduced Development Area Alternative is to reduce significant aesthetic impacts and project traffic impacts that would occur with the proposed project by reducing the acreage and number of units proposed for development. Specifically, the Reduced Development Area Alternative would involve development of 245 dwelling units which would be comprised of 132 single family homes and 113 age-qualified senior housing, which would avoid significant and unavoidable traffic impacts. In order to accommodate the senior housing component of this alternative and in order to avoid aesthetic impacts associated with development on the ridgelines, development would be clustered within the southeastern corner of the project site from an extension of Avenida Rancho Tesoro via a loop road connecting to Reyes Adobe Way as shown on Exhibit 6-3, Reduced Development Area Alternative. Development would be limited to Area B and would not occur within Areas A and C. This alternative would result in a reduced development footprint as compared to the proposed project and therefore, would result in less earthwork quantities and activities.

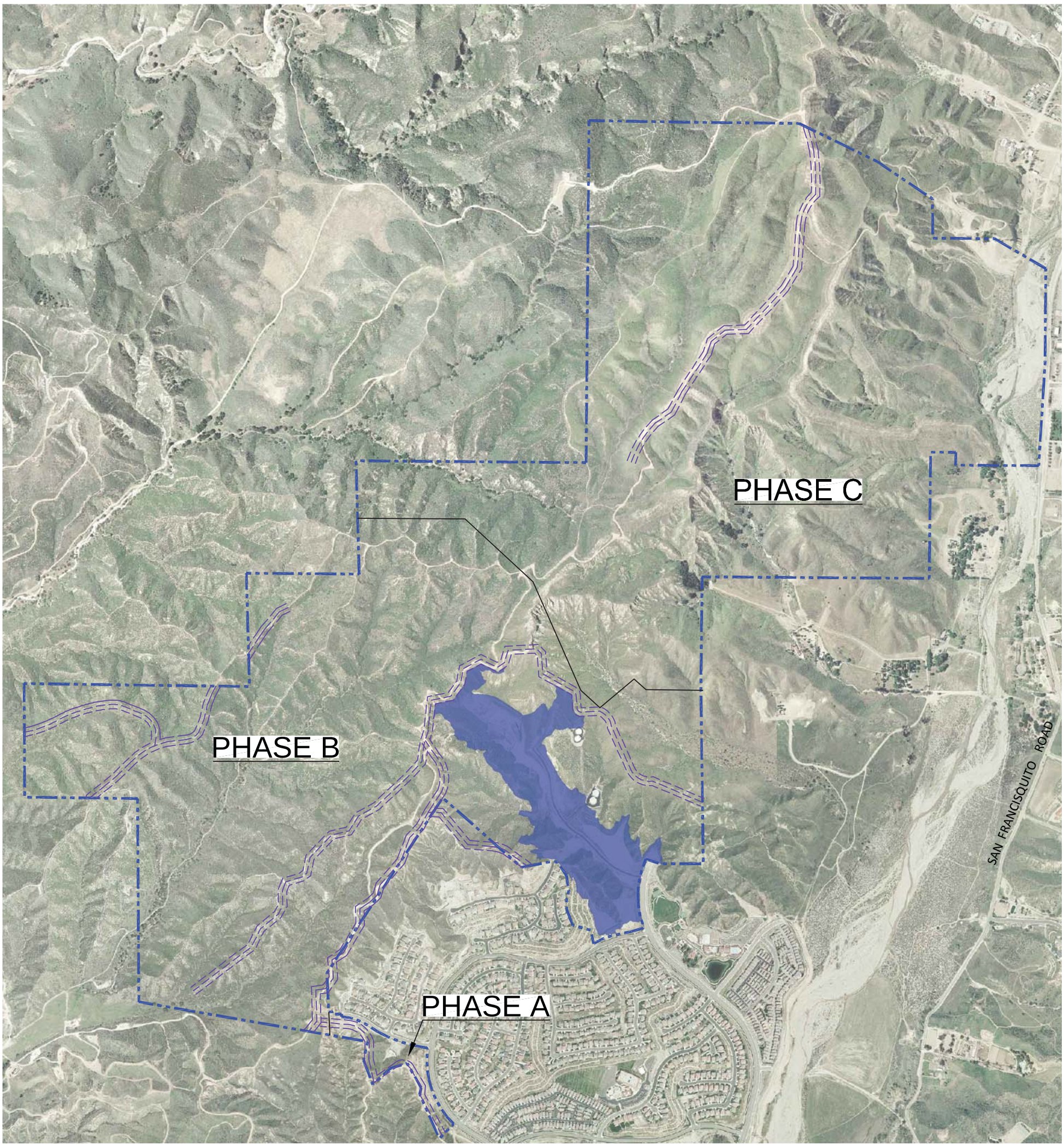
Comparative Analysis of Environmental Impacts

Aesthetics

The Reduced Development Area Alternative would reduce the number of proposed dwelling units by approximately 575 units, resulting in a total of 245 dwelling units which would all be developed within Phase B. The proposed Project was determined to result in alterations to secondary and primary ridgelines as shown in Viewpoints 4, 6, 7, and 8 and would result in significant and unavoidable impacts to the aesthetic/visual character of the project site. The Reduced Development Area Alternative would avoid the development on the ridgelines as shown on Exhibit 6-3, Reduced Development Area Alternative, which would avoid significant and unavoidable impacts to the aesthetic/visual character of the project site. Development under this alternative would occur up to the ridgelines, which would result in less than significant impacts related to alterations to existing viewsheds visible along San Francisquito Canyon Road. Therefore, impacts would be less than those identified for the proposed Project and the significant and unavoidable aesthetic impacts would be avoided.

Agriculture/Forest

As described in Section 5.2 of this Draft EIR, no portion of the project site is designated as Prime or Unique Farmland or Farmland of Statewide Importance. Phases B and C were entirely zoned A-2-2, the current zoning is largely R-1, except the northeastern portion which is still zoned A-2-2. Said areas are vacant and not currently being used for agricultural purposes. The project is not located in a forest land, timberland, or zoned timberland production area. As with the proposed Project, potential impacts to agriculture/forest resources would be considered less than significant. Impacts associated with the Reduced Development Area Alternative would be the same as with the proposed Project.



LEGEND

- RIDGELINE WITH 50' BUFFER
- VTTM 51644 BOUNDARY
- DEVELOPMENT AREA

Source: Sikand 2018

Reduced Development Area

Exhibit 6-3

Tesoro del Valle Phases A, B, and C SEIR

N W E S

PSOMAS

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Air Quality

The Reduced Development Area Alternative would require less earthwork compared to the proposed Project due to the reduced development footprint. It is assumed that the project site could be designed to balance on-site, similar to the proposed project; therefore, no additional impacts would occur related to vehicle trucks. Due to the reduced development footprint, it is expected that emissions associated with construction equipment would be reduced when compared to the proposed Project As with the proposed Project, short- and long-term impacts would be subject to regulatory requirements set forth by the South Coast Air Quality Management District as well as additional mitigation measures which would reduce impacts to a level considered less than significant. Trip generation would be reduced due to the reduction in dwelling units and would reduce long-term emissions when compared to the proposed Project. Impacts associated with the Reduced Development Area Alternative would be reduced in comparison to the proposed Project.

Biological Resources

The Reduced Development Area Alternative would reduce the development footprint when compared to the Project site, resulting in less impacts related to biological resources. This alternative would substantially reduce the development footprint and would eliminate development within the northeastern portion of the site when compared to the proposed Project. The area that would not be developed does contain some significant biological resources, therefore, development under this alternative would preserve a portion of the biological resources anticipated to be impacted by the proposed Project. As with the proposed Project, the Reduced Development Area Alternative would continue to have the potential to significantly impact biological resources; however, due to the reduced development footprint, impacts to sensitive biological plant species would be reduced under this alternative. Additionally, jurisdictional impacts would be reduced. Consistent with the proposed Project, these impacts would be reduced to less than significant levels with implementation of mitigation measures identified in Section 5.4. Therefore, impacts associated with the Reduced Development Area Alternative would be the less than the proposed Project; however, the less than significant with mitigation impact conclusion would be the same.

Cultural Resources

The Reduced Development Area Alternative would reduce the development footprint which would result in less grading and ground disturbance when compared to the proposed Project. As addressed in Section 5.5 of this Draft EIR, the site contains no known archaeological resources. Although this alternative would reduce the development area, excavation in native soils always has the potential to uncover unknown archaeological resources and human remains and there is no way to tell if the reduction in development area would reduce impacts. Therefore, as with the proposed project, potential impacts to archaeological resources and human remains under this alternative can be mitigated to a level considered less than significant.

As described in Section 5.5, the project site is underlain by the Saugus Formation, and to a lesser extent, the Castaic Formation, both of which are determined to be of high paleontological sensitivity. However, similar to the proposed project, the high paleontological sensitivity with development of this alternative would continue to exist and there is no way to tell if the reduction in development area would reduce direct impacts to paleontological resources. Therefore, consistent with the proposed Project, these impacts would be reduced to less than significant levels with implementation of identified mitigation measures. Therefore, impacts associated with the Reduced Development Area Alternative would be less than the proposed Project; however, the less than significant with mitigation impact conclusion would be the same.

Energy

With respect to energy resources, because the development footprint would be reduced, the Reduced Development Area Alternative would require less construction activity which would result in less energy used during the short-term. However, as with the proposed Project, this alternative would be required to comply with the County's Construction and Demolition Debris Recycling and Reuse Ordinance which requires the recycling/reuse of at least 50 percent of non-hazardous construction/demolition debris by weight or volume. Additionally, in response to California's 75 Percent Initiative, at least 75 percent of all solid waste will be recycled or reused by 2020. This would indirectly reduce energy use from the production of building materials. Therefore, similar to the proposed Project, impacts to energy resources would be less than significant and no mitigation is required.

The long-term operational energy impacts would also be less compared to the proposed Project due to the reduction in dwelling units and amenities, resulting in fewer new residents and associated annual vehicle miles travelled and long-term electricity and natural gas demands. However, consistent with the proposed Project, these impacts would be less than significant and no mitigation is required. Therefore, impacts associated with the Reduced Development Area Alternative would be the less than the proposed Project; however, the less than significant impact conclusion would be the same.

Geology and Soils

The Reduced Development Area Alternative would involve development of the Project site; however, this alternative would result in a reduced development footprint when compared to the proposed Project. There would be less earth disturbance with this alternative; however, as with the proposed Project, development of the Reduced Traffic Impact Alternative would expose people and structures to seismic ground shaking and the project site would be subject to soil erosion and loss of topsoil. Further, the presence of unsuitable soils and potentially expansive soils within the area identified for development under this alternative would result in a potentially significant impact. As with the proposed Project, the impacts under this alternative would be mitigated to a less than significant level.

Greenhouse Gas Emissions

The Reduced Development Area Alternative would result in a reduction in construction-related GHG emissions generated by on-site uses due to a reduced development footprint. Additionally, because the alternative would include 575 fewer dwelling units (245 versus 820 dwelling units) than the proposed Project, there would be a reduction in daily operational area and mobile source GHG emissions. Therefore, impacts associated with the Reduced Development Area Alternative would be less than the proposed Project; however, the less than significant with mitigation impact conclusion would be the same.

Hazards and Hazardous Materials

Although the amount of grading associated with this alternative would be reduced compared to the proposed project, this alternative would continue to propose a similar type of residential development and parkland uses. This alternative would continue to provide for the proposed helispot as requested by Los Angeles County Fire Department; however, it is anticipated that the helispot may be located in an alternate location within the identified development footprint (refer to Exhibit 6-3). Because two access points are proposed with this alternative, no impacts related to emergency access and evacuation routes would occur. Therefore, impacts related to hazards and hazardous materials would be similar to what would occur with the proposed Project.

Hydrology and Water Quality

The Reduced Development Area Alternative would reduce the development area of the Project site, resulting in lesser impacts related to hydrology due to a shrunken development footprint. Development under this alternative would decrease the amount of storm water runoff and would require less alteration to existing drainage patterns due to the reduced amount of impervious surfaces. As with the proposed Project, it is assumed that application of BMPs including development of on-site storm drain system would ensure that impacts to storm drain infrastructure are less than significant. The proposed storm drain system would connect to the existing storm drain system previously developed as part of the Phase A development. As with the proposed Project, hydrology impacts resulting from this alternative would be less than significant.

As with the proposed Project, there is a potential for construction-related surface erosion with the Reduced Development Area Alternative. Potential impacts from this alternative would be less than the proposed Project due to the reduced development footprint. Both the proposed Project and the Reduced Development Area Alternative would result in surface runoff after buildout which would have a different composition in comparison to the existing, undeveloped condition. Consistent with the proposed Project, this alternative would be required to comply with applicable regulations related to water quality, including the LID Ordinance and National Pollutant Discharge Elimination System (NPDES) permit requirements which would minimize potential short-term, construction-related and long-term, operational water quality impacts. Consistent with the proposed Project, water quality impacts from this alternative would be reduced to a level considered less than significant. Therefore, impacts associated with the Reduced Development Area Alternative would be less than the proposed Project; however, the less than significant impact conclusion would be the same.

Land Use and Planning

The Reduced Development Area Alternative would result in the development of a residential project, consisting of 245 dwelling units within the southwestern portion of the Project site. Additionally, the amount of parkland and trail acreage associated with the Reduced Development Area Alternative would also be less than with the proposed Project, but would be commensurate with the anticipated demand associated with the number of dwelling units. Other land uses, including a recreation center and senior housing (113 age-restricted units) would be consistent with what is proposed for the proposed Project, although the recreation uses may be reduced in size and relocated to better fit with the alternative design. Consistent with the proposed Project, the Reduced Development Area Alternative would comply with applicable development guidelines to ensure compatibility of this alternative with the existing Phase A development. The majority of the Project site would remain in its natural state; but, a reduced number of housing units corresponds to a reduced number of housing opportunities. Also, this alternative would result in reduced park and trail acreage compared to the proposed Project and would not provide improved connectivity of the Cliffie Stone Trail from its existing terminus to the trails north of the project site. Like the proposed Project, the Reduced Development Area Alternative would be consistent with goals and policies of relevant local and regional planning programs. Impacts associated with this Alternative would be less than the proposed Project; however, the less than significant impact conclusion would be the same.

Mineral Resources

There are no known construction aggregate resources on the project site. Therefore, as with the proposed project, implementation of the Reduced Development Area Alternative would not result in the loss of availability of a known construction aggregate resource that would be of value to the region and residents of the State or the loss of availability of a locally important mineral resource

recovery site. Therefore, like the proposed Project, this alternative would not result in impacts to mineral resources.

Noise

Development of the Reduced Development Area Alternative would involve construction activities similar to proposed Project; however, the duration of construction noise would be reduced in comparison to the proposed Project due to the elimination of development in the northeastern portion of the project site. As with the proposed Project, short-term noise and vibration effects related to construction of the proposed Project would be less than significant assuming implementation of MMs identified in Section 5.13 of this SEIR. Long-term, operational noise impacts related to traffic would be reduced due to a reduction in anticipated vehicle trips and occupation of an additional 575 dwelling units. Consistent with the proposed Project, these impacts would be mitigated to a level of less than significant. Therefore, impacts associated with the Reduced Development Area Alternative would be less than the proposed Project; however, the less than significant with mitigation impact conclusion would be the same.

Population and Housing

The Reduced Development Area Alternative would reduce the number of proposed dwelling units by approximately 575 units, resulting in a total of 245 dwelling units for Phases B and C. Of the 245 units, approximately 113 would continue to be age-qualified residential units while the remaining units would be standard single-family detached. Based on a factor of 2.88 persons per dwelling unit for conventional single-family houses and a factor of 1.4 persons per dwelling unit for age-restricted, senior housing, the anticipated population increase associated with the Reduced Development Area Alternative would be 539 people. As with the proposed Project, this alternative would result in fewer persons (539 persons vs. 1,822 persons) compared to the proposed Project. As with the proposed Project, population growth associated with the Reduced Development Area Alternative would be less than significant. Therefore, impacts associated with the Reduced Development Area Alternative would be less than the proposed Project; however, the less than significant impact conclusion would be the same.

Public Services

This alternative would reduce the number of residential units and reduce the number of proposed residents by approximately 1,283 persons, therefore, the demand for public services (fire, police, school, and library) would be less than the proposed project. However, as with the proposed project, these impacts are less than significant with implementation of the mitigation program identified in Section 5.15, Public Services, of the Draft SEIR. Therefore, impacts associated with the Reduced Development Area Alternative would be less than the proposed Project; however, the less than significant impact conclusion would be the same.

Recreation

This alternative would include a reduction in the amount of recreational amenities when compared to the proposed project, including the elimination of trail connections such as the Cliffie Stone Trail. Although the proposed parkland acreage would be reduced, in combination with the approximately 20.5 acres of recreational areas already constructed in Phase A, this alternative would continue to meet and exceed the net County parkland obligation outstanding after implementation of Phase A. Therefore, impacts associated with the Reduced Development Area Alternative would be less than the proposed Project; however, the less than significant impact conclusion would be the same.

Traffic, Access and Circulation

According to the Traffic Engineer, the Reduced Development Area Alternative is forecasted to generate the following trips during a typical weekday:

- 131 net new trips during the AM peak hour (36 in, 95 out)
- 172 net new trips during the PM peak hour (108 in, 64 out)
- 1,758 net new trips over a 24-hour period (879 in, 879 out)

As measured over a 24-hour period, the Reduced Development Area Alternative would generate approximately 31 percent of the trips anticipated to be generated by the Project. Accordingly, the number of new vehicle trips added to the local street system related to the Reduced Development Area Alternative would be proportionally less as compared to the Project.

As shown on Table 6-3, Summary of Volume-to-Capacity Ratios and Levels of Service AM and PM Peak Hours Los Angeles County Intersections: Reduced Development Area Alternative, the changes in the calculated v/c ratios at the seven County intersections due to the Reduced Development Area Alternative are considered to be less than significant in the Existing + Project condition. Also, as shown on Table 6-3, the changes in the calculated v/c ratios at the four City intersections are considered to be less than significant.

As shown on Table 6-4, Summary of Volume-To-Capacity Ratios and Levels of Service AM and PM Peak Hours City of Santa Clarita Intersections: Reduced Development Area Alternative, the changes in the calculated v/c ratios at the four City intersections are considered to be less than significant.

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TABLE 6-3
SUMMARY OF VOLUME-TO-CAPACITY RATIOS AND LEVELS OF SERVICE AM AND PM PEAK HOURS LOS ANGELES COUNTY INTERSECTIONS: REDUCED DEVELOPMENT AREA ALTERNATIVE

			1		2				3				4			
			Year 2015 Existing		Year 2015 w/ Alternative		Change V/C	Significant Impact	Year 2024 w/Related Projects		Change V/C	Significant Impact	Year 2024 w/Mitigation Measures		Change V/C	
No.	Intersection	Peak Hour	V/C	LOS	V/C	LOS	[(2)-(1)]		V/C	LOS	[(3)-(1)]		V/C	LOS	[(4)-(1)]	Mitigated
1	The Old Rd/I-5 SB Ramps	AM	0.744	C	0.752	C	0.008	No	0.906	E	0.162	Yes	0.749	C	0.005	Yes
		PM	0.905	E	0.914	E	0.009	No	1.723	F	0.818	Yes	1.323	F	0.418	No
2	The Old Rd/Rye Cyn Rd	AM	0.616	B	0.623	B	0.007	No	1.476	F	0.860	Yes	0.620	B	0.004	Yes
		PM	0.768	C	0.779	C	0.011	No	2.096	F	1.328	Yes	0.923	E	0.155	No
3	The Old Road/Magic Mountain Pkwy	AM	0.296	A	0.298	A	0.002	No	0.726	C	0.430	No	—	—	—	—
		PM	0.435	A	0.436	A	0.001	No	0.945	E	0.510	Yes	0.945	E	0.510	No
4	I-5 SB Ramps/Magic Mountain Pkwy	AM	0.440	A	0.440	A	0.000	No	0.962	E	0.522	Yes	0.962	E	0.522	No
		PM	0.460	A	0.460	A	0.000	No	1.085	F	0.625	Yes	1.085	F	0.625	No
6	Copper Hill Dr/Decoro Dr	AM	0.689	B	0.699	B	0.010	No	0.866	D	0.177	Yes	0.866	D	0.177	No
		PM	0.647	B	0.658	B	0.011	No	0.850	D	0.203	Yes	0.850	D	0.203	No
7	Tesoro Del Valle Dr–Rio Norte Dr/Copper Hill Dr	AM	0.691	B	0.713	C	0.022	No	0.785	C	0.094	Yes	0.785	C	0.094	No
		PM	0.517	A	0.531	A	0.014	No	0.756	C	0.239	Yes	0.756	C	0.239	No
8	Avenida Rancho Tesoro/Copper Hill Dr	AM	0.557	A	0.579	A	0.022	No	0.633	B	0.076	No	—	—	—	—
		PM	0.626	B	0.639	B	0.013	No	0.674	B	0.048	No	—	—	—	—

Source: LLG 2017.

TABLE 6-4
SUMMARY OF VOLUME-TO-CAPACITY RATIOS AND LEVELS OF SERVICE AM AND PM PEAK HOURS CITY OF SANTA CLARITA INTERSECTIONS: REDUCED DEVELOPMENT AREA ALTERNATIVE

			1		2				3		4			
			Year 2015 Existing		Year 2015 w/Alternative		Change V/C	Significant Impact	Year 2024 Pre-Alternative		Year 2024 w/ Alternative		Change V/C	Significant Impact
No.	Intersection	Peak Hour	V/C	LOS	V/C	LOS	[(2)-(1)]		V/C	LOS	V/C	LOS	[(4)-(3)]	
5	Rye Canyon Rd–Copper Hill Dr/Newhall Ranch Rd	AM	0.677	B	0.681	B	0.004	No	0.756	C	0.760	C	0.004	No
		PM	0.720	C	0.731	C	0.011	No	0.837	D	0.849	D	0.012	No
6	Copper Hill Dr/Decoro Dr	AM	0.627	B	0.636	B	0.009	No	0.776	C	0.785	C	0.009	No
		PM	0.600	A	0.610	B	0.010	No	0.775	C	0.786	C	0.011	No
9	McBean Pkwy/Copper Hill Dr	AM	0.653	B	0.668	B	0.015	No	0.733	C	0.748	C	0.015	No
		PM	0.801	D	0.809	D	0.008	No	0.963	E	0.971	E	0.008	No
10	North Park Dr–San Francisquito Cyn Rd/Copper Hill Dr	AM	0.602	B	0.603	B	0.001	No	0.602	B	0.603	B	0.001	No
		PM	0.626	B	0.629	B	0.003	No	0.638	B	0.641	B	0.003	No

Source: LLG 2017.

As shown on Table 9-1B, Summary of Volume-To-Capacity Ratios and Levels of Service AM and PM Peak Hours City of Santa Clarita Intersections: Reduced Development Area Alternative, the changes in the calculated v/c ratios indicate the Reduced Development Area Alternative would contribute to cumulatively significant traffic impacts at six of the eight County intersections. As shown on Table 10-1B, the changes in the calculated v/c ratios at the four City intersections indicate the contribution of the Reduced Development Area Alternative to cumulative traffic impacts would be less than significant. Therefore, the Reduced Development Area Alternative would avoid significant and unavoidable impacts associated with the proposed Project; therefore, the Reduced Development Area Alternative would result in a reduced impact conclusion when compared to the proposed project.

Tribal Cultural Resources

The Reduced Development Area Alternative would reduce the development footprint which would result in less grading and ground disturbance when compared to the proposed Project. As addressed in Section 5.18 of this Draft EIR, the site contains no known tribal cultural resources. Although this alternative would reduce the development area, excavation in native soils always has the potential to uncover unknown resources, including human remains and evidence of sacred grounds, and there is no way to tell if the reduction in development area would reduce impacts. Therefore, as with the proposed project, potential impacts to tribal cultural resources under this alternative can be mitigated to a level considered less than significant.

Utilities

This alternative would reduce the number of residential units and reduce the number of proposed residents by 1,283 persons, therefore, the demand on utilities (water, wastewater, and solid waste) would be less than the proposed project. This alternative would require less water and generate less wastewater and solid waste. However, as with the proposed project, these impacts are less than significant with implementation of the mitigation program identified in Section 5.19, Utilities, of the Draft SEIR.

Conclusions

Ability to Avoid or Substantially Lessen the Significant Impacts of the Project

Development of the Project site with the Reduced Development Area Alternative would decrease development intensity compared to the proposed Project. Although the degree of impacts for some topics may be less with this alternative, the overall impact conclusions would be consistent with the proposed Project. However, the Reduced Development Area Alternative would avoid significant and unavoidable impacts related to aesthetics and traffic due to the reduced development footprint and reduced number of dwelling units.

Attainment of Project Objectives

The Reduced Development Area Alternative would meet all of the project objectives identified in Section 6.3. However, this alternative would meet Objectives 4, 8, and 9 to a lesser extent as compared to the proposed Project given the reduction in dwelling units, parks, and recreational uses.

6.6.4 MODIFIED 2012 SANTA CLARITA VALLEY AREA PLAN ALTERNATIVE

Description of the Alternative

The purpose of the Modified 2012 Santa Clarita Valley Area Plan Alternative is to illustrate what could be built on the project site based on the density authorized by the current Community Plan and zoning ordinances, but without the addition of new significant impacts as noted previously in Section 6.5.2. As discussed previously, the 2012 Santa Clarita Valley Area Plan would allow for development of a 79.8-acre area in Phase B and a 322.7-acre area in Phase C. However, development of the Phase C area would introduce new impacts related to air quality, biological resources, noise, and traffic; therefore, this alternative evaluates a modified version of what would be allowable under the 2012 Santa Clarita Valley Area Plan by limiting development to Phase B and avoiding the introduction of new impacts. The Project Site would be subject to the Castaic Community Services District and Hillside Management Areas (HMA) Ordinance, both of which would locate development outside of hillside management areas (HMAs) to the extent possible; locate development in areas with the fewest hillside constraints; and use hillside design techniques to guide design within the HMAs. According to the HMA Ordinance, development would be restricted in areas with 50 percent or greater natural slopes. Additionally, in compliance with the Castaic Area Community Standards District (CSD), development would avoid primary and secondary ridgelines. Therefore, with application of the restrictions for development identified in the HMA Ordinance and Castaic CSD, assuming an average of 5,000 square foot lots, and assuming approximately 25 percent of the area would be developed with infrastructure uses, a total of 520 dwelling units[1] could be developed under the Modified 2012 Santa Clarita Valley Area Plan Alternative. This is shown on Exhibit 6-1, 2012 Santa Clarita Valley Area Plan Alternative, as only the Phase B development area. As shown, access would be from Avenida Rancho Tesoro and Reyes Adobe Way. Parklands and recreational facilities would be provided consistent with the County's requirements and the Castaic Community Standards District. Although development would be limited through adherence with applicable ordinances and regulations, up to 79.8 acres could be developed under the Modified 2012 Santa Clarita Valley Area Plan Alternative.

Comparative Analysis of Environmental Impacts

Aesthetics

The Modified 2012 Santa Clarita Valley Area Plan Alternative would reduce the number of proposed dwelling units and would also reduce the development area. The reduction in dwelling units would occur within the western and northern portions of the proposed Project site; therefore, consistent with the proposed Project, this alternative would be visible from surrounding uses, including residential uses and drivers along San Francisquito Canyon Road and Copper Hill Drive. The proposed Project was determined to result in alterations to the ridgeline as shown in Viewpoints 4, 6, 7, and 8 and would result in significant and unavoidable impacts to the aesthetic/visual character of the project site. Because the Modified 2012 Santa Clarita Valley Area Plan Alternative would avoid the development on the ridgelines as shown on Exhibit 6-1, Modified 2012 Santa Clarita Valley Area Plan Alternative, these impacts would be eliminated. The Modified 2012 Santa Clarita Valley Area Plan Alternative would avoid the significant and unavoidable impacts identified for the proposed Project related to development along secondary and primary ridgelines, and it would result in less than significant impacts related to alterations to existing viewsheds due to the proposed development up to the ridgelines, which would be visible along

[1] This unit count and associated impact analysis assumes all conventional units; however, a mix of age-restricted senior units could also be developed under this alternative.

San Francisquito Canyon Road. Therefore, impacts would be less than those identified for the proposed Project and the significant and unavoidable aesthetic impacts would be avoided.

Agriculture/Forest

As described in Section 5.2 of this Draft EIR, no portion of the project site is designated as Prime or Unique Farmland or Farmland of Statewide Importance. Phases B and C were entirely zoned A-2-2, the current zoning is largely R-1, except the northeastern portion which is still zoned A-2-2. Said areas are vacant and are not currently being used for agricultural purposes. The project is not located in a forest land, timberland, or zoned timberland production area. As with the proposed Project, potential impacts to agriculture/forest resources would be considered less than significant. Impacts associated with the Modified 2012 Santa Clarita Valley Area Plan Alternative would be the same as with the proposed Project.

Air Quality

The Modified 2012 Santa Clarita Valley Area Plan Alternative would require less earthwork compared to the proposed Project due to the decreased development footprint (79.8 acres versus 393.6 acres). It is assumed that all earthwork would be balanced on-site. As with the proposed Project, short- and long-term impacts would be subject to regulatory requirements set forth by the South Coast Air Quality Management District as well as additional mitigation measures which would reduce impacts to a level considered less than significant. Trip generation would be reduced due to the reduction in dwelling units (520 versus 820) and would result in reduced long-term emissions when compared to the proposed Project. Impacts associated with the Modified 2012 Santa Clarita Valley Area Plan Alternative would be reduced in comparison to the proposed Project.

Biological Resources

The Modified 2012 Santa Clarita Valley Area Plan Alternative would reduce the development area of the Project site (79.8 acres versus 393.6 acres), resulting in fewer impacts related to biological resources as compared to the proposed Project due to a smaller development footprint. The Modified 2012 Santa Clarita Valley Area Plan Alternative development area contains significant biological resources, therefore, impacts would occur. However, consistent with the proposed Project, these impacts would be reduced to less than significant levels with implementation of mitigation measures identified in Section 5.4.

Cultural Resources

The Modified 2012 Santa Clarita Valley Area Plan Alternative would reduce the development area of the Project site, resulting in a reduction in grading and ground disturbance. As addressed in Section 5.5 of this Draft EIR, the site contains no known archaeological resources. Consistent with the proposed Project, excavation in native soils always has the potential to uncover unknown archaeological resources and human remains even though the development area would be smaller. Therefore, as with the proposed Project, potential impacts to archaeological resources and human remains under this alternative can be mitigated to a level considered less than significant.

As described in Section 5.5, the project site is underlain by the Saugus Formation, and to a lesser extent, the Castaic Formation, both of which are determined to be of high paleontological sensitivity. However, similar to the proposed Project, the high paleontological sensitivity with development of this alternative would continue to exist even though the development area would

be smaller. Therefore, consistent with the proposed Project, these impacts would be reduced to less than significant levels with implementation of identified mitigation measures.

Energy

With respect to energy resources, because the development footprint and grading amounts would be reduced, this would reduce the duration of grading activity which would result in reduced energy use. As with the proposed Project, this alternative would be required to comply with the County's Construction and Demolition Debris Recycling and Reuse Ordinance which requires the recycling/reuse of at least 50 percent of non-hazardous construction/demolition debris by weight or volume. Additionally, in response to California's 75 Percent Initiative, at least 75 percent of all solid waste will be recycled or reused by 2020. This would indirectly reduce energy use from the production of building materials. Therefore, similar to the proposed Project, impacts related to energy use during construction of this alternative would be considered less than significant and no mitigation is required.

The long-term operational energy impacts would be reduced compared to the proposed Project due to the reduction in dwelling units, which would result in fewer new residents. This alternative would continue to provide a trail system connection, to parks, amenities and neighborhoods. This would reduce annual vehicle miles travelled. However, similar to the proposed Project, vehicular energy (i.e., gasoline and diesel) associated with long-term operation of this alternative would not be considered wasteful, inefficient, or unnecessary and this alternative would not generate unnecessary vehicular travel.

With the reduction in dwelling units proposed with this alternative, the long-term electricity and natural gas demands would be reduced compared to the proposed Project. However, consistent with the proposed Project, it is assumed that utility providers would be able to serve the project; therefore, impacts related to electricity and natural gas usage would be less than significant and no mitigation is required.

Geology and Soils

The Modified 2012 Santa Clarita Valley Area Plan Alternative would involve a smaller development impact footprint when compared to the proposed Project. There would be less earth disturbance with this alternative; however, as with the proposed Project, development of the Modified 2012 Santa Clarita Valley Area Plan Alternative would expose people and structures to seismic ground shaking and the Project site would be subject to soil erosion and loss of topsoil, although these impacts would not be significant. Further, the presence of unsuitable soils and potentially expansive soils within the area identified for development under this alternative is possible but would not represent a significant impact. As with the proposed Project, the impacts under this alternative would be less than significant.

Greenhouse Gas Emissions

The Modified 2012 Santa Clarita Valley Area Plan Alternative would result in an decrease in construction-related GHG emissions generated by on-site uses due to a smaller development footprint (79.8 acres versus 393.6 acres) and decrease in grading quantities, resulting in either a decrease in construction days or a decrease in equipment required. Additionally, there would be a decrease in daily operational area and mobile source GHG emissions. As with the proposed Project, impacts would be less than significant with incorporation of the identified mitigation measures.

Hazards and Hazardous Materials

The amount of grading associated with this alternative would be decreased compared to the proposed project due to the decreased development footprint, but this alternative would continue to propose the same type of residential development and parkland uses. This alternative would continue to provide for the proposed helispot as requested by Los Angeles County Fire Department. The Modified 2012 Santa Clarita Valley Area Plan Alternative would have similar potential impacts related to hazards and hazards materials as the proposed project. These impacts are less than significant with implementation of the mitigation program identified in Section 5.9, Hazards and Hazardous Materials, of the Draft EIR.

Hydrology and Water Quality

The Modified 2012 Santa Clarita Valley Area Plan Alternative would decrease the development area of the Project site, resulting in fewer impacts related to hydrology due to a smaller development footprint (79.8 acres versus 393.6 acres). Similar to the proposed Project, development under this alternative would increase the amount of storm water runoff and alter existing drainage patterns due to the increase in the amount of impervious surfaces beyond existing conditions. As with the proposed Project, it is assumed that application of BMPs including development of on-site storm drain system would ensure that impacts to storm drain infrastructure are less than significant. The proposed storm drain system would connect to the existing storm drain system previously developed as part of the Phase A development. As with the proposed Project, hydrology impacts resulting from this alternative would be less than significant.

As with the proposed Project, there is a potential for construction-related surface erosion with the Modified 2012 Santa Clarita Valley Area Plan Alternative. Potential impacts from this alternative would be less than the proposed Project because of a smaller development footprint. Both the proposed Project and the Modified 2012 Santa Clarita Valley Area Plan Alternative would result in surface runoff after buildout which would have a different composition in comparison to the existing, undeveloped condition. Consistent with the proposed Project, this alternative would be required to comply with applicable regulations related to water quality, including the LID Ordinance and National Pollutant Discharge Elimination System (NPDES) permit requirements which would minimize potential short-term, construction-related and long-term, operational water quality impacts. Consistent with the proposed Project, water quality impacts from this alternative would be reduced to a level considered less than significant. Therefore, impacts associated with the Modified 2012 Santa Clarita Valley Area Plan Alternative would be similar to the proposed Project and the less than significant impact conclusion would be the same.

Land Use and Planning

The Modified 2012 Santa Clarita Valley Area Plan Alternative would result in the development of a residential project, similar to the proposed Project, however the Modified 2012 Santa Clarita Valley Area Plan Alternative would include development of a smaller area and a reduced number of dwelling units. Consistent with the proposed Project, the Modified 2012 Santa Clarita Valley Area Plan Alternative would comply with applicable development guidelines to ensure compatibility of this alternative with the existing Phase A development. Because the types of land uses use under this alternative would be generally the same as that allowed with the proposed Project, this alternative would be consistent with relevant goals and policies of applicable local and regional planning programs. Because the number of housing units would be reduced (520 versus 820), this alternative would provide a smaller number of housing opportunities as the proposed Project. Therefore, although the Modified 2012 Santa Clarita Valley Area Plan Alternative would be consistent with goals and policies of relevant local and regional planning

programs consistent with the proposed Project, this alternative would not meet goals and policies related to provision of housing to the same extent as the proposed Project.

Mineral Resources

There are no known construction aggregate resources on the project site. Therefore, as with the proposed project, implementation of the Modified 2012 Santa Clarita Valley Area Plan Alternative would not result in the loss of availability of a known construction aggregate resource that would be of value to the region and residents of the State or the loss of availability of a locally important mineral resource recovery site. Therefore, this alternative would not result in impacts to mineral resources. No mitigation is required.

Noise

Development of the Modified 2012 Santa Clarita Valley Area Plan Alternative would involve construction activities similar to the proposed Project; however, the duration of construction noise would be slightly decreased in comparison to the proposed Project due to the smaller development footprint and reduction in dwelling units when compared to the proposed Project. As with the proposed Project, short-term noise and vibration effects related to construction of the proposed Project would be less than significant assuming implementation of MMs identified in Section 5.10 of this SEIR. Long-term, operational noise impacts related to traffic would be reduced due to a reduction in anticipated vehicle trips. Consistent with the proposed Project, these impacts would be mitigated to a level of less than significant.

Population and Housing

The Modified 2012 Santa Clarita Valley Area Plan Alternative would reduce the number of proposed dwelling units and subsequently reduce the anticipated population associated with the Project. As with the proposed Project, population growth associated with the Modified 2012 Santa Clarita Valley Area Plan Alternative would be less than significant. The reduction in dwelling units would not result in substantial change to employment growth or to the jobs/housing ratio, impacts would remain less than significant, consistent with the proposed Project.

Public Services

This alternative would decrease the number of residential units and the number of proposed residents, therefore, the demand for public services (fire, police, school, and library) would be less than the proposed project. However, as with the proposed project, these impacts would be mitigated to less than significant.

Recreation

This alternative would provide for an adequate amount of recreational amenities pursuant to applicable codes and regulations, including the Castaic Area Community Standards District requirements. Therefore, similar to the proposed Project, the Modified 2012 Santa Clarita Valley Area Plan Alternative would not result in significant impacts related to recreation.

Traffic, Access and Circulation

According to the Traffic Engineer, the Modified 2012 Santa Clarita Valley Area Plan Alternative is forecasted to generate the following trips during a typical weekday:

- 390 net new trips during the AM peak hour (98 in, 929 out)
- 520 net new trips during the PM peak hour (328 in, 192 out)
- 4,950 net new trips over a 24-hour period (2,475 in, 2,475 out)

As measured over a 24-hour period, the Modified 2012 Santa Clarita Valley Area Plan Alternative would generate approximately 87 percent of the trips anticipated to be generated by the Project. Accordingly, the number of new vehicle trips added to the local street system related to the Modified 2012 Santa Clarita Valley Area Plan Alternative would be proportionally less as compared to the Project.

As shown on Table 6-5, Summary of Volume-to-Capacity Ratios and Levels of Service AM and PM Peak Hours Los Angeles County Intersections: Modified 2012 Santa Clarita Valley Area Plan Alternative, the changes in the calculated volume to capacity ratios at one of the County intersections (The Old Road/I-5 Freeway SB Ramps) due to the Modified 2012 Santa Clarita Valley Area Plan Alternative would be considered significant in the Existing + Project condition during the PM peak hour. As implementation of potential mitigation would require approval from Caltrans, the potential traffic impact is considered significant and unavoidable. Direct impacts due to the Modified 2012 Santa Clarita Valley Area Plan Alternative at the remaining six County intersections are considered to be less than significant.

As shown in Table 6-6, the changes in the calculated volume to capacity ratios at one of the four City intersections (McBean Parkway/Copper Hill Drive) due to the Modified 2012 Santa Clarita Valley Area Plan Alternative would be considered significant in the Existing + Project condition during the AM and PM peak hours. Direct impacts due to the Modified 2012 Santa Clarita Valley Area Plan Alternative at the remaining three City intersections are considered to be less than significant.

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TABLE 6-5
SUMMARY OF VOLUME-TO-CAPACITY RATIOS AND LEVELS OF SERVICE AM AND PM PEAK HOURS LOS ANGELES COUNTY INTERSECTIONS: MODIFIED 2012 SANTA CLARITA VALLEY AREA PLAN ALTERNATIVE

			1		2				3				4			
			Year 2015 Existing		Year 2015 w/ Alternative		Change V/C	Significant Impact	Year 2024 w/Related Projects		Change V/C	Significant Impact	Year 2024 w/Mitigation Measures		Change V/C	
No.	Intersection	Peak Hour	V/C	LOS	V/C	LOS	[(2)-(1)]		V/C	LOS	[(3)-(1)]		V/C	LOS	[(4)-(1)]	Mitigated
1	The Old Rd/I-5 SB Ramps	AM	0.744	C	0.767	C	0.023	No	0.982	E	0.238	Yes	0.932	E	0.188	No
		PM	0.905	E	0.928	E	0.023	Yes	1.856	F	0.951	Yes	1.456	F	0.551	No
2	The Old Rd/Rye Cyn Rd	AM	0.616	B	0.635	B	0.019	No	1.489	F	0.873	Yes	0.626	B	0.010	Yes
		PM	0.768	C	0.804	D	0.036	No	2.121	F	1.353	Yes	0.936	E	0.168	No
3	The Old Road/Magic Mountain Pkwy	AM	0.296	A	0.301	A	0.005	No	0.730	C	0.434	No	—	—	—	—
		PM	0.435	A	0.438	A	0.003	No	0.945	E	0.510	Yes	0.945	E	0.510	No
4	I-5 SB Ramps/Magic Mountain Pkwy	AM	0.440	A	0.440	A	0.000	No	0.966	E	0.526	Yes	0.966	E	0.526	No
		PM	0.460	A	0.460	A	0.000	No	1.087	F	0.627	Yes	1.087	F	0.627	No
6	Copper Hill Dr/Decoro Dr	AM	0.689	B	0.720	C	0.031	No	0.886	D	0.197	Yes	0.886	D	0.197	No
		PM	0.647	B	0.681	B	0.034	No	0.873	D	0.226	Yes	0.873	D	0.226	No
7	Tesoro Del Valle Dr–Rio Norte Dr/Copper Hill Dr	AM	0.691	B	0.756	C	0.065	No	0.829	D	0.138	Yes	0.829	D	0.138	No
		PM	0.517	A	0.561	A	0.044	No	0.772	C	0.255	Yes	0.772	C	0.255	No
8	Avenida Rancho Tesoro/Copper Hill Dr	AM	0.557	A	0.621	B	0.064	No	0.675	B	0.118	No	—	—	—	—
		PM	0.626	B	0.664	B	0.038	No	0.699	B	0.073	No	—	—	—	—

Source: LLG 2017.

TABLE 6-6
SUMMARY OF VOLUME-TO-CAPACITY RATIOS AND LEVELS OF SERVICE AM AND PM PEAK HOURS CITY OF SANTA CLARITA INTERSECTIONS: MODIFIED 2012 SANTA CLARITA VALLEY AREA PLAN ALTERNATIVE

			1		2				3		4				5			
			Year 2015 Existing		Year 2015 w/Alternative		Change V/C	Significant Impact	Year 2024 Pre-Alternative		Year 2024 w/ Alternative		Change V/C	Significant Impact	Year 2024 w/ Alternative and Mitigation		Change V/C	Significant Impact
No.	Intersection	Peak Hour	V/C	LOS	V/C	LOS	[(2)-(1)]		V/C	LOS	V/C	LOS	[(4)-(3)]		V/C	LOS	[(5)-(3)]	
5	Rye Canyon Rd–Copper Hill Dr/Newhall Ranch Rd	AM	0.677	B	0.690	B	0.013	No	0.756	C	0.769	C	0.013	No	—	—	—	—
		PM	0.720	C	0.755	C	0.035	No	0.837	D	0.873	D	0.036	Yes	—	—	—	—
6	Copper Hill Dr/Decoro Dr	AM	0.627	B	0.655	B	0.028	No	0.776	C	0.803	D	0.027	Yes	—	—	—	—
		PM	0.600	A	0.631	B	0.031	No	0.775	C	0.806	D	0.031	Yes	—	—	—	—
9	McBean Pkwy/Copper Hill Dr	AM	0.653	B	0.699	B	0.046	Yes	0.733	C	0.779	C	0.046	Yes	0.665	B	-0.068	Yes
		PM	0.801	D	0.825	D	0.024	Yes	0.963	E	0.987	E	0.024	Yes	0.802	D	-0.161	Yes
10	North Park Dr–San Francisquito Cyn Rd/Copper Hill Dr	AM	0.602	B	0.605	B	0.003	No	0.602	B	0.605	B	0.003	No	—	—	—	—
		PM	0.626	B	0.634	B	0.008	No	0.638	B	0.646	B	0.008	No	—	—	—	—

Source: LLG 2017.

As shown on Table 6-5, the changes in the calculated volume to capacity ratios indicate that the Modified 2012 Santa Clarita Valley Area Plan Alternative would contribute to cumulatively significant traffic impacts at six of the seven County intersections. As shown on Table 6-6, the changes in the calculated volume to capacity ratios indicate that the Modified 2012 Santa Clarita Valley Area Plan Alternative would contribute to cumulatively significant impacts at three of the four City intersections. As shown on Table 6-6, the changes in calculated volume to capacity ratios indicate that the potential contribution of Modified 2012 Santa Clarita Valley Area Plan Alternative traffic to cumulative traffic impacts can be mitigated to less than significant levels at the McBean Parkway/Copper Hill Drive intersection, while impacts at Rye Canyon Road-Copper Hill Drive/Newhall Ranch Road and Copper Hill-Drive/Decoro Drive intersections are considered significant and unavoidable.

Therefore, the Modified 2012 Santa Clarita Valley Area Plan Alternative would not avoid any significant and unavoidable impacts identified for the proposed Project and would increase cumulative impacts to include two additional City intersections: Rye Canyon Road-Copper Hill Drive/Newhall Ranch Road and Copper Hill-Drive/Decoro Drive intersections. Therefore, the Modified 2012 Santa Clarita Valley Area Plan Alternative would result in an increased impact conclusion when compared to the proposed project.

Tribal Cultural Resources

The Modified 2012 Santa Clarita Valley Area Plan Alternative would reduce the development area of the Project site, resulting in a reduction in grading and ground disturbance. As addressed in Section 5.18 of this Draft EIR, the site contains no known tribal cultural resources. Consistent with the proposed Project, excavation in native soils always has the potential to uncover unknown resources, including sacred lands and human remains, and there is no way to tell if the development area identified for this alternative contains unknown resources that the proposed Project site does not. However, as with the proposed Project, potential impacts to tribal cultural resources under this alternative can be mitigated to a level considered less than significant.

Utilities

This alternative would decrease the number of residential units and the number of proposed residents, therefore, the demand on utilities (water, wastewater, and solid waste) would be less than the proposed Project. This alternative would require less water and generate less wastewater and solid waste. However, as with the proposed project, these impacts are less than significant with implementation of the mitigation program identified in Section 5.19, Utilities, of the Draft SEIR.

Conclusions

Ability to Avoid or Substantially Lessen the Significant Impacts of the Project

Development of the Project site with the Modified 2012 Santa Clarita Valley Area Plan Alternative would reduce development intensity compared to the proposed Project. In general, the degree of impacts for most topics would be less with this alternative due to the decrease in development footprint. The Modified 2012 Santa Clarita Valley Area Plan Alternative would avoid significant and unavoidable impacts related to aesthetics due to compliance with all applicable ordinances and regulations related to development in Hillside Management Areas and along significant ridgelines. However, the Modified 2012 Santa Clarita Valley Area Plan Alternative would result in similar significant and unavoidable traffic impacts when compared to the proposed Project, plus this alternative would result in additional significant and unavoidable impacts to two City intersections.

Attainment of Project Objectives

The Modified 2012 Santa Clarita Valley Area Plan Alternative would meet all of the project objectives identified in Section 6.3. However, it is noted that due to the reduction in dwelling units, this alternative would not meet the objectives related to provision of housing to the same extent as the proposed Project.

6.7 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

CEQA requires the identification of an environmentally superior alternative. Section 15126.6(e)(2) of the CEQA Guidelines states that if the No Project Alternative is the environmentally superior alternative, then the EIR shall also identify an environmentally superior alternative among the other alternatives.

Table 6.5 shows a comparison of impacts for each impact area. For each topical area, expected impacts are compared to those identified for the Proposed Project.

TABLE 6-7
ALTERNATIVES IMPACT COMPARISON

Environmental Topic	Proposed Project	Alternative 1: No Project/No Development	Alternative 2: 1999 Tract Map	Alternative 3: Reduced Development Area	Alternative 4: Modified 2012 SCVAP
Aesthetics	Significant and Unavoidable	Lesser than/No Impact	Greater than/Significant and Unavoidable	Lesser Impact/Less than Significant	Lesser Impact/Less than Significant
Agriculture/Forest Resources	Less Than Significant	Lesser Impact/No Impact	Similar Impact/Less than Significant	Similar Impact/Less than Significant	Similar Impact/Less than Significant
Air Quality	Mitigated to Less Than Significant	Lesser Impact/No Impact	Lesser Impact/ Mitigated to Less than Significant	Lesser Impact/ Mitigated to Less than Significant	Lesser Impact Mitigated to /Less than Significant
Biological Resources	Mitigated to Less Than Significant	Lesser Impact/No Impact	Greater Impact Mitigated to /Less than Significant	Lesser Impact/ Mitigated to Less than Significant	Lesser Impact/ Mitigated to Less than Significant
Cultural Resources	Mitigated to Less Than Significant	Lesser Impact/No Impact	Greater Impact/ Mitigated to Less than Significant	Lesser Impact/ Mitigated to Less than Significant	Lesser Impact/ Mitigated to Less than Significant
Energy Resources	Mitigated to Less Than Significant	Lesser Impact//No Impact	Lesser Impact/ Mitigated to Less than Significant	Lesser Impact/ Mitigated to Less than Significant	Lesser Impact/ Mitigated to Less than Significant
Geology and Soils	Less Than Significant	Lesser Impact/No Impact	Greater Impact/Less than Significant	Lesser Impact/Less than Significant	Lesser Impact/Less than Significant
Greenhouse Gas Emissions	Mitigated to Less Than Significant	Lesser Impact/No Impact	Lesser Impact/ Mitigated to Less than Significant	Lesser Impact/ Mitigated to Less than Significant	Lesser Impact/ Mitigated to Less than Significant
Hazards and Hazardous Materials	Less Than Significant	Lesser Impact/No Impact	Lesser Impact/Less than Significant	Lesser Impact/Less than Significant	Lesser Impact/Less than Significant
Hydrology and Water Quality	Mitigated to Less Than Significant	Lesser Impact/No Impact	Greater Impact/ Mitigated to Less than Significant	Lesser Impact/ Mitigated to Less than Significant	Lesser Impact/ Mitigated to Less than Significant

TABLE 6-7
ALTERNATIVES IMPACT COMPARISON

Environmental Topic	Proposed Project	Alternative 1: No Project/No Development	Alternative 2: 1999 Tract Map	Alternative 3: Reduced Development Area	Alternative 4: Modified 2012 SCVAP
Land Use	Less Than Significant	Lesser Impact/No Impact	Lesser Impact/Less than Significant	Lesser Impact/Less than Significant	Lesser Impact/Less than Significant
Mineral Resources	No Impact	Similar Impact/No Impact	Similar Impact/No Impact	Similar Impact/No Impact	Similar Impact/No Impact
Noise	Mitigated to Less Than Significant	Lesser Impact/No Impact	Lesser Impact/ Mitigated to Less than Significant	Lesser Impact/ Mitigated to Less than Significant	Lesser Impact/ Mitigated to Less than Significant
Population and Housing	Less Than Significant	Lesser Impact/No Impact	Similar Impact/Less than Significant	Lesser Impact/Less than Significant	Similar Impact/Less than Significant
Public Services	Mitigated to Less Than Significant	Lesser Impact/No Impact	Lesser Impact/ Mitigated to Less than Significant	Lesser Impact/ Mitigated to Less than Significant	Lesser Impact/ Mitigated to Less than Significant
Recreation	Less Than Significant	Lesser Impact/No Impact	Similar Impact/Less than Significant	Lesser Impact/Less than Significant	Lesser Impact/Less than Significant
Traffic, Access and Circulation	Significant and Unavoidable	Lesser Impact/No Impact	Lesser Impact/Significant and Unavoidable	Lesser Impact/Less than Significant	Greater Impact/ New Significant and Unavoidable
Tribal Cultural Resources	Mitigated to Less Than Significant	Lesser Impact/No Impact	Greater Impact/ Mitigated to Less than Significant	Lesser Impact/ Mitigated to Less than Significant	Lesser Impact/ Mitigated to Less than Significant
Utilities	Mitigated to Less Than Significant	Lesser Impact/No Impact	Lesser Impact/ Mitigated to Less than Significant	Lesser Impact/ Mitigated to Less than Significant	Lesser Impact/ Mitigated to Less than Significant

The No Project/No Development Alternative has the least impact to the environment because it would not involve any construction activities and would not introduce development of any uses that would generate potential operational impacts. Specifically, there would be no impacts associated with aesthetics or traffic, each of which are considered significant and unavoidable impacts for the proposed Project. The No Project/No Development Alternative would not require the provision of additional public services and facilities and would not result in an increased demand for utilities or service systems. Additionally, no impacts associated with development would occur, including impacts related to aesthetics, biological resources, cultural resources, geology and soils, and hydrology and water quality. While this alternative would avoid the significant and unavoidable effects of the proposed Project, it would also eliminate housing that satisfies current and future housing demands in the community and none of the Project objectives would be met.

In compliance with Section 15126.6(e)(2) of the State CEQA Guidelines, the Reduced Development Area Alternative is considered the environmentally superior alternative. Due to the reduction in development area footprint as well as the reduction in proposed dwelling units, significant and unavoidable aesthetics and traffic impacts associated with the proposed Project would be avoided. The Reduced Development Area Alternative would also result in reduced impacts related to long-term air quality, biological resources, cultural resources, geology and soils, GHG emissions, hydrology and water quality, public services, recreation, and utilities.

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SECTION 7.0 OTHER CEQA TOPICS

Section 15126 of the California Environmental Quality Act (CEQA) Guidelines requires that all aspects of a project must be considered when evaluating its impact on the environment, including planning, acquisition, development, and operation and sets forth general content requirements for environmental impact reports (EIRs). Potential significant effects of the proposed project, mitigation measures to address these effects, and potential cumulative impacts have been identified throughout the analysis presented in Sections 5.1 through 5.19 of this Draft SEIR. An analysis of alternatives is included in Section 6, Alternatives. This section provides (1) identification of significant environmental effects which cannot be avoided if the proposed project is implemented; (2) identification of significant irreversible environmental changes that would result from implementing the proposed project; and (3) growth-inducing impacts of the proposed project.

7.1 ENVIRONMENTAL EFFECTS

The environmental impacts of the proposed Project are discussed in Sections 5.1 through 5.19 of this SEIR.

7.1.1 ENVIRONMENTAL EFFECTS THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS

With incorporation of MMs the proposed project would result in less than significant impacts for the following topical issues:

- **Air Quality.** Impacts related to inconsistency with the South Coast Air Quality Management District's Air Quality Management Plan, exceedance of established pollutant emissions, and exposure of sensitive receptors to substantial pollutant concentrations would be reduced through implementation of the mitigation program identified in Section 5.3, Air Quality.
- **Biological Resources.** Impacts related to loss of candidate, sensitive, or special status species; effects on drainages or wetlands; effects on oaks and oak woodlands; compliance with the Los Angeles County Oak Tree Ordinance; and interference with migratory wildlife corridors would be reduced through implementation of the mitigation program identified in Section 5.4, Biological Resources.
- **Cultural Resources.** Impacts related to paleontological and archaeological resources would be reduced through implementation of the mitigation program identified in Section 5.5, Cultural Resources.
- **Energy.** Impacts related to inefficient use of energy resources would be reduced through implementation of the mitigation program identified in Section 5.6, Energy.
- **Greenhouse Gas Emissions.** Impacts related to greenhouse gas emissions would be reduced through implementation of the mitigation program identified in Section 5.8, Greenhouse Gas Emissions.
- **Hydrology and Water Quality.** Impacts related to flooding would be reduced through implementation of the mitigation program identified in Section 5.10, Hydrology and Water Quality.
- **Noise.** Impacts related to generation of noise levels in excess of established standards, and exposure to excessive groundborne vibration of groundborne noise levels would be

reduced through implementation of the mitigation program identified in Section 5.13, Noise.

- **Public Services.** Impacts related to fire protection and police protection would be reduced through implementation of the mitigation program identified in Section 5.15, Public Services.
- **Tribal Cultural Resources.** Impacts related to an adverse change in a tribal cultural resource would be reduced through implementation of the mitigation program identified in Section 5.18, Tribal Cultural Resources.
- **Utilities and Service Systems.** Impacts related to water and wastewater systems, and solid waste would be reduced through implementation of the mitigation program identified in Section 5.19, Utilities and Service Systems.

7.1.2 SIGNIFICANT ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED IF THE PROPOSED PROJECT IS IMPLEMENTED

Section 15126.2(b) of the CEQA Guidelines requires that an EIR describe any significant impacts that cannot be avoided, even with the implementation of feasible mitigation measures. Even with incorporation of the MMs, the proposed project would result in the following significant and unavoidable impacts. There are no feasible mitigation measures to reduce these potentially significant project and cumulative impacts to a less than significant level; therefore adoption of a Statement of Overriding Considerations is required.

- **Aesthetics**. The Project would result in a reduction of grading footprint, however the alterations to the ridgeline as shown in Viewpoints 4, 6, 7, and 8 would continue to result in significant and unavoidable impacts to the aesthetic/visual character of the Project site.
- **Transportation/Traffic**. The proposed Project would result in significant and unavoidable impacts at the following intersections:
    - **The Old Road and I-5 southbound ramps**. Existing With Project (PM peak hour) and Future Cumulative With Project (AM and PM peak hours)
    - **The Old Road and Rye Canyon Road**. Future Cumulative With Project (PM peak hour)
    - **The Old Road and Magic Mountain Parkway**. Future Cumulative With Project (PM peak hour)
    - **I-5 southbound ramps and Magic Mountain Parkway**. Future Cumulative With Project (AM and PM peak hours).
    - **Copper Hill Drive and Decoro Drive**. Future Cumulative With Project (AM and PM peak hours)
    - **Tesoro Del Valle-Rio Norte Drive/Copper Hill Drive**. Existing With Project and Future Cumulative With Project (AM and PM peak hours)
    - **Rye Canyon Road/Copper Hill Drive and Newhall Ranch Road**. Future Cumulative With Project (PM peak hour).

7.2 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL EFFECTS

Section 15126.2(c) of the CEQA Guidelines requires a discussion of any significant irreversible environmental changes that would be caused by a proposed project. Specifically, Section 15126.2(c) states:

> Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible, since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.

Generally, a project would result in significant irreversible environmental changes if:

- The primary and secondary impacts would generally commit future generations to similar uses;
- The project would involve a large commitment of nonrenewable resources;
- The project involves uses in which irreversible damage could result from any potential environmental accidents associated with the project; and
- The proposed consumption of resources is not justified.

Determining whether the proposed project may result in significant irreversible effects requires a determination of whether key resources would be degraded or destroyed in such a way that there would be little possibility of restoring them. The County's 2015 General Plan and the 2012 Santa Clarita Valley Area Plan changed the Project site's land use designation and zoning to support uses that would provide residential opportunities. As discussed in Section 4.0, Project Description, the Tesoro del Valle project was evaluated and an EIR was certified in 1999 for development of a phased development of up to 1,791 dwelling units within a larger development footprint than the currently proposed project. Therefore, the significant and irreversible changes have already been evaluated as part of the 1999 Final EIR.

It is noted that the following significant and irreversible changes are consistent with the findings identified as part of the 1999 Final EIR. The proposed project would permanently alter the site by converting the undeveloped property which has previously been used for grazing purposes to urban uses. This is a significant irreversible environmental change to a non-renewable resource that would occur as a result of project implementation. Because no significant mineral or agricultural resources were identified within the project limits, no significant impacts related to these issues would result from development of the project site.

Construction and long-term operation of the proposed project would require the irreversible commitment and reduction of nonrenewable and/or slowly renewable resources, including: petroleum fuels and natural gas (for vehicle emissions, construction, lighting, heating, and cooling of structures); and lumber, sand/gravel, steel, copper, lead, and other metals (for use in building construction, piping, and roadway infrastructure). Other resources that are slow to renew and/or recover from environmental stressors would also be impacted by project implementation, such as air quality (through the combustion of fossil fuels and production of greenhouse gases) and water supply (through the increased potable water demands for drinking, cleaning, landscaping, and general maintenance needs). However, their use is not expected to negatively impact the

availability of these resources as the project remains consistent with the current land use and zoning designation under the County's 2015 General Plan and the 2012 Santa Clarita Valley Area Plan, which indicate that growth is anticipated by the County.

An increased commitment of public services (e.g., police, fire, sewer and water services) would also be required. Project development is an irreversible commitment of the land, energy resources, and public services. After the 50- to 75-year structural lifespan of the buildings is reached, it is improbable that the site would revert to its current use due to the large capital investment that will already have been committed.

7.3 GROWTH-INDUCING IMPACTS

CEQA requires a discussion of ways in which the proposed project could be growth inducing. The CEQA Guidelines identify a project as growth inducing if it fosters economic or population growth or if it encourages the construction of additional housing either directly or indirectly in the surrounding environment (CEQA Guidelines, Section 15126.2[d]). New population from residential development represent direct forms of growth. This direct form of growth has a secondary effect of expanding the size of local markets and inducing additional economic activity in the area.

In accordance with Section 15126.2(d) of the CEQA Guidelines, the growth-inducing analysis of the proposed project must address two key issues. The first is the potential for the project to foster economic or population growth or the construction of additional housing (either directly or indirectly) in the surrounding environment. The second issue is the potential for the project to encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. Typically, this issue involves the project's potential to induce further growth by the expansion or extension of existing services, utilities, or infrastructure. By definition, the CEQA Guidelines state that "it must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment."

As described in detail in Section 4.0, Project Description, the proposed project involves the development of the Project site with residential, recreational, utility, and open space uses. As noted above, the Tesoro del Valle project was evaluated and an EIR was certified in 1999 for development of a phased development of up to 1,791 dwelling units within a larger development footprint than the currently proposed project. The final recorded map for VTTM 51644 for Phase A was approved for 1,077 residential units, leaving a total of 714 approved but unbuilt units on the larger Tesoro del Valle site. Therefore, the potential for growth-inducing impacts has already been evaluated as part of the 1999 Final EIR. It is noted that the traffic patterns identified in the 1999 Final EIR are inconsistent with current traffic patterns; therefore, the traffic analysis prepared for the proposed Project is reflects current conditions. The change in traffic patterns, however, is based on development and growth within other parts of the County and the City of Santa Clarita and does not represent a change in the growth-including impacts identified in the 1999 Final EIR.

It is noted that the following discussion is consistent with the findings identified as part of the 1999 Final EIR. The project would be located immediately north of the existing Phase A Tesoro del Valle residential development. Additional residential developments exist to the southwest, south, and southeast and commercial center is located south of the Project site across Copper Hill Drive. Approximately 881 acres would be set aside as undisturbed open space areas with the majority located north and northeast of the development area. Therefore, the open space area would provide a sufficient buffer between the development area of the project site and adjacent properties so as not to encourage additional growth. Property to the south of the project site is already developed.

Property to the east and west of the project site may be further developed in the future; there are two proposed residential development projects located on either side of the project site on portions of currently undeveloped land: the Burnam project (VTTM 53189) located to the east and the Tapia Ranch project (VTTM 53822) to the west. Development applications for both of these projects were submitted independent of the proposed project; therefore, development of these areas would not be the result of the proposed project. This project is the continuation of the larger Tesoro del Valle project that was analyzed and approved in 1999 and of which a portion (Phase A) has already been constructed. As detailed in Section 4.0, Project Description, the proposed project would result in an increase of 108 units over the total number of approved residential units in the 1999 Final EIR; however, this increase would be allowable based on a proposed 21.2 percent density bonus associated with the 365 age-qualified, senior dwelling units. Further, the proposed project would be developed within a reduced development footprint from what was analyzed in the 1999 Final EIR. Therefore, this project is developing housing that was previously planned for and approved. Additionally, as discussed further in Section 5.11, Land Use and Planning, the Project would be consistent, in terms of land use, with current zoning and land use designations for the Project site.

With respect to the second criteria for growth inducement, the proposed project would not extend or expand services, utilities, or infrastructure beyond those areas identified for development on the previously approved Vesting Tentative Tract Map (VTTM 51644). The proposed project includes the construction of water reservoir tanks solely to ensure the provision of water supply and fire-flow to the Project site. It is important to note that the extension of utilities would not promote development in other areas because the northern and northeastern portions of the Project site are set aside as permanent open space and provide a buffer between the proposed development area and surrounding properties. Additionally, proposed development associated with the Burnam and Tapia Ranch projects would both be served by utilities and public circulation systems that are independent of the proposed Project. Therefore, development of these properties would not be hastened by the development of the proposed Project. Thus, with regard to the second criterion, the proposed project would not be considered growth-inducing.

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Jordan Zylstra ..... Biologist
Lindsay Messett ..... Biologist
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8.2 EIR CONTRIBUTORS

8.2.1 SIKAND (Civil Engineering, Drainage, Sewer Area Study)

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8.2.2 RMA GEOSCIENCE (Geological Consultant)

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8.2.3 PACE (Water Quality Technical Report)

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8.2.4 LINSCOTT, LAW & GREENSPAN, ENGINEERS (Traffic Study)

David Shender, PE ..... Principal

8.2.5 NEWHALL COUNTY WATER DISTRICT (Water Supply Assessment)

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8.2.6 VISTA ENVIRONMENTAL (Air Quality, Greenhouse Gas Emissions, Energy)

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8.2.7 MUROW CM (Dry Utilities)

Steven Murow. ..... Principal

Ian Sanchez. ..... Vice President

8.2.8 LEATHERMAN BIOCONSULTING (Biological Resources)

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8.2.9 PLACEWORKS (Design)

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8.2.10 BRIGHTVIEW DESIGN GROUP (Landscape and Parks Design)

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8.3 PROJECT APPLICANT

8.3.1 BLC TESORO LLC

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