

**APPENDIX A:
INITIAL STUDY, NOTICE OF PREPARATION**

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NOTICE OF PREPARATION

TO: Interested Agencies, Organizations, and Individuals

Lead Agency:

Agency Name: City of Santa Clarita
Street Address: 23920 Valencia Boulevard, Suite 302
City/State/Zip: Santa Clarita, CA 91355
Contact: David Peterson, Senior Planner
Telephone: (661) 284-1406

SUBJECT: Notice of Preparation of Draft Environmental Impact Report and Notice of Public Scoping Meeting for the Proposed Town Center Specific Plan

The City of Santa Clarita (City) will be the lead agency and will prepare an Environmental Impact Report (EIR) for the proposed Town Center Specific Plan (TCSP). The project description, location, and the probable environmental effects are contained in the attached materials.

The Initial Study prepared for the proposed TCSP is available for public review on the City's website at <https://santaclarita.gov/planning/environmental-impact-reports-under-review/>. A copy of the Initial Study is also available for public review from 8:00 a.m. – 5:00 p.m. Monday-Friday at the Santa Clarita City Hall City Clerk's Office (23920 Valencia Boulevard, Suite 120, Santa Clarita, CA 91355) and at the Santa Clarita Library – Valencia Branch (13743 W. Valencia Boulevard, Santa Clarita, CA 91355). Call (661) 259-0750 for the library's current operating hours.

Agencies: The City requests your agency's views as to the scope and content of the environmental information, which is germane to your agency's statutory responsibilities in connection with the proposed project.

Organizations and Interested Parties: The City requests your comments and concerns regarding the environmental issues associated with the proposed project.

Public Review Period/Responses and Comments: Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than January 8, 2024. As such, the comment period for the Notice of Preparation begins on December 6, 2023 and ends on January 8, 2024. Please send your written response to David Peterson at the City Hall address shown above. We would appreciate the name of a contact person in your agency.

Scoping Meeting: The City of Santa Clarita will conduct a public scoping meeting on December 13, beginning at 6:00 p.m. at City of Santa Clarita City Hall, Carl Boyer Conference Room, located at 23920 Valencia Boulevard, Santa Clarita, CA 91355 to accept comments on the scope of the EIR for the proposed TCSP. This meeting will serve as a public forum to discuss the environmental issues identified in the Initial Study for analysis in the EIR, and any other issues identified by the public that should be included for further analysis within the EIR for the proposed TCSP.

Date: December 6, 2023



Title: David Peterson, Senior Planner

Telephone: (661) 284-1406

**CITY OF SANTA CLARITA
NOTICE OF PREPARATION ATTACHMENT**

Lead Agency: City of Santa Clarita
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

Contact Person & Phone Number: David Peterson
(661) 284-1406

Project Applicant: City of Santa Clarita
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

Master Case: Master Case 22-105

Project Location: The Town Center Specific Plan area (TCSP area or Specific Plan area) is an approximately 111-acre area located in the community of Valencia in the City of Santa Clarita, Los Angeles County, California (see **Figure 1**). The TCSP area is bounded by Magic Mountain Parkway to the north, Valencia Boulevard to the south and east, and primarily by McBean Parkway to the west, with a 3.7-acre portion of the Specific Plan Area located on the west side of McBean Parkway connecting to the McBean Regional Transit Center (see **Figure 2**). Citrus Street bisects the Specific Plan Area from north to south. Town Center Drive traverses the TCSP area, connecting to both McBean Parkway and Magic Mountain Parkway and forming a loop road around the Valencia Town Center Mall, which is one of the primary existing land uses in the TCSP area. The TCSP area is comprised of four subareas:

- Subarea 1 – Valencia Town Center,
- Subarea 2 – Town Center East,
- Subarea 3 – Town Center Drive, and
- Subarea 4 – McBean and Valencia.

Assessor's Parcel Numbers: 2861-058-036; 2861-058-044; 2861-058-059; 2861-058-060; 2861-058-061; 2861-058-062; 2861-058-063; 2861-058-085; 2861-058-073; 2861-058-081; 2861-058-083; 2861-058-082; 2861-058-077; 2861-058-080; 2861-058-079; 2861-058-075; 2861-058-074; 2861-058-078; 2861-058-076; 2861-058-072; 2861-058-084; 2861-058-071; 2861-058-064; 2861-058-065; 2861-058-065; 2861-058-066; 2861-058-045; 2861-058-041; 2861-058-046; 2861-009-022; 2861-009-041; 2861-009-040; 2861-009-909; 2861-009-908; 2861-009-902; 2861-009-901; 2861-009-903; 2861-009-904; 2861-009-905; 2861-009-906; 2861-009-907; 2861-009-038; 2861-009-032; 2861-009-042; 2861-062-049; 2861-062-040.

General Plan/Zoning Designation: CR – Regional Commercial; JCOZ - Jobs Creation Overlay Zone

Project Description:

The proposed TCSP is a long-range land use plan that establishes the City's vision for the TCSP area as a regional destination incorporating a balanced mix of uses. The City's goals for the TCSP are to create a balance of residential, commercial, dining, and entertainment uses; facilitate the creation of great placemaking; create a flexible framework for future development; and create a practical and buildable plan.

In general, the TCSP content would be presented in four chapters, including an introduction and the proposed TCSP's vision and goals; a framework element that would establish the components, expectations, and general requirements for all future development plans for sites within the TCSP area; a description of the development and design standards

regulating future development plans in the TCSP area; and an implementation plan that could be utilized to implement the goals of the TCSP. A description of each chapter is included in the following paragraphs.

Chapter 1 of the proposed TCSP would include a description of the regional setting, the relationship of the TCSP to other City of the Santa Clarita (City) plans, a discussion of existing conditions, as well as the proposed Vision Statement and Goals, which are provided below.

The Vision Statement for the proposed TCSP is:

The Town Center is a lively hub that embodies a spirit of community, inviting people from all walks of life to live, work, shop, play, and socialize. It features a balance of retail, office, restaurant, hospitality, recreational, and residential spaces, seamlessly integrated with a pedestrian and bike friendly setting. The Town Center features an efficient multimodal transportation system, providing easy connectivity to regional and local trail systems. The Town Center provides a community identity and is a vibrant place for people to gather, socialize, and celebrate in the City of Santa Clarita.

The primary goals of the proposed TCSP are:

- *Create a balanced mix of uses within the TCSP area that combines commercial and service opportunities with a residential environment that creates a more livable and pedestrian oriented space.*
- *Further establish and enhance the TCSP area as a regional destination for employment, entertainment, dining, retail, and services.*
- *Provide a long-term vision for development within the most intensive commercial and residential district within the City of Santa Clarita.*

Chapter 2 of the proposed TCSP would include framework elements, which would contain the building blocks, details, examples, and rationale for the contents of the TCSP. The details within the framework element are intended to establish the components, expectations, and general requirements for all future development plans for sites within the TCSP. This Chapter would also include a conceptual development plan, depicting an illustrative plan that showcases one of several potential ideas for the future development of the TCSP area. This plan would not serve as a rigid blueprint for development, but rather, it would provide guidance for future endeavors, considering long-term needs of the community and market trends.

Chapter 3 would include the development standards that would regulate development within the TCSP area. Specifically, the development standards identified in this chapter would be used to achieve the core components of the framework elements included within Chapter 2. These development standards are anticipated to include flexible land use regulations, parking requirements that are reflective of industry standards, and density standards to ensure a balance and efficiency of uses, amenities, and improvements. Further, these standards are anticipated to promote mixed-use development to ensure that future development projects incorporate a balance of uses, provide appropriate amenities, and create a sense of place. These standards would address building heights, setbacks, public spaces, and architectural standards to maintain visual appeal and compatibility with the surrounding area.

Chapter 4 would include an implementation plan that would describe the manner in which the proposed TCSP could be implemented.

Within the TCSP area, the existing CR zone allows for a floor area ratio (FAR) of 2:1 (87,120 square feet of floor area per acre) and the provision for residential densities between a minimum of 18 units and a maximum of 50 units per acre. The TCSP is anticipated to maintain this FAR of 2:1 and the residential densities of up to 50 units per acre.

In general, the TCSP would encourage mixed-use development and promote a blend of residential, commercial, and recreational spaces, integrating different land uses and creating a walkable community, where a variety of housing options are developed alongside businesses and community facilities. The TCSP would also emphasize improved access to the McBean Regional Transit Center thereby increasing housing choices for people who prefer convenient access to transit services. The TCSP envisions the development of nodes within the TCSP area, which includes, programable gathering space and other smaller gathering spaces such as public plazas, courtyards, amphitheaters, pedestrian streets, parklets, children's playgrounds, and parks.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED BY THE PROPOSED PROJECT

An EIR will be prepared to evaluate the Project’s potential impacts on the environment and will provide mitigation measures to prevent or mitigate potentially significant environmental impacts to less-than-significant levels, if necessary and where feasible. The topics anticipated to be discussed in the EIR include the following:

- Aesthetics
- Air Quality
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Land Use and Planning
- Noise
- Public Services
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Service Systems

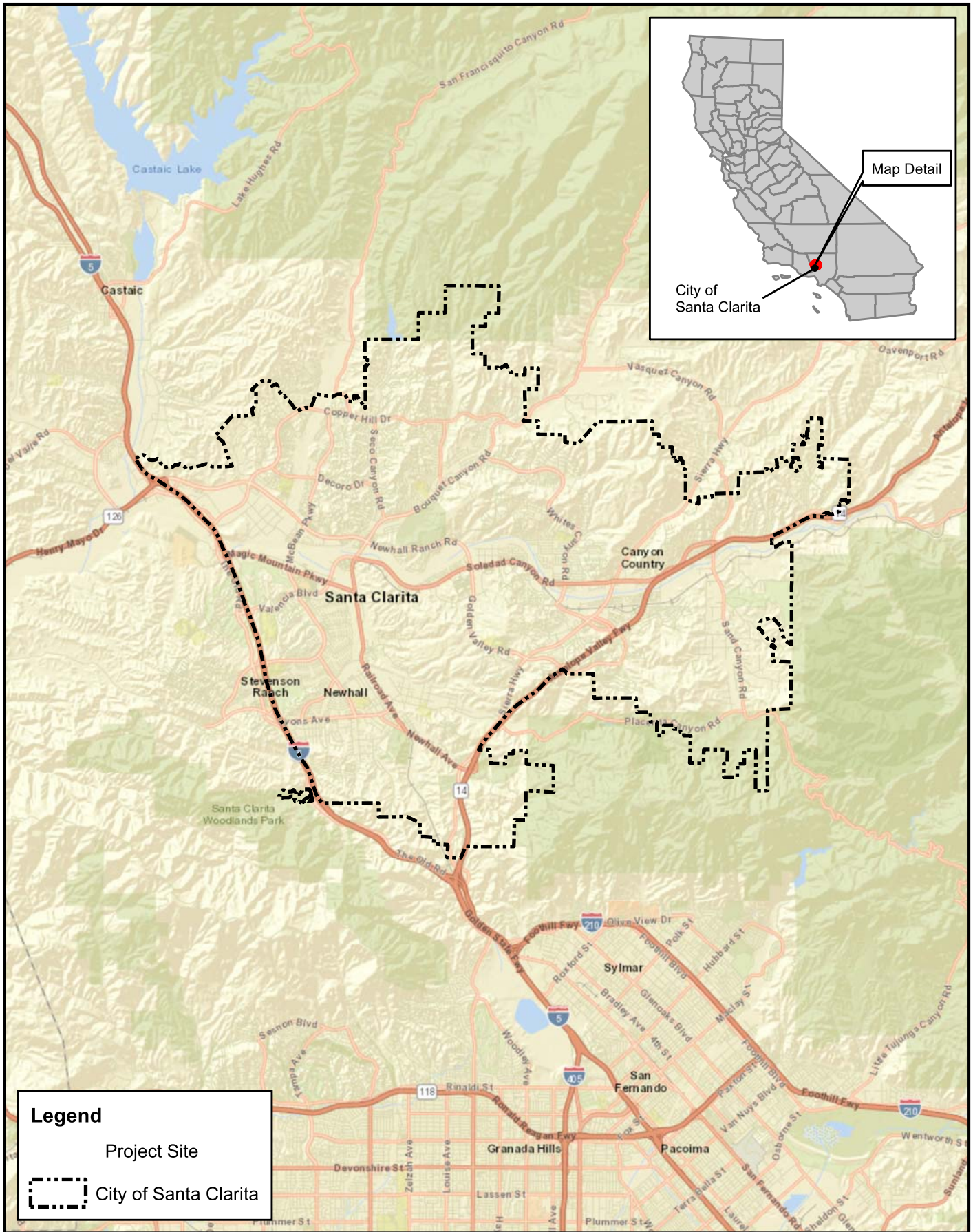


Figure 1
Regional Location Map

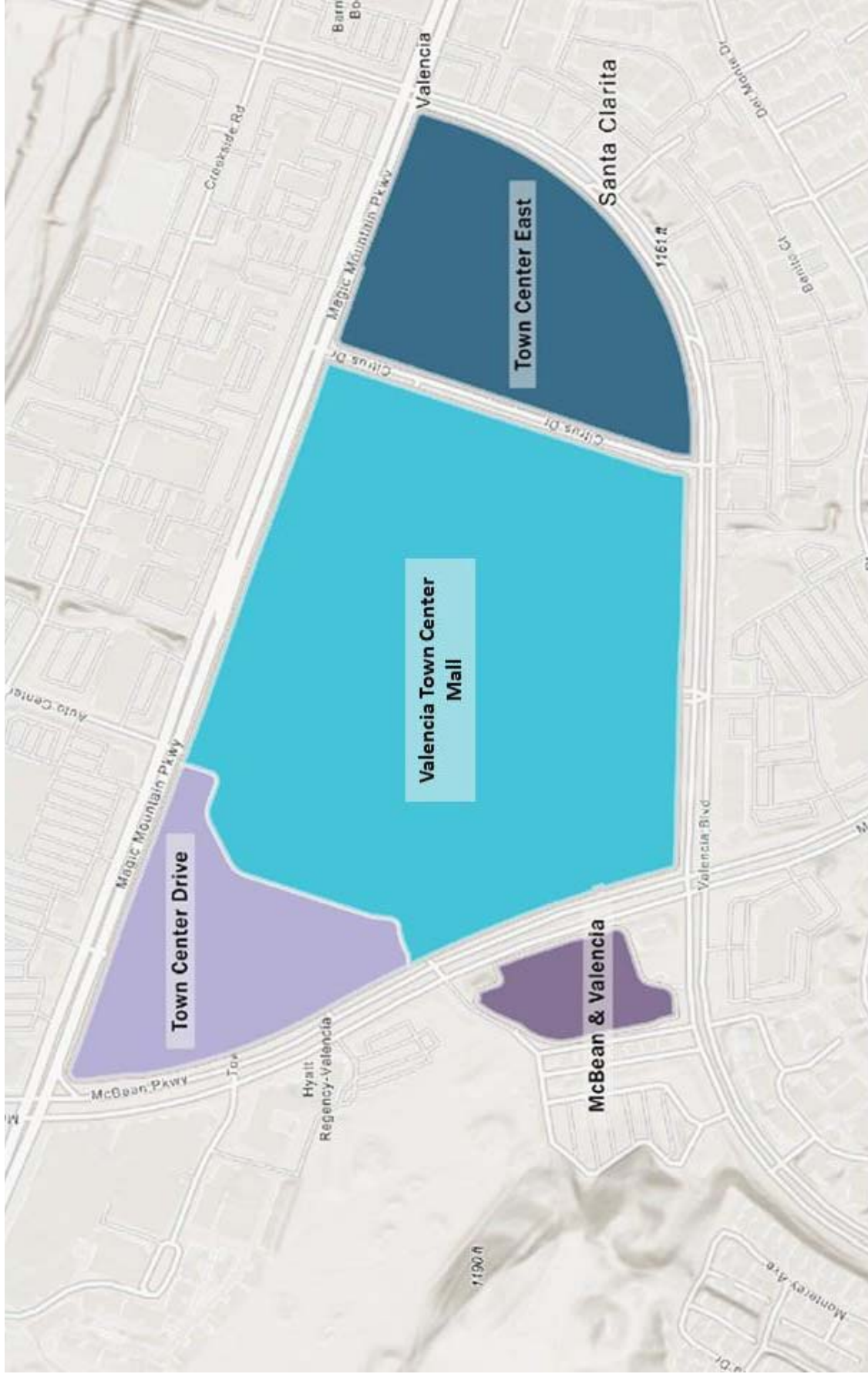


Figure 2
Project Vicinity Map



INITIAL STUDY

CITY OF SANTA CLARITA



Project Title/Master Case Number: Town Center Specific Plan / 20230428

Lead Agency Name and Address: City of Santa Clarita
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

Contact Person and Phone Number: David Peterson
(661) 284-1406

Project Location: The Town Center Specific Plan project is an approximately 111-acre area located in the community of Valencia in the City of Santa Clarita, Los Angeles County, California (see **Figure 1**). The Specific Plan Area is bounded by Magic Mountain Parkway to the north, Valencia Boulevard to the south and east, and primarily by McBean Parkway to the west, with a 3.7-acre portion of the Specific Plan Area located on the west side of McBean Parkway connecting to the McBean Regional Transit Center (see **Figure 2**). Citrus Street bisects the Town Center Specific Plan area (TCSP area or Specific Plan area) from north to south. Town Center Drive traverses the TCSP area, connecting to both McBean Parkway and Magic Mountain Parkway and forming a loop road around the Valencia Town Center Mall, which is one of the primary existing land uses in the TCSP area. The TCSP area is comprised of four subareas:

- Subarea 1 –Valencia Town Center,
- Subarea 2 – Town Center East,
- Subarea 3 – Town Center Drive, and
- Subarea 4 – McBean and Valencia.

Applicant’s Name and Address: City of Santa Clarita
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

General Plan Designation: CR – Regional Commercial

Zoning: CR – Regional Commercial
JCOZ - Jobs Creation Overlay Zone

Description of Project and Setting: **Existing Conditions**
The TCSP area is currently characterized by a variety of development types, including the Valencia Town Center mall, the Town Center Drive commercial district, the Princess Cruise Lines (owned by Carnival Corporation) corporate office building, the County of Los Angeles Superior Court, Santa Clarita Courthouse,

the Valencia Public Library, Offices for the City of Hope, and a variety of other retail businesses, restaurants, offices, government buildings, and other commercial uses. The Valencia Town Center Mall (VTC Mall) is the largest development within the Specific Plan Area, with 1 million square feet of commercial space and occupying 69 acres of the 111-acre Specific Plan Area. The VTC Mall is considered subarea 1 of the proposed Specific Plan. The VTC Mall includes an enclosed mall area, an outdoor lifestyle retail center called The Patios, and commercial development. A portion of Town Center Drive is within this Subarea, along with a parking garage on the west side of Town Center Drive. Additional amenities include outdoor pedestrian plazas with seating and children's play areas.

The second subarea, Town Center East, is characterized by approximately 245,000 square feet of public services, office space, personal service, and retail development. The public services include the former Los Angeles County Sheriff's Department, Los Angeles County Fire Department Station 126, Santa Clarita Courthouse/Santa Clarita Superior Court, offices of the Los Angeles County Planning Division, Los Angeles County Building and Safety Division, and the Los Angeles County Fire Department. This Subarea also contains the City of Santa Clarita Library, Valencia Branch. Two private office buildings, including the Bank of America Building and Skylight Medical Plaza building, which has medical offices, a pharmacy, and an urgent care facility, are located in the southern portion of this Subarea. A small, approximately 31,000-square-foot retail/commercial center is located in the northwestern portion of the Subarea.

The third subarea, Town Center Drive, is primarily built out and extends from the VTC Mall subarea to the west with street-oriented office space, entertainment, dining, personal services, and specialty retail uses. This Subarea includes approximately 460,000 square feet of commercial space composed of several office buildings measuring between four and six stories in height with ground-floor retail, restaurants, and services, a twelve-theater Regal Cinema, several one- and two-story retail/office buildings, and two multi-level parking structures.

The fourth subarea, McBean and Valencia, is the smallest of the subareas, but occupies a prominent location near the intersection of two major thoroughfares – Valencia Boulevard and McBean Parkway. Most of the property is vacant, with a coffee shop currently under construction in the northeastern portion of the Subarea, replacing a former car wash. The balance of the subarea is entitled for the construction of a five-story hotel and free-standing restaurant. Rough grading onsite has occurred, but no hotel or restaurant improvements have been constructed.

As indicated above, the entire Specific Plan Area is zoned Regional Commercial (CR) and is located within the City's Jobs Creation Overlay Zone (JCOZ). The JCOZ provides incentives for qualifying office projects (up to five stories) and industrial projects (up to 55 feet), whereas the underlying zoning district limits the height of buildings to 35 feet without a conditional use permit.

Proposed Project

The proposed Santa Clarita Town Center Specific Plan (Specific Plan) is a long-range land use plan that establishes the City's vision for the TCSP area as a regional destination incorporating a balanced mix of uses. The City's goals for the Specific Plan are to create a balance of residential, commercial, dining and entertainment uses; create placemaking; create a flexible framework for future development; create the potential for numerous possibilities; and create a practical and buildable plan.

In general, the Specific Plan content would be presented in four chapters, including an introduction and the proposed Specific Plan's vision and goals; a framework element that would establish the components, expectations, and general requirements for all future development plans for sites within the TCSP area; a description of the development and design standards regulating future development plans in the Specific Plan Area; and an implementation plan that could be utilized to implement the goals of the Specific Plan. A description of each chapter is included in the following paragraphs.

Chapter 1 of the proposed Specific Plan would include a description of the regional setting, the relationship of the Specific Plan to other City plans (such as the City's General Plan and 6th cycle Housing Element), a discussion of existing conditions, as well as the proposed Vision Statement and Goals, which are provided below.

The Vision Statement for the Proposed Specific Plan is:

The Santa Clarita Town Center is a lively hub that embodies a spirit of community, inviting people from all walks of life to live, work, shop, play, and socialize. It features a balance of retail, office, restaurants, recreational, hospitality, and residential spaces, seamlessly integrated with a pedestrian and bike friendly setting. The Town Center features an efficient multimodal transportation system, providing easy connectivity to regional and local trail systems. The Town Center provides a community identity and is a vibrant place for people to gather, socialize, and celebrate in the City of Santa Clarita.

The primary goals of the proposed Specific Plan are:

- *Create a balanced mix of uses within the TCSP area that combines commercial and service opportunities with a residential environment that creates a more livable and pedestrian oriented space.*
- *Further establish and enhance the Specific Plan Area as a regional destination for employment, entertainment, dining, retail, and services.*
- *Provide a long-term vision for development within the most intensive commercial and residential district within the City of Santa Clarita.*

Chapter 2 of the proposed Specific Plan would include framework elements, which would contain the building blocks, details, examples, and rationale for the contents of the Specific Plan. As stated above, the details within the framework element are intended to establish the components, expectations, and general requirements for all future

development plans for sites within the Specific Plan. This Chapter would also include a conceptual development plan, depicting an illustrative plan that showcases one of several potential ideas for the future development of the Specific Plan Area. This plan would not serve as a rigid blueprint for development, but rather, it would provide guidance for future endeavors, considering long-term needs of the community and market trends.

Chapter 3 would include the development standards that would regulate development within the Specific Plan Area. Specifically, the development standards identified in this chapter would be used to achieve the core components of the framework elements included within Chapter 2. These development standards are anticipated to include flexible land use regulations, parking requirements that are reflective of industry standards, and density standards to ensure a balance and efficiency of uses, amenities, and improvements. Further, these standards are anticipated to promote mixed-use development to ensure that future development projects incorporate a balance of uses, provide appropriate amenities, and create a sense of place. These standards would address building heights, setbacks, public spaces, and architectural standards to maintain visual appeal and compatibility with the surrounding area.

Chapter 4 would include an implementation plan that would describe the manner in which the proposed Specific Plan could be implemented. Within the Specific Plan Area, the existing CR zone allows for a floor area ratio (FAR) of 2:1 (87,120 square feet of floor area per acre) and the provision for residential densities between a minimum of 18 units and a maximum of 50 units per acre. The Specific Plan is anticipated to maintain this FAR of 2:1 and the residential densities of up to 50 units per acre.

In general, the Specific Plan would encourage mixed-use development and promote a blend of residential, commercial, and recreational spaces, integrating different land uses and creating a walkable community, where a variety of housing options are developed alongside businesses and community facilities. The Specific Plan would also emphasize improved access to the McBean Regional Transit Center thereby increasing housing choices for people who prefer convenient access to transit services.

The Specific Plan envisions the development of nodes within the Specific Plan Area, which includes, programable gathering space and other smaller gathering spaces such as public plazas, courtyards, amphitheaters, pedestrian streets, parklets, children's playgrounds, and parks.

Approvals Required

The Proposed Specific Plan would require the following discretionary approvals of the City of Santa Clarita:

- Adoption of the proposed Specific Plan
- General Plan Amendment
- Zone Change

Surrounding Land Uses:

The TCSP area is immediately surrounded on all sides by land with a land use and zoning designation of CR, with the exception of the

McBean Regional Transit Center (zoned PI-Public/Institutional) that is located immediately west of the McBean and Valencia subarea. Land to the west of the Specific Plan Area, across McBean Parkway is designated and zoned as CR, with PI and Open Space zoning beyond. Land to the south and east, across Valencia Boulevard, is designated and zoned as CR, with Urban Residential 4, Urban Residential 3, and Urban Residential 2 zoning beyond. Land to the north, across Magic Mountain Parkway, is designated and zoned CR with Specific Plan (the North Valencia Specific Plan) further to the north. Uses adjacent to the TCSP area include auto dealerships and retail commercial uses to the north; restaurants, banks, supermarket, retail commercial uses, a medical office building, and Santa Clarita City Hall to the south; banks, medical clinics, restaurants, and retail stores to the east; and the Valencia Country Club, multi-family residential uses, a hotel, restaurants, retail stores, the Santa Clarita Conference Center, and Santa Clarita McBean Regional Transit Center to the west.

Other Public Agencies whose Approval is Required:

Pursuant to Article 4 of the California Environmental Quality Act (CEQA) Guidelines, the City of Santa Clarita is the lead agency for the proposed Specific Plan, taking primary responsibility for conducting environmental review and approving or denying the project under consideration. There are no responsible or trustee agencies with any approval authority for proposed Specific Plan.

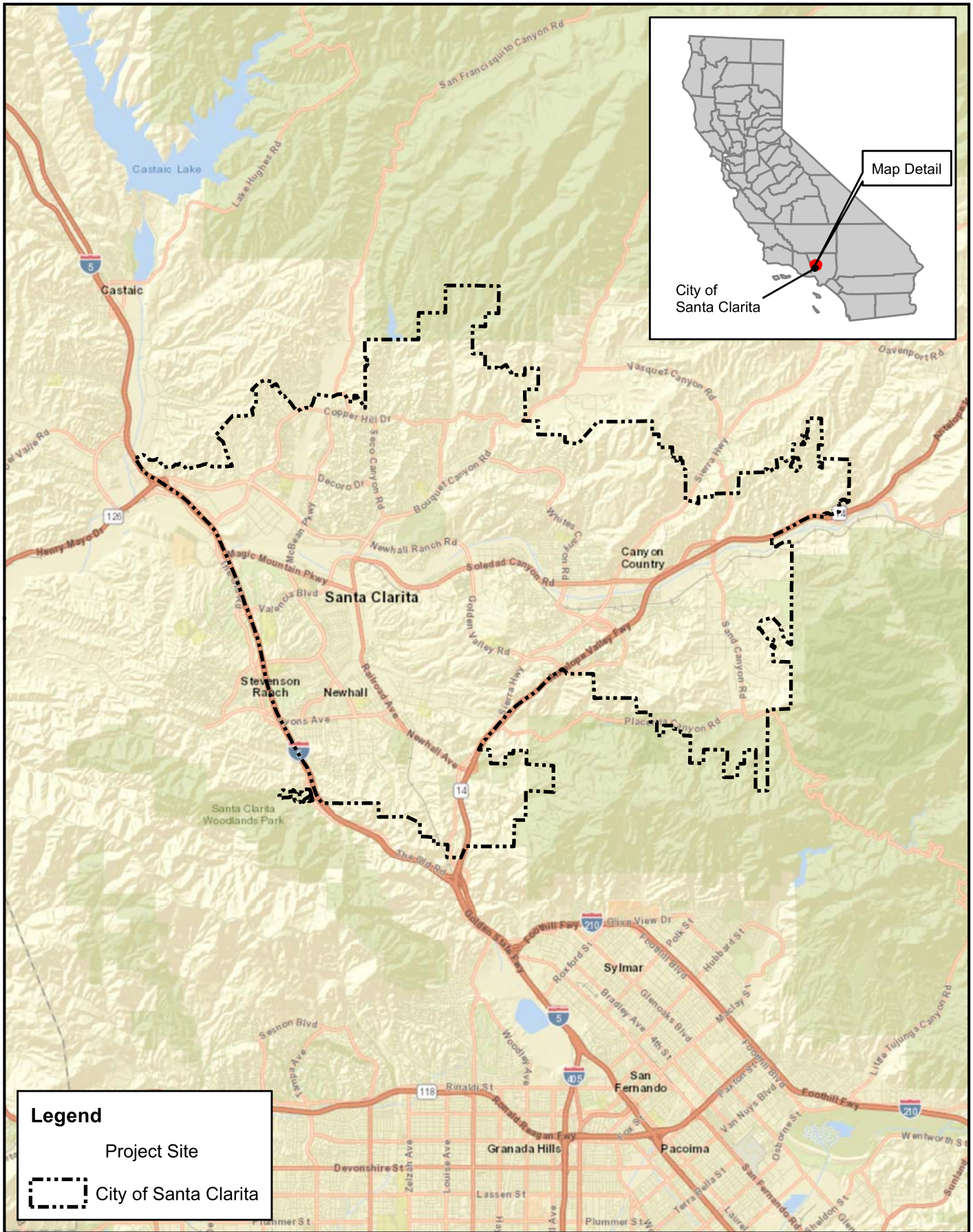


Figure 1
Regional Location Map



Figure 2
Project Vicinity Map



A. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

B. DETERMINATION

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

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

Signature

Name, Title

Date

Signature

Name, Title

Date

C. EVALUATION OF ENVIRONMENTAL IMPACTS:

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

I. AESTHETICS - Would the project:

- | | | | | |
|---|-------|-----|-------|-------|
| a) Have a substantial adverse effect on a scenic vista? | [] | [] | [X] | [] |
| b) Substantially damage scenic resources, including, but not limited to, primary/secondary ridgelines, trees, rock outcroppings, and historic buildings within a state scenic highway? | [] | [] | [] | [X] |
| c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | [X] | [] | [] | [] |
| d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? | [] | [] | [X] | [] |

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

- | | | | | |
|--|-----|-----|-----|-------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use? | [] | [] | [] | [X] |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | [] | [] | [] | [X] |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? | [] | [] | [] | [X] |
| d) Result in the loss of forestland or conversion of forestland to non-forest use? | [] | [] | [] | [X] |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or conversion of forestland to non-forest use? | [] | [] | [] | [X] |

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- | | | | | |
|---|-----|-----|-----|-----|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | [X] | [] | [] | [] |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | [X] | [] | [] | [] |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)? | [X] | [] | [] | [] |
| d) Expose sensitive receptors to substantial pollutant concentrations? | [X] | [] | [] | [] |
| e) Create objectionable odors affecting a substantial number of people? | [] | [] | [X] | [] |

IV. BIOLOGICAL RESOURCES – Would the project:

- | | | | | |
|--|-----|-----|-----|-----|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | [] | [] | [X] | [] |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | [] | [] | [] | [X] |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | [] | [] | [] | [X] |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | [] | [] | [X] | [] |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, including oak trees? | [] | [] | [X] | [] |
| f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan? | [] | [] | [] | [X] |

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
g) Affect a Significant Ecological Area (SEA) or Significant Natural Area (SNA) as identified on the City of Santa Clarita ESA Delineation Map?	[]	[]	[]	[X]

V. CULTURAL RESOURCES – Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	[]	[]	[X]	[]
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	[X]	[]	[]	[]
c) Disturb any human remains, including those interred outside of formal cemeteries?	[]	[]	[X]	[]

VI. ENERGY – Would the project:

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	[X]	[]	[]	[]
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	[]	[]	[X]	[]

VII. GEOLOGY AND SOILS – Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	[]	[]	[X]	[]
ii) Strong seismic ground shaking?	[]	[]	[X]	[]
iii) Seismic-related ground failure, including liquefaction?	[]	[]	[X]	[]
iv) Landslides?	[]	[]	[X]	[]
b) Result in substantial wind or water soil erosion or the loss of topsoil, either on- or off-site?	[]	[]	[X]	[]
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	[]	[]	[X]	[]

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	[]	[]	[X]	[]
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	[]	[]	[]	[X]
f) Result in a change in topography or ground surface relief features?	[]	[]	[X]	[]
g) Result in earth movement (cut and/or fill) of 10,000 cubic yards or more?	[]	[]	[X]	[]
h) Involve development and/or grading on a slope greater than 10% natural grade?	[]	[]	[]	[X]
i) Result in the destruction, covering, or modification of any unique geologic or physical feature?	[]	[]	[]	[X]
j) Directly or indirectly destroy or impact a unique paleontological resource or site or unique geologic feature?	[X]	[]	[]	[]

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

a) Generate greenhouse gas emission, either directly or indirectly, that may have a significant impact on the environment?	[X]	[]	[]	[]
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	[X]	[]	[]	[]

IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	[]	[]	[X]	[]
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving explosion or the release of hazardous materials into the environment (including, but not limited to oil, pesticides, chemicals, fuels, or radiation)?	[]	[]	[X]	[]
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	[]	[]	[X]	[]
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	[X]	[]	[]	[]

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	[]	[]	[]	[X]
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	[]	[]	[]	[X]
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	[]	[]	[X]	[]
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	[]	[]	[X]	[]
i) Expose people to existing sources of potential health hazards (e.g., electrical transmission lines, gas lines, oil pipelines)?	[]	[]	[X]	[]

X. HYDROLOGY AND WATER QUALITY – Would the project:

a) Violate any water quality standards or waste discharge requirements?	[]	[]	[X]	[]
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	[]	[]	[X]	[]
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	[]	[]	[X]	[]
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	[]	[]	[X]	[]
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	[]	[]	[X]	[]
f) Otherwise substantially degrade water quality?	[]	[]	[X]	[]

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

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

Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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XIV. POPULATION AND HOUSING – Would the project:

- | | | | | |
|---|-----|-----|-----|-----|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | [] | [] | [X] | [] |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere (especially affordable housing)? | [] | [] | [X] | [] |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | [] | [] | [X] | [] |

XV. PUBLIC SERVICES – Would the project result in:

- | | | | | |
|--|-----|-----|-----|-----|
| a) Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services: | | | | |
| i) Fire protection? | [X] | [] | [] | [] |
| ii) Police protection? | [X] | [] | [] | [] |
| iii) Schools? | [X] | [] | [] | [] |
| iv) Parks? | [] | [] | [X] | [] |
| v) Other public facilities? | [] | [] | [X] | [] |

XVI. RECREATION – Would the project:

- | | | | | |
|--|-----|-----|-----|-----|
| a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | [] | [] | [X] | [] |
| b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | [] | [] | [X] | [] |

XVII. TRANSPORTATION/TRAFFIC – Would the project:

- | | | | | |
|--|-----|-----|-----|-----|
| a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but | [X] | [] | [] | [] |
|--|-----|-----|-----|-----|

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	[X]	[]	[]	[]
c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	[]	[]	[X]	[]
d) Result in inadequate emergency access?	[]	[]	[X]	[]

XVIII. TRIBAL CULTURAL RESOURCES – Would the project:

a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	[X]	[]	[]	[]
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	[X]	[]	[]	[]

XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	[X]	[]	[]	[]
b) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	[X]	[]	[]	[]
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	[]	[]	[X]	[]

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	[X]	[]	[]	[]
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	[X]	[]	[]	[]
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	[X]	[]	[]	[]
g) Comply with federal, state, and local statutes and regulations related to solid waste?	[]	[]	[]	[X]

XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	[]	[]	[]	[X]
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	[]	[]	[]	[X]
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	[]	[]	[]	[X]
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	[]	[]	[]	[X]

XXI. MANDATORY FINDINGS OF SIGNIFICANCE:

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	[X]	[]	[]	[]
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	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	[X]	[]	[]	[]
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	[X]	[]	[]	[]

D. DISCUSSION OF ENVIRONMENTAL IMPACTS AND/OR EARLIER ANALYSIS

Section I. Aesthetics

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

Discussion

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

Less Than Significant Impact. The City of Santa Clarita lies within Southern California’s Santa Clarita Valley, which is bounded by the San Gabriel Mountains to the south and east, the Santa Susana Mountains to the southwest, and the mountains of the Angeles National Forest to the north. The surrounding natural mountains and ridgelines, some of which extend into the City, provide a visual backdrop for the City. Other scenic resources within or visible from within the City include the Santa Clara River corridor, forested/vegetated land, and a variety of canyons and natural drainages in portions of the City; however, these resources are not visible from the Specific Plan Area. Currently, limited northerly views of the mountains are available from public vantage points along Valencia Boulevard, and along north-south roadways such as Citrus Street and McBean Parkway. The majority of the Specific Plan Area is built out and developed with a number of buildings, structures, and hardscape and landscape improvements.

There is no widely accepted definition of a scenic vista; however, a scenic vista is often defined as a publicly accessible, prominent vantage point that provides expansive views of highly valued landscapes or prominent visual elements. As stated in the General Plan, a scenic vista may include views of scenic resources such as mountains and canyons, woodlands, water bodies, and/or specific resources (e.g., Vasquez Rocks County Park).¹ Further, the City’s General Plan states that urban development can impact the quantity, quality, and variety of scenic vistas through light pollution, development on prominent ridgelines/hillsides, aesthetically deficient development, streetscape clutter, and obstruction of scenic views along various roadways.²

The Proposed Specific Plan is a long-range land use plan that establishes the City’s vision for the Specific Plan Area that would encourage mixed-use development and promote a blend of residential, commercial,

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

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

and recreational spaces. While there are no development plans under review, the Specific Plan may encourage development or redevelopment of certain vacant or underdeveloped parcels and the intensification of existing uses. Upon buildout, portions of the Specific Plan area may be developed with structures that are taller than what currently exists in those areas; however, the Specific Plan would not increase the maximum development permitted within the Specific Plan area. Further, the Specific Plan area currently includes the tallest structures in the City (such as the Princess Cruises building located at 24305 Town Center Drive). Therefore, while buildout of the Specific Plan could partially obstruct existing northerly views of the mountains from various points along Valencia Boulevard and McBean Parkway, such views are already obstructed by existing development and are limited. In addition, public views of the mountains would continue to be available from other vantage points along Valencia Boulevard and McBean Parkway, from north-south roadways, and from elevated vantage points such as pedestrian bridges. Therefore, the buildout of the Specific Plan would not damage any scenic resources and would not significantly impact any views of scenic resources such that public views would no longer be available. As such, impacts to scenic vistas would be less than significant, and this topic will not be further evaluated in the EIR.

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

No Impact. The only roadway in Santa Clarita that is identified in the California Department of Transportation's State Scenic Highway program is Interstate 5 (I-5), which is designated as an Eligible State Scenic Highway. This designated eligible segment of I-5 extends from the I-210 interchange to the State Route (SR) 126/Newhall Ranch Road interchange. SR 126 from the City's boundary at I-5 west to SR 150 in Ventura County is also designated an Eligible State Scenic Highway. The Specific Plan Area is located 0.8 miles east of I-5 and approximately 3.5 miles southeast of SR 126, and is not visible from either highway. Therefore, the Proposed Specific Plan would have no impact related to scenic resources or state scenic highways, and this topic will not be further evaluated in the EIR.

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

Potentially Significant Impact. The majority of the TCSP area is built out and developed with a number of buildings, structures, and hardscape and landscape improvements. While there are no development plans currently under review, the Specific Plan may encourage development or redevelopment of certain vacant or underdeveloped parcels and the intensification of existing uses within the TCSP area. Moreover, the proposed Specific Plan is expected to include development standards that could differ from those that currently apply to the site under the existing CR zoning standards. Consequently, implementation of the Proposed Project has the potential to impact the scenic quality of the Specific Plan Area. Accordingly, the Proposed Project's potential impacts to scenic quality are considered potentially significant and will be further evaluated in the EIR.

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

Less Than Significant Impact. While there are no development plans currently under review by the City, the Proposed Specific Plan may encourage development or redevelopment of certain vacant or underdeveloped parcels, which may result in new sources of light such as low-level exterior lighting adjacent to buildings and parking areas and along pedestrian pathways. Future development could also

include accent lighting associated with signage, architectural features, and landscaping. In accordance with the City’s Uniform Development Code and Community Character & Design Guidelines, any new outdoor light sources resulting from the vision portrayed in the Proposed Specific Plan would be required to be shielded and facing down in order to minimize creation of glare and ambient light sources. Architectural elements would be required to incorporate exterior building materials that would generally be nonreflective such as stucco, concrete, and wood. In addition, the Specific Plan Area is located in a commercial area and is surrounded by uses with similar light and glare sources, such as vehicle headlights, traffic lights, office buildings, commercial buildings, and residential land uses. As with all light sources, light emanating from new mixed-use, residential, or commercial buildings would be consistent with the existing illumination levels in the Specific Plan Area and on surrounding land uses. As such, the overall increase in nighttime lighting in the Specific Plan Area would not have a noticeable effect on nighttime sky views. Therefore, the increased activity and light that would be generated by potential future development in the Specific Plan Area would not detract from daytime or nighttime views. Compliance with the City’s outdoor lighting restrictions and incorporation of nonreflective building materials would ensure that light and glare impacts would remain less than significant. As such, this topic will not be further evaluated in the EIR.

Section II. Agriculture and Forestry Resources

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

AGRICULTURE AND FORESTRY RESOURCES:

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

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The Specific Plan Area is not located in an area of Prime Farmland, Unique Farmland, Farmland of Statewide Importance, Farmland of Local Importance, Farmland of Local Potential, or Grazing Land as identified by the California Department of Conservation's California Important Farmland Finder.³ Therefore, the Proposed Specific Plan would have no impact on such resources, and this topic will not be further evaluated in the EIR.

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

No Impact. The Specific Plan Area is designated in the Santa Clarita General Plan Land Use Element and on the official Zoning Map as CR (Regional Commercial), which are areas that promote the development of regional focal points for commercial, entertainment, cultural, and business uses serving the public and drawing from a market area encompassing the entire Santa Clarita Valley. Multiple-family dwellings, including live-work units, are allowed in this zone. The City of Santa Clarita does not have any Williamson Act contract land in the Specific Plan Area. As such, the Proposed Project would not conflict with zoning for agricultural use or any Williamson Act contracts, and this topic will not be further evaluated in the EIR.

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

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

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

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

e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. As discussed above, the City of Santa Clarita does not have any Williamson Act contract land, and there are no agricultural operations currently being conducted in the Specific Plan Area. In addition, the Specific Plan Area does not contain any tree stands that are extensive enough to constitute a forest or

³ California Department of Conservation, *California Important Farmland Finder*, accessed August 4, 2023, <https://maps.conservation.ca.gov/dlrp>.

timber resource. Therefore, the Proposed Project would have no impact involving the conversion of farmland to non-agricultural use or the conversion of forestland to non-forest use, and this topic will not be further evaluated in the EIR.

Section III. Air Quality

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
AIR QUALITY:				
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

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

Potentially Significant Impact. The Specific Plan Area is located within the South Coast Air Basin (SCAB) and is subject to the Air Quality Management Plan (AQMP) prepared by the South Coast Air Quality Management District (SCAQMD). SCAQMD’s 2022 AQMP is based on regional growth forecasts for the Southern California Association of Governments (SCAG) region. The intensification of land uses and new development in the Specific Plan Area could generate additional vehicle trips, resulting in an increase in air pollutant emissions. Therefore, buildout of the Specific Plan Area could result in potentially significant impacts to air quality. Accordingly, the Proposed Project’s consistency with the AQMP will be further evaluated in the EIR.

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

Potentially Significant Impact. The Specific Plan Area is located in the SCAB, which is designated to be in nonattainment for ozone (O₃), fine particulate matter or particulate matter equal to or less than 2.5 microns in diameter (PM_{2.5}), respirable particulate matter or particulate matter equal to or less than 10 microns in diameter (PM₁₀), and lead (Los Angeles County only). The SCAQMD has significance thresholds for emissions that contribute to these nonattainment pollutants and their precursors. Implementation of the Proposed Project may produce air pollutants that exceed the SCAQMD’s

significance thresholds. Accordingly, regional air pollutant emissions generated by buildout of the Proposed Project will be further evaluated in the EIR.

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

Potentially Significant Impact. According to the SCAQMD, individual projects that exceed the SCAQMD’s significance thresholds for project-specific impacts would cause a cumulatively considerable increase in emissions for the pollutants for which SCAB is in nonattainment. As discussed in Section III.b) above, construction and operation of the Proposed Project could exceed the significance thresholds established by the SCAQMD for regional or localized emissions. Accordingly, the potential for the Proposed Project to result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or state ambient air quality standard will be further evaluated in the EIR.

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

Potentially Significant Impact. Sensitive receptors refer to locations where uses and/or activities result in increased exposure of persons more sensitive to the unhealthful effects of emissions, such as residents, school children, the elderly, and hospital patients. Sensitive land uses within or in close proximity to the Specific Plan Area include residences and medical facilities. Future development within the Specific Plan Area may expose sensitive receptors to substantial pollutant concentrations. Accordingly, localized air pollutant emissions generated by buildout of the Proposed Project will be further evaluated in the EIR.

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

Less Than Significant Impact. Residential development and commercial uses do not typically generate objectionable odors that affect a substantial number of people. Although some industrial land uses, such as wastewater treatment plants, food processing, compost facilities, and other industrial processes, have the potential to generate other emissions, such as those leading to objectionable odors, implementation of the Proposed Project would not result in the development of these uses in the Specific Plan Area. Therefore, the Proposed Project would have a less than significant impact related to odors, and this topic will not be further evaluated in the EIR.

Section IV. Biological Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES:				
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Affect a Significant Ecological Area (SEA) or Significant Natural Area (SNA) as identified on the City of Santa Clarita ESA Delineation Map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a) **Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

Less Than Significant Impact. According to Figure 3.7-1, Sensitive Biological Resources, in the City’s General Plan EIR, the Specific Plan Area is located in the general vicinity of an area with known occurrences of sensitive animal and plant species due to its proximity to the Santa Clara River, which is characterized as a Significant Ecological Area in the City’s General Plan and is located less than one-half mile to the north. However, the Specific Plan Area is located in an urbanized area and is entirely developed with commercial, mixed-use, civic, and office land uses, as well as expanses of asphalt parking lots. The exception is the McBean and Valencia subarea, which is currently vacant and characterized by bare earth (resulting from the demolition of past land uses and subsequent grading of the site related to the approved entitlement of a hotel and restaurant use). Due to the developed nature of the Specific Plan Area and its surroundings, the Specific Plan Area does not contain any known candidate, sensitive, or special-status plant or animal species identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service. Furthermore, the Specific Plan Area does not contain any habitat capable of supporting special-status species, as existing on-site vegetation is limited to landscaping including ornamental trees and shrubs. Therefore, the Proposed Specific Plan would not have a substantial adverse effect, either directly or through habitat modifications, on any candidate,

sensitive, or special-status species. Potential impacts in this regard are less than significant and this topic will not be further evaluated in the EIR.

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

No Impact. The Specific Plan Area is primarily developed with buildings, paved surfaces, and decorative landscaping and does not contain any riverine habitat or native vegetation such as sage scrub, chaparral, or woodland. In addition, there are no sensitive natural communities identified by the City's General Plan in the Specific Plan Area. Therefore, the Proposed Project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service. This topic will not be further evaluated in the EIR.

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

No Impact. Wetlands are defined by Section 404 of the federal Clean Water Act as land that is flooded or saturated by surface water or groundwater at a frequency and duration sufficient to support and that normally does support a prevalence of vegetation adapted to life in saturated soils. Wetlands include areas such as swamps, marshes, and bogs. As discussed above in Section IV.b), the Specific Plan Area is entirely urbanized (i.e., developed with buildings and paved surfaces), other than a vacant, previously developed and graded lot. There are currently no wetlands or other surface-level water bodies identified by the City's General Plan, on US Geologic Survey (USGS) topographic quadrangles, or on the National Wetlands Inventory (NWI) in the Specific Plan Area.⁴ Therefore, the Proposed Project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. This topic will not be further evaluated in the EIR.

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

Less Than Significant Impact. The Specific Plan Area is located in an urbanized area and is currently characterized by commercial, mixed-use, residential, civic, and office land uses, as well as expanses of parking lots. The exception to this is the McBean and Valencia subarea, which is currently vacant and characterized by bare earth (resulting from the demolition of past land uses and subsequent grading of the site). The Specific Plan Area is not located within an established native resident or migratory wildlife corridor or nursery site. The Santa Clara River is less than .05 miles north of the Specific Plan Area, but the area is separated from the Santa Clara River by Magic Mountain Parkway and existing commercial developments. The landscaping on-site has the potential to provide nesting habitat for migratory birds protected by the Migratory Bird Treaty Act and the California Fish and Game Code. However, standard construction practices conducted in compliance with such federal and state laws would prevent the illegal taking of a migratory bird or an active nest. Therefore, the Proposed Project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native

⁴ US Fish & Wildlife Service, *National Wetlands Inventory Wetlands Mapper*, accessed November 8, 2023, <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>. The NWI identifies a riverine feature traversing the site (bisecting the existing mall building) that was mapped based on interpretation of aerial photography from 1976. The development of the Valencia Town Center Mall eliminated all surface exposures of this riverine feature.

resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. As such, this topic will not be further evaluated in the EIR.

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

Less Than Significant Impact. The Specific Plan Area is predominantly built out and does not contain any natural habitat containing oak trees. However, the Valencia Town Center mall uses oak trees as decorative landscaping in the parking lots on the west side of the mall structure. As identified in Section 17.17.090 (Oak Tree Preservation) of the City's Unified Development Code, it is the City's policy to require the preservation of all healthy oak trees, including the above-mentioned oak trees planted as decorative landscaping, unless compelling reasons justify the removal of such trees. While there are no development plans currently under review by the City, the Proposed Specific Plan may encourage development or redevelopment of certain parcels within the Specific Plan Area, which may contain oak trees. Should future projects building out the Proposed Specific Plan involve cutting, pruning, removing, relocating, endangering, damaging removal or trimming of, or encroachment into the protected zone of an oak tree(s), an oak tree permit would be required from the City in accordance with this Oak Tree Preservation ordinance. Such permit would require proper conditions regarding the protection and/or replacement of oak trees pursuant to Section 17.17.090(H) of the City's Unified Development Code. With the required compliance with the City's Oak Tree Preservation Ordinance, impacts would be less than significant. Therefore, this topic will not be further evaluated in the EIR.

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

No Impact. The Specific Plan Area is not within a habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan. Therefore, the Proposed Project would not conflict with any adopted habitat or natural community conservation plans, and this topic will not be further evaluated in the EIR.

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

No Impact. The Specific Plan Area is not located in a Significant Ecological Area identified on Exhibit CO-5 (Significant Ecological Areas) of the City's General Plan Conservation and Open Space Element. The Project site is also not located in a Significant Natural Area identified by the California Department of

Fish and Wildlife. Therefore, the Proposed Project would not affect a Significant Ecological Area or Significant Natural Area, and this topic will not be further evaluated in the EIR.

Section V. Cultural Resources

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

Discussion

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

Less Than Significant Impact. Section 15064.5 of the CEQA Guidelines generally defines a historic resource as a “resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources”; “a resource included in a local register of historical resources (...unless the preponderance of evidence demonstrates that it is not historically or culturally significant)”; or any resource “which a lead agency determines to be historically significant...provided the lead agency’s determination is supported by substantial evidence.” Generally, a resource is considered “historically significant” if it is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage; is associated with the lives of persons important in our past; embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of an important creative individual, or possesses high artistic values; or has yielded, or may be likely to yield, information important in prehistory or history. As identified by CEQA Guidelines Section 15064.5, a “substantial adverse change in the significance of an historical resource” is considered a significant effect on the environment; and a “[s]ubstantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.”

There are no sites in the Specific Plan Area currently listed in the National Register of Historic Places or the California Register of Historical Resources. In addition, based on Exhibit CO-6, Historical Resources, in the Conservation and Open Space Element of the City’s General Plan, there are no historical resources within the Specific Plan area. Rather, the Specific Plan Area is primarily developed with contemporary structures, which were constructed beginning in the early 1990s. Therefore, there are no known buildings, structures, natural features, works of art, or similar objects in the Specific Plan area that are listed on the National Register, the California Register, or a local register or which have a significant historic value to

the City. As such, the Specific Plan would not cause a substantial adverse change in the significance of a historical resource, and impacts would be less than significant.

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

Potentially Significant Impact. Although much of the Specific Plan Area is characterized by existing improvements where the ground has already been disturbed during development (e.g., the Valencia Town Center Mall, commercial and office buildings, parking lots), any future development in the Specific Plan Area that requires excavation to depths greater than existing foundations could potentially cause the destruction of unknown archaeological resources as such resources could still be present, particularly in soils at depths that have not been previously disturbed. Accordingly, potential impacts of the Proposed Project on archaeological resources will be further evaluated in the EIR.

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

Less Than Significant Impact. Most of the Specific Plan Area is developed with suburban and urban land uses and has been subject to previous ground disturbance and grading. Therefore, the potential for uncovering human remains is low. However, any future development in the Specific Plan Area that requires excavation to depths greater than existing foundations may have the potential to disturb existing but undiscovered human remains. If human remains were discovered during ground disturbance of any future development occurring under the Proposed Specific Plan, compliance with California Health and Safety Code Section 7050.5 would be required, which requires a project to halt until the County coroner has made the necessary findings as to the origin and disposition of the remains in accordance with Public Resources Code Section 5097.98. If the remains are determined to be Native American, the coroner must contact the California Native American Heritage Commission (NAHC). Public Resources Code Section 5097 specifies the procedures to be followed in case of the discovery of human remains on non-federal land. The disposition of Native American burials falls within the jurisdiction of the NAHC. Implementation of the Proposed Project would be required to comply with provisions of state law regarding discovery of human remains. Accordingly, compliance with such regulations would ensure that impacts to human remains are less than significant. As such, this topic will not be further evaluated in the EIR.

Section VI. Energy

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
ENERGY:				
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

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

Potentially Significant Impact. The Proposed Specific Plan would establish the City’s vision for the Specific Plan Area as a regional destination incorporating a balanced mix of uses. While there are no

specific development projects under review by the City, buildout of the Specific Plan is expected to include future development or redevelopment of vacant or underdeveloped parcels within the Specific Plan Area and possibly razing and redevelopment of other parcels in the Specific Plan Area. Therefore, future development would result in the consumption of energy during construction, associated with activities such as demolition, clearing, grading, paving, and building construction. Additionally, the operation of any future development may result in new sources of energy consumption due to additional residential and commercial uses within the Specific Plan Area when compared to existing conditions. Buildout of the Proposed Specific Plan would be required to comply with all applicable state and local codes, including the CALGreen Code (California Code of Regulations, Title 24, Part 11), which would reduce the energy demand of the future development and reduce the potential for resulting in the wasteful, inefficient, or unnecessary consumption of energy resources. Regardless, the potential energy impacts of the Proposed Project will be further evaluated in the EIR.

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

Less Than Significant Impact. Future development occurring through buildout of the Specific Plan would be required to comply with all applicable state and local codes, including the California Green Building Standards Code (Title 24, Part 11, [CALGreen]), and incorporate energy conservation, water conservation, and waste reduction features. Specifically, individual projects developed through future buildout of the Specific Plan would be required to incorporate design features to support and promote conservation, which may include, but would not be limited to, the following: Energy Star appliances; water-saving plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads); weather-based irrigation systems; and water-efficient landscaping. Future development would also be required to provide parking spaces equipped with EV charging stations and/or outlets/conduits for future plug-in vehicle use, and potentially solar photovoltaic panels, which would reduce the energy demand of future development.

In addition, buildout of the Specific Plan area may result in a greater concentration of residential and commercial development in the Specific Plan Area, which would provide employees and visitors with convenient access to public transit, thereby reducing the vehicle miles traveled (VMT) associated with the buildout of the Specific Plan. Furthermore, vehicles traveling to and from future development within the Specific Plan area during project construction and operation would be required to comply with federal and state fuel economy standards. Therefore, buildout of the Specific Plan would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency and impacts would be less than significant.

Section VII. Geology and Soils

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

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in a change in topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Result in earth movement (cut and/or fill) of 10,000 cubic yards or more?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Involve development and/or grading on a slope greater than 10% natural grade?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Result in the destruction, covering, or modification of any unique geologic or physical feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a.i) **Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

Less Than Significant Impact. The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazards of surface faulting and fault rupture by establishing regulatory zones around active faults. These zones extend from 200 feet to 500 feet on each side of the known fault and identify areas where a potential surface rupture could be hazardous for buildings used for human occupancy. Development projects located within these zones are required to prepare special geotechnical studies to characterize the effects from any potential surface ruptures.

The Specific Plan Area is located in the seismically active region of Southern California. Numerous active and potentially active faults with surface expressions (fault traces) have been mapped adjacent to, within, and beneath the Specific Plan Area. Active earthquake faults are faults where surface rupture has occurred

within the last 11,000 years. Surface rupture of a fault generally occurs within 50 feet of an active fault line. However, the Specific Plan Area is not located within a designated Alquist-Priolo Earthquake Fault Zone. The nearest Alquist-Priolo Earthquake Fault Zone is the San Gabriel fault located approximately 1 mile to the east of the Specific Plan Area. It is noted that a fault trace passes through the McBean and Valencia Subarea (Subarea 4) of the Specific Plan Area and the southwestern half of the parcel is recorded as a restricted use area on Assessor Parcel Map 2861-62. The restricted area can currently be used for parking, open space, and other uses that do not require any habitable structures. Because of the distance to the San Gabriel fault (1 mile), the potential for future surface rupture within the Specific Plan Area, excluding Subarea 4, is considered low. Any development proposed for the Subarea 4 parcel would need to provide a geotechnical study and would be required to comply with the use restrictions recorded with the involved parcels. In addition, any future development within the entire Specific Plan Area would be required to comply with construction requirements in applicable state and local building codes to ensure habitable structures are built to a level such that they can withstand acceptable seismic risk. As such, implementation of the Proposed Project would not exacerbate existing environmental conditions from ground rupture from known earthquake faults. Accordingly, the Proposed Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving fault rupture. Impacts are considered less than significant and this topic will not be further evaluated in the EIR.

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

Less Than Significant Impact. Santa Clarita is located in a seismically active region of Southern California. Consequently, as with any location in Southern California, the Specific Plan Area is susceptible to strong seismic ground shaking in the event of a major earthquake. Future development building out the Proposed Specific Plan would need to be constructed to withstand potential peak accelerations as defined by the California Building Code (CBC). In addition, the design of individual structures would be subject to review by the City's Building and Safety Department, including review by the City Geologist and the City Engineer. With the required compliance with the CBC, no future development under the Proposed Project is expected to result in significant impacts related to strong seismic ground shaking. Compliance with the CBC and City Building Code would ensure that impacts related to seismic ground shaking would be less than significant, and this topic will not be further evaluated in the EIR.

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

Less Than Significant Impact. Liquefaction occurs when saturated soils lose their strength and behave like a liquid as a result of strong ground shaking. The three geologic conditions that must be present for liquefaction to occur are (1) strong ground shaking; (2) shallow groundwater, generally less than 50 feet in depth; and (3) the presence of unconsolidated sandy alluvium, typically Holocene in age. According to the seismic hazard zone maps prepared by the California Geological Survey covering the City of Santa Clarita, the Specific Plan Area is located in a liquefaction hazard zone.

Future development in the Specific Plan Area would be required to conduct geotechnical studies to provide preliminary recommendations for foundation design that would minimize the potential effects of liquefaction and settlement. Section 17.83.070 of the City's Unified Development Code requires the Proposed Project to incorporate these recommendations into its grading plans. In addition, the design of individual structures would be subject to review by the City's Building and Safety Department, including review by the City Geologist and the City Engineer. Incorporation of the recommendations from required geotechnical reports, as well as compliance with the City's grading standards and regulations, would ensure

that future development under the Proposed Specific Plan would not result in significant impacts related to ground failure, including liquefaction, and this topic will not be further evaluated in the EIR.

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

Less Than Significant Impact. The potential for unstable ground conditions and landslides exists in all areas with steep slopes. Landslides are believed to result from the combined influence of water-saturated soils and grading activities associated with development. Water saturation might result from rainfall, over-irrigation, and sewage effluent discharge. Rainfall could loosen soil cohesion or trigger soil erosion and result in hillside slope failure. According to Exhibit S-3 of the City's General Plan Safety Element, the Specific Plan Area is not located within a landslide hazard zone identified on City or state mapping. Furthermore, there are no unstable slopes in the Specific Plan Area. Therefore, future development would not expose people or structures to potential adverse effects from landslides nor any associated impacts. As such, this topic will not be further evaluated in the EIR.

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

Less Than Significant Impact. During construction of future development in the Specific Plan Area, the soils on the construction site may become exposed and, thus, subject to erosion. However, any future development project would be required to comply with existing regulations that reduce erosion potential, including SCAQMD Rule 403, which would reduce the potential for wind erosion. Similarly, water erosion during construction would be substantially reduced by complying with the requirements of the National Pollutant Discharge Elimination System (NPDES) Construction General Permit. The NPDES Construction General Permit (mandatory for construction sites that disturb more than 1 acre of land) requires the construction of a project to incorporate best management practices (BMPs) to reduce erosion and prevent eroded soils from washing off-site. Any development project under 1 acre would also be required to implement construction BMPs to minimize erosion and the discharge of pollutants off-site in accordance with the City's stormwater ordinance. Accordingly, the potential to increase erosion during any construction activity would be substantially reduced through required compliance with existing regulations. Soil erosion during the operation of the future development projects would be minimal and would be limited to the landscaped areas. As such, impacts related to erosion or the loss of topsoil would be less than significant, and this topic will not be further evaluated in the EIR.

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

Less Than Significant Impact. The major cause of ground subsidence is withdrawal of groundwater. No significant regional subsidence as a result of either groundwater pumping or oil extraction has been reported in the Specific Plan Area. Therefore, it is unlikely that ground subsidence would become a substantial hazard during any future development in the Specific Plan Area, and, as such, this topic will not be further evaluated in the EIR.

The Specific Plan Area is located within a liquefaction area, as addressed in Section VII.a.iii), above. Future development in the Specific Plan Area would be required to conduct geotechnical studies to provide recommendations for foundation design that would minimize effects related to unstable geologic units. Section 17.83.070 of the City's Unified Development Code requires that Proposed Project to incorporate these recommendations into its grading plans. In addition, the design of individual structures would be subject to review by the City's Building and Safety Department, including review by the City Geologist and the City Engineer. Incorporation of the recommendations from required geotechnical reports, as well

as compliance with the City's grading standards and regulations, would ensure future development under the Proposed Specific Plan would not result in significant impacts related to unstable geologic units, and this topic will not be further evaluated in the EIR.

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

Less Than Significant Impact. Expansive soils are prone to change in volume because of the presence or absence of moisture. Expansive soils decrease in volume when dry and increase when wet (shrink-swell). Expansive soils typically have high percentages of certain kinds of clay particles, which can expand 10 percent or more as they become wet. Soils composed of mostly sand and gravel do not absorb much water. Expansive soils can cause structural damage, cracked driveways and sidewalks, heaving of roads and highway structures, and disruption of pipelines and other utilities. Expansive soils can occur near water sources.

The Specific Plan Area contains soils rated low for expansiveness. The dominant soil types in the Specific Plan Area include Sorrento loam and Yolo loam, which both contain less than 2 percent of soil qualities needed for high linear extensibility (expansive).⁵ Although the Specific Plan Area has low potential for expansive soils, future development in the Specific Plan Area would be required to conduct geotechnical studies to provide preliminary recommendations for foundation design that would minimize impacts related to expansive soils. Section 17.83.070 of the City's Unified Development Code requires projects to incorporate these recommendations into their grading plans. In addition, the design of individual structures would be subject to review by the City's Building and Safety Department, including review by the City Geologist and the City Engineer. Incorporation of the recommendations contained in a geotechnical report, as well as compliance with the City's grading standards and regulations, would ensure that future development under the Proposed Project would not result in significant impacts related to expansive soils, and this topic will not be further evaluated in the EIR.

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

No Impact. Any future development within the Specific Plan Area would be required to connect to the existing public sewer system. As such, the capability of soils to support the use of septic tanks or alternative wastewater disposal systems is not relevant in this case. There would be no impacts in this regard, and this topic will not be further evaluated in the EIR.

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

Less Than Significant Impact. The Specific Plan Area is relatively flat and devoid of natural topographic features. Buildout of the Specific Plan Area would require grading for site preparation and to relocate utility lines for future developments. However, given that the entire Specific Plan Area has been previously graded to support the existing development on-site, buildout of the Proposed Specific Plan is not expected to

⁵ U.S. Department of Agriculture, *Web Soil Survey*, accessed November 10, 2023, <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx1>.

noticeably change the overall topography and ground surface relief features in the Specific Plan Area. As such, this topic will not be further evaluated in the EIR.

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

Less Than Significant Impact. As discussed in Section VII.f), above, the entire Specific Plan Area has been previously graded to support the existing development on-site. Nonetheless, buildout of the Specific Plan is expected to require grading for building pads, footings, utility installations, and other site preparation activities. While such grading is not expected to noticeably change the overall topography of the Specific Plan Area, it could include more than 10,000 cubic yards of earth movement. Future development in the Specific Plan Area would be required to conduct geotechnical studies to provide recommendations. Each development project would then be required to submit a grading plan that incorporates the recommendations contained in the geotechnical study and to obtain a grading permit. Compliance with all applicable City grading permit regulations would ensure that potential impacts associated with earth movement in the Specific Plan Area would remain less than significant. As such, this topic will not be further evaluated in the EIR.

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

No Impact. The Specific Plan Area has been previously graded and is largely flat; there are no natural slopes greater than 10 percent grade existing on-site. Therefore, the Proposed Project would not cause any impacts from development or grading slopes greater than 10 percent natural grade. As such, this topic will not be further evaluated in the EIR.

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

No Impact. The existing topography of the Specific Plan Area is largely flat due to prior grading associated with past development of the area. The Specific Plan Area does not contain any ridgelines or other regionally notable topographic features. Therefore, the Proposed Project would not result in the destruction, covering, or modification of any unique geologic or physical feature, and the Project would have no related impact. As such, this topic will not be further evaluated in the EIR.

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

Potentially Significant Impact. The Specific Plan Area has been developed with suburban and urban land uses and has been subject to previous ground disturbance and grading. However, any future development in the Specific Plan Area that requires excavation to depths greater than existing foundations may have the potential to disturb and damage existing, undiscovered fossils. Impacts to fossils and to unique geological

resources could be potentially significant. The potential impacts of the Proposed Project on paleontological and/or unique geological resources will be further evaluated in the EIR.

Section VIII. Greenhouse Gas Emissions

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

Discussion

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

Potentially Significant Impact. Implementation of the Proposed Project would involve changes in land use intensity and additional traffic volumes throughout the City, resulting in new direct and indirect sources of greenhouse gas (GHG) emissions. Accordingly, potential impacts of the Proposed Project on GHG emissions will be further evaluated in the EIR.

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

Potentially Significant Impact. The *Southern California Association of Governments Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)* is required to meet all federal transportation conformity requirements, including regional emissions analysis, financial constraint, timely implementation of transportation control measures, and interagency consultation and public involvement. The SCAG region must achieve specific federal air quality standards and is required by state law to lower regional GHG emissions.

That *California Air Resources Board 2022 Scoping Plan (Scoping Plan)* sets a path to achieve targets for carbon neutrality and reduce anthropogenic GHG emissions by 85 percent below 1990 levels by 2045 in accordance with Assembly Bill (AB) 1279. The Scoping Plan focuses on zero-emission transportation; phasing out use of fossil gas use for heating homes and buildings; reducing chemical and refrigerants with high global warming potential; providing communities with sustainable options for walking, biking, and public transit; displacement of fossil fuel-fired electrical generation through use of renewable energy alternatives (e.g., solar arrays, wind turbines); and scaling up new options such as green hydrogen.

Implementation of the Proposed Project would generate GHG emissions from construction and operational activities in the Specific Plan Area, which have the potential to be inconsistent with the RTP/SCS and/or

Scoping Plan and, as such, impacts may be potentially significant. Accordingly, potential impacts of the Proposed Project on GHG emissions will be further evaluated in the EIR.

Section IX. Hazards and Hazardous Materials

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

Discussion

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

Less Than Significant Impact. Many types of businesses use chemicals and hazardous materials, and their routine business operations involve chemicals that are manufactured, warehoused, or transported. Currently, a variety of existing business operations in the Specific Plan Area use, store, or transport

hazardous substances, and/or generate hazardous waste. The secondary activities that would occur with commercial uses, such as building and landscape maintenance, would also involve the use of hazardous materials.

The Proposed Project would not change regulations or oversight related to hazardous materials. Future development projects under the Proposed Specific Plan would include both residential and nonresidential uses. Given the nature of residential uses and the limited application of hazardous materials in residential settings (e.g., household cleaners, commercially available pesticides and fertilizers), future residential development would not result in significant impacts involving the routine transport, use, or disposal of hazardous materials or wastes. Future commercial development that replaces or expands existing commercial uses in the Specific Plan Area could require the routine transport, use, storage, and disposal of hazardous materials, similar to existing uses. All such future development would be required to comply with existing regulations regarding the use of hazardous materials and wastes and would continue to be subject to oversight by the Los Angeles County Fire Department and other regulatory agencies, as applicable. Therefore, compliance with existing regulations would ensure that this impact would be less than significant, and this topic will not be further evaluated in the EIR.

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

Less Than Significant Impact. Incidents that result in an accidental release of a hazardous substance into the environment can cause contamination of soil, surface water, and groundwater, in addition to any toxic fumes that might be generated. If not properly contained and cleaned, the contamination could become harmful to the environment and to people who may be exposed to that contamination through direct skin contact, ingestion, breathing, etc. Human exposure to contaminated soil or water can have potential health effects depending on a variety of factors, including the nature of the contaminant and the degree of exposure.

There is a potential for accidental releases of hazardous substances in many aspects of daily life, involving transport, handling, storage, use, and disposal of materials that contain hazardous substances, in the course of regular activities at businesses, institutions, residential communities, and other uses. However, numerous existing regulations are in place at the federal, state, and local levels to require precautionary measures in the design of vehicles that transport hazardous substances; the routes they are allowed to travel; design, operations, and monitoring of facilities that use large quantities of hazardous substances; proper disposal of hazardous materials and wastes; and oversight by federal, state, and local regulatory agencies to ensure adherence to these regulations. The Proposed Specific Plan would not affect those existing regulatory standards and would not authorize any kinds of activities that are more likely than existing activities in the City of Santa Clarita to be at risk for an accidental release of hazardous substances or wastes. Therefore, impacts resulting from adoption and implementation of the Proposed Specific Plan related to accidental releases of hazardous materials would be less than significant, and this topic will not be further evaluated in the EIR.

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

Less Than Significant Impact. The Valencia Valley Elementary School, part of the Newhall School District, is located within approximately 0.27 miles of the Specific Plan Area, just beyond one-quarter mile. Future development under the Proposed Specific Plan, which would not allow industrial uses, would not introduce any new land use that might generate hazardous or acutely hazardous air emissions. Additionally, implementation of the Proposed Specific Plan would not change existing protocols and procedures for

proper handling of hazardous or acutely hazardous materials, substances, or waste. Future development under the Proposed Specific Plan would be required to comply with federal, state, and local regulations regarding transport and handling of hazardous materials. As such, impacts related to the generation of hazardous or acutely hazardous emissions or handling of such materials within a quarter mile of an existing school would be less than significant, and this topic will not be further evaluated in the EIR.

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

Potentially Significant Impact. Based on a review of EnviroStor, the California Department of Toxic Substances Control's (DTSC) data management system for tracking site cleanup, permitting, enforcement, and investigation efforts, no sites included on a list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5 were found active or open for investigation in the Proposed Specific Plan Area. Two cases of leaking underground storage tanks were identified in the Specific Plan Area; one of these cases is currently open and proceeding with remediation (a leaking underground gasoline tank associated with the Los Angeles County Sheriff Station, located at 23740 Magic Mountain Parkway)⁶. A leaking underground gasoline tank associated with the Newhall Land and Farm Company, is located at 23823 Valencia Boulevard; however, the clean up of this site was completed in 2009. Two leaking underground storage tanks are identified immediately adjacent to the Specific Plan area, including a leaking underground storage tank associated with the Newhall Land and Farm Company located at 24375 Valencia Boulevard, and a leaking underground storage tank associated with the Shell gasoline station located at 24301 Valencia Boulevard. The remediation of this Newhall Land and Farm Company site is ongoing, whereas the remediation of the Shell gasoline station site was completed in 2017.

Buildout of the Proposed Specific Plan could result in the redevelopment of these sites with other land uses. Any future development under the Proposed Specific Plan would be required to comply with existing regulations regarding hazardous materials and wastes and would continue to be subject to oversight by the Los Angeles County Fire Department and other regulatory agencies, as applicable. However, the remediation activities occurring at the two identified sites are unknown and could result in a hazard to future users in the Specific Plan Area. Therefore, this topic will be further evaluated in the EIR.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

No Impact. The nearest public use airport to the Specific Plan Area is Van Nuys Airport, which is located approximately 12 miles to the south in the San Fernando Valley portion of the City of Los Angeles. Implementation of the Proposed Project would not result in a safety hazard or excessive noise for people residing or working in the Specific Plan Area. Future development under the Proposed Specific Plan is expected to include commercial, mixed-use, and residential uses, none of which would interfere airport uses, given the distance to the nearest airport. Accordingly, no impact related to proximity to airports or an

⁶ California State Water Resources Control Board, Geotracker Database, accessed November 29, 2023, <https://geotracker.waterboards.ca.gov/>.

airport land use plan would occur as a result of the Proposed Specific Plan, and this topic will not be further evaluated in the EIR.

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

No Impact. The nearest private airstrip to the Planning Area is Whiteman Airport, which is located approximately 11 miles to the southeast in the Pacoima community of the City of Los Angeles. Implementation of the Proposed Project would not result in a safety hazard or excessive noise for people residing or working in the Specific Plan Area. Future development under the Proposed Specific Plan would not interfere with airport uses, given the 11-mile separation distance from the Whiteman Airport. Accordingly, no impact related to proximity to a private airstrip would occur as a result of the implementation of the Proposed Project, and this topic will not be further evaluated in the EIR.

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

Less Than Significant Impact. According to Los Angeles County Public Works, Magic Mountain Parkway, Valencia Boulevard, and McBean Parkway are secondary disaster routes in the Specific Plan Area.⁷ Implementation of the Proposed Specific Plan would allow for the intensification of land uses and new development in portions of the Specific Plan Area. It should be noted that the Specific Plan Area is not located in a mapped or otherwise designated wildfire hazard area and is surrounded by urban development. Therefore, the Specific Plan Area is not anticipated to be subject to emergency evacuation of a large number of people because of a wildfire. However, the Specific Plan Area is subject to potential earthquake-related hazards. Implementation of the Proposed Specific Plan would not result in closing lanes on any roads and is, rather, anticipated to provide for improved circulation patterns in the Specific Plan Area. Therefore, the Proposed Specific Plan would not adversely affect the ability for emergency response, such as after an earthquake, and would not change the evacuation planning in the City of Santa Clarita. Therefore, impacts related to emergency response plans and emergency evacuation plans would be less than significant and this topic will not be further evaluated in the EIR.

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

Less Than Significant Impact. The California Department of Forestry and Fire Protection's (CAL FIRE) Fire and Resource Assessment Program (FRAP) assesses the amount and extent of California's forests and rangelands, analyzes their conditions, and identifies alternative management and policy guidelines. FRAP provides high-quality spatial data, maps, and online data viewers which provide critical information on the health and risk factors associated with forest and range lands in the State of California. According to FRAP's Fire Hazard Severity Zone (FHSZ) Viewer, the entire Specific Plan Area is located in a Local Responsibility Area (LRA).⁸ In addition, as mapped in the Los Angeles County Online GIS System, Fire Zone layer, the Proposed Project Area is not within a severe fire hazard zone.⁹ Because the Specific Plan Area does not include lands classified as very high fire hazard severity zones, the Proposed Project would

⁷ Los Angeles County Public Works, *Disaster Route Maps, City of Santa Clarita*, accessed August 7, 2023, <https://pw.lacounty.gov/dsg/DisasterRoutes/map/Santa%20Clarita.pdf>.

⁸ California Department of Forestry and Fire Protection, *Fire Hazard Severity Zones*, accessed August 8, 2023, https://osfm.fire.ca.gov/media/qsoj2w24/fhsz_county_sra_e_2022_losangeles_2.pdf.

⁹ Los Angeles County, *Los Angeles County Fire Hazard Severity Zone Web Map*, accessed August 4, 2023, <https://lacounty.maps.arcgis.com/apps/webappviewer/index.html?id=d2ea45d15c784adfa601e84b38060c4e>.

not expose people or structures to significant risks involving wildland fires. This topic will not be further evaluated in the EIR.

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

Less Than Significant Impact. Hazards associated with overhead transmission lines range from exposure to electrical magnetic fields to live wires and flashovers when a person or equipment gets too close to an overhead line. Surface or subsurface-level natural gas or other fuel lines can pose risks when improper contact is made, resulting in leaks, fire, and/or explosions. The Specific Plan Area is developed with commercial buildings, surface parking, and landscaping. All existing utility lines are located underground.

In addition, there are several electrical transmission lines and natural gas lines located beneath the roadways within and adjacent to the Specific Plan Area (e.g., Valencia Boulevard, Magic Mountain Parkway, McBean Parkway). Since all utility lines in the immediate vicinity are located underground, potential hazards would be reduced. Thus, the Proposed Project would not expose people to existing sources of potential health hazards from existing electrical, natural gas, or oil pipelines. This topic will not be further evaluated in the EIR.

Section X. Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY:				
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Discussion

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

Less Than Significant Impact. Section 303 of the federal Clean Water Act requires states to develop water quality standards to protect the beneficial uses of receiving waters. In accordance with California's Porter/Cologne Act, the Regional Water Quality Control Boards (RWQCBs) of the State Water Resources Control Board (SWRCB) are required to develop water quality objectives that ensure their region meets the requirements of Section 303 of the Clean Water Act. Santa Clarita is within the jurisdiction of the Los Angeles RWQCB. The Los Angeles RWQCB adopted water quality objectives in its Stormwater Quality Management Plan which is designed to ensure that stormwater achieves compliance with receiving water limitations. Thus, stormwater generated by a development that complies with the Stormwater Quality Management Plan does not exceed the limitations of receiving waters and thus does not exceed water quality standards.

Section 402 of the Clean Water Act, i.e., the NPDES program, regulates point source and non-point source discharges to surface waters. Under this section, municipalities are required to obtain permits for the water pollution generated by stormwater in their jurisdiction. These permits are known as Municipal Separate Storm Sewer Systems (MS4) permits. Stormwater and non-stormwater flows enter and are conveyed through the MS4 and discharged to surface water bodies of the Los Angeles region. These discharges are regulated under countywide waste discharge requirements contained in Order No. R4-2012-0175 (NPDES Permit No. CAS004001, Waste Discharge Requirements for Municipal Separate Storm Sewer System [MS4] Discharges Within the Coastal Watersheds of Los Angeles County, Except Discharges Originating from the City of Long Beach MS4), which was adopted November 8, 2012. Chapter 17.90 of the City of Santa Clarita's Unified Development Code prescribes the requirements of the NPDES compliance for all grading plans.

The MS4 permit requires low-impact development (LID) practices to be implemented and requires submittal of a comprehensive LID plan and analysis to demonstrate compliance with the LID Standards Manual. Thus, applicants for future development in the Specific Plan Area are required to prepare a LID plan for review and approval by the City, which includes 1) feasibility of infiltration including a percolation report, 2) source control measures, 3) calculation of the Stormwater Quality Design Volume which must be retained on-site, 4) discussion of the feasibility of stormwater runoff harvest and use, 5) stormwater quality control measures, and 6) proposed operation and maintenance plan.

Future development projects would, during their construction, be required to comply with all applicable City grading permit regulations to reduce sediment and erosion. In addition, future development projects greater than 1 acre in size would be required to file a NPDES Construction General Permit with the state and implement a Stormwater Pollution Prevention Plan (SWPPP) with erosion and sediment control measures to eliminate or control pollutants discharged from a project site. Implementation of the SWPPP and compliance with the City's permitting process would ensure that construction of future development projects in the Specific Plan Area would not result in discharges that would violate any water quality standards or waste discharge requirements.

Potential pollutants from operation of the uses within the Specific Plan Area could include sediment from pedestrian activity, vehicle tracking, and discharge from landscaped areas; oils from restaurant spills and leakage from vehicles and other mechanical equipment; chemicals from vehicle leakage and accidental machinery maintenance spills; and petroleum from the fueling station. Stormwater runoff from the Specific Plan Area could result in the discharge of these potential pollutants into the City's storm drain system. As discussed above, stormwater discharges containing urban pollutants are regulated by the countywide MS4 permit. Future development in the Specific Plan Area would fall under the definition of "redevelopment" under the MS4 permit and is required to comply with LID requirements and Standard Urban Storm Water

Mitigation Plan (SUSMP) requirements. Future development projects under the Proposed Specific Plan would be required to implement BMPs to treat stormwater runoff prior to discharge. BMPs could include biofiltration, bioretention, and/or rainfall capture and use. For biofiltration, bioretention planters could be used to filter and treat runoff. The capture and use method could collect runoff in holding tanks that could then be used for the irrigation of landscaped areas.

With the required compliance with the NPDES Construction General Permit, LID standards, and the City's permitting process, future development projects under the Proposed Specific Plan would result in less than significant impacts related to a violation of water quality standards or waste discharge requirements, degradation of surface water or groundwater quality, and erosion or siltation on- or off-site, and this topic will not be further evaluated in the EIR.

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

Less Than Significant Impact. The Specific Plan Area is located within the Santa Clara River Valley Subbasin of the Santa Clara River Valley Groundwater Basin. Groundwater in the Santa Clara River Valley Subbasin is replenished by the Santa Clara River and its tributaries, and by stormwater percolation. The Specific Plan Area is primarily developed with impervious surfaces. Consequently, the potential for groundwater recharge through percolation of stormwater or landscaping water is currently low. Future development under the Proposed Specific Plan would not measurably change the amount of impervious surface in the Specific Plan Area. Furthermore, current LID standards require capture and infiltration of stormwater unless infeasible. Therefore, buildout of the Proposed Specific Plan would not adversely change the Specific Plan Area's groundwater recharge ability. In addition, future development projects under the Proposed Specific Plan would not directly use any groundwater to serve future uses. Although buildout of the Proposed Specific Plan would result in an increase in commercial and residential uses in the Specific Plan Area that would increase the demand for water service, buildout of the Proposed Specific Plan is not expected to change groundwater withdraw, as the Basin is managed by the Santa Clarita Valley Groundwater Sustainability Agency. Accordingly, implementation of the Proposed Specific Plan would not substantially decrease groundwater supplies or interfere with groundwater recharge. Therefore, related impacts would be less than significant, and this topic will not be further evaluated in the EIR.

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

Less Than Significant Impact. Refer to discussion under Section X.a) above.

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

Less Than Significant Impact. Construction of any future development project under the Proposed Specific Plan could involve removal of existing structures and associated hardscape, disturbance and removal of soil, and construction of new structures and hardscape. These activities have the potential to alter existing localized drainage patterns by modifying flow direction. Such potential future construction would be required to comply with the countywide MS4 permit and the requirements for LID, as codified in the Santa Clarita Municipal Code in Chapter 17.95. Section 17.95.120 requires every planning priority

project to “control pollutants, pollutant loads, and runoff volume to the maximum extent feasible by minimizing impervious surface area and controlling runoff from impervious surfaces through infiltration, evapotranspiration, bioretention and/or rainfall harvest, and use.” In accordance with this section, future projects building out the Proposed Specific Plan would be required to retain stormwater runoff on-site from the 85th percentile, 24-hour runoff event or the volume of runoff produced from a .75-inch, 24-hour rain event. Therefore, through compliance with the MS4 permit, LID requirements, and the City’s stormwater ordinance, future development projects under the Proposed Specific Plan would not substantially alter drainage patterns in a manner that would result in flooding on- or off-site. Therefore, related impacts would be less than significant, and this topic will not be further evaluated in the EIR.

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

Less Than Significant Impact. As discussed in Section X.a) above, future development projects built out under the Proposed Specific Plan would be required to control pollutants, pollutant loads, and runoff volume emanating from the development site by controlling runoff from impervious surfaces through BMPs, such as biofiltration, bioretention, and/or rainfall capture and use. Since the Specific Plan Area is primarily developed with impervious surfaces and since LID standards and other stormwater regulations require stormwater to be retained on-site, buildout of the Proposed Specific Plan would not result in an increase in stormwater being discharged into the storm drain system. Flows from the Specific Plan Area would continue to be accommodated by the existing stormwater treatment and conveyance system. In addition, implementation of BMPs and requirements of the City grading permit regulations would target the pollutants that could potentially be carried in stormwater runoff. Therefore, with the required incorporation of BMPs, construction and operation of any future development project under the Proposed Specific Plan would not cause flooding, create runoff volumes that would exceed the capacity of existing infrastructure, or result in substantial additional sources of polluted runoff. Therefore, related impacts would be less than significant, and this topic will not be further evaluated in the EIR.

f) Would the project otherwise substantially degrade water quality?

Less Than Significant Impact. Future development projects in the Specific Plan Area would not be point-source generators of water pollutants. Compliance with the City’s stormwater ordinance would ensure that future projects would not generate stormwater pollutants that would substantially degrade water quality. Future development projects have the potential to generate short-term water pollutants during construction, including sediment, trash, construction materials, and equipment fluids. The countywide MS4 permit requires construction sites to implement BMPs to reduce the potential for construction-induced water pollutant impacts. These BMPs include methods to prevent both contaminated construction site stormwater

and construction-induced contaminants from entering the drainage system. The MS4 identifies the following minimum requirements for construction sites in Los Angeles County:

1. Sediments generated on the project site shall be retained using adequate treatment control or structural BMPs;
2. Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
3. Non-stormwater runoff from equipment and vehicle washing and any other activity shall be contained at the project site; and
4. Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs (as approved in Regional Board Resolution No. 99-03), such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion-susceptible slopes.

As discussed above in Section X.a) above, a future project that is greater than 1 acre in size is required to obtain coverage under the NPDES Construction General Permit and submit to the SWRCB a Notice of Intent that includes an SWPPP outlining the BMPs that would be implemented during construction activities to minimize construction-induced water pollutants by controlling erosion and sediment, establishing waste handling/disposal requirements, and providing non-stormwater management procedures.

Compliance with both the MS4's construction site requirements and the state's Construction General Permit, as well as implementing an SWPPP, ensures that construction activities associated with future development projects in the Specific Plan Area would not significantly impact water quality. Therefore, related impacts would be less than significant, and this topic will not be further evaluated in the EIR.

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

No Impact. The Proposed Project Area is not located in the 100-year or 500-year flood zones as shown on the Los Angeles County's Online GIS System, Flood Zone layer.¹⁰ Specifically, the Specific Plan Area is located in Zone X, which is defined as "areas determined to outside the 0.2 percent annual chance floodplain." Accordingly, implementation of any future development project under the Proposed Specific Plan would not result in the placement of uses within a 100-year or 500-year flood zone to impede or redirect flood flows. In addition, the Specific Plan Area is not within a flood hazard, tsunami, or seiche zone and, as such, would not risk release of pollutants due to inundation of any future development site.

¹⁰ Los Angeles County Public Works, 2023. *Flood Zone Determination*, accessed August 9, 2023, <https://apps.gis.lacounty.gov/dpw/m/?viewer=floodzone>.

Therefore, no impact related to flood flows or release of pollutants due to inundation would occur, and these topics will not be further evaluated in the EIR.

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

No Impact. Refer to discussion under Section X.g) above.

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

No Impact. The Specific Plan Area is not located in a flood hazard area (refer to Section X.g) above), and there are no levees or dams in the vicinity of the Specific Plan Area. Therefore, the Proposed Project would not expose people or structures to a risk of loss, injury, or death involving flooding, and these topics will not be further evaluated in the EIR.

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

No Impact. Refer to discussion under Section X.g) above.

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

Less Than Significant Impact. As discussed in Sections X.b) and X.c) above, future development projects would not substantially alter the drainage pattern of the Specific Plan Area. Similarly, since the entire Specific Plan Area has been previously graded, any grading that would occur during future buildout would not affect subsurface conditions in a manner that could change the flow or direction of groundwater. Therefore, the Proposed Project would not result in substantial changes in the rate of flow, currents, or the course and direction of surface water and/or groundwater. Impacts are less than significant and this topic will not be further evaluated in the EIR.

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

No Impact. The closest water course to the Specific Plan Area is the Santa Clara River, located approximately .5 miles to the north. Therefore, future development projects in the Specific Plan Area would not result in any impacts due to modifications of a wash, channel, creek, or river. This topic will not be further evaluated in the EIR.

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

Less Than Significant Impact. As discussed in Sections X.a), X.c), and X.d) above, any future development projects are required to comply with the City's stormwater ordinance, the countywide MS4 permit, and the state's NPDES Construction General Permit. In addition, future development projects are required to implement a LID plan and SWPPP. Compliance with these requirements of the Clean Water Act and the NPDES would ensure that future development projects would not significantly impact stormwater management. Furthermore, the future development projects would be required to adhere to all City ordinances that require recycling and waste diversion during construction and operation. Therefore, impacts related to stormwater management during construction and operation of future development

projects in the Specific Plan Area would be less than significant, and these topics will not be further evaluated in the EIR.

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

Less Than Significant Impact. As discussed in Sections X.a), X.c), and X.d) above, future development projects building out the Proposed Specific Plan would be required to comply with the City's stormwater ordinance, the countywide MS4 permit, and the state's NPDES Construction General Permit. In addition, future development projects are required to implement a LID plan and SWPPP. Compliance with these requirements of the Clean Water Act and the NPDES would ensure that future development projects would not significantly impact stormwater management. These regulations require the proper control and handling of stormwater related to materials storage, vehicle and equipment maintenance, waste handling, hazardous materials handling and storage, delivery areas/loading docks, and other work areas. Therefore, impacts related to stormwater management during construction and operation of future development projects in the Specific Plan Area would be less than significant, and these topics will not be further evaluated in the EIR.

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

Less Than Significant Impact. As discussed in Sections X.a), X.c), and X.d) above, future development projects in the Specific Plan Area would be required to comply with the City's stormwater ordinance, the countywide MS4 permit, and the state's NPDES General Construction Permit. In addition, future development projects are required to implement a LID plan and SWPPP. Compliance with these requirements of the Clean Water Act and the NPDES would ensure that future development projects would not significantly impact stormwater management. For example, LID standards include the requirement for capture and infiltration of stormwater. Therefore, any impacts related to stormwater management as a result of significant and environmentally harmful increases in the flow velocity or volume of stormwater runoff from future development projects in the Specific Plan Area would be less than significant. This topic will not be further evaluated in the EIR.

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

Less Than Significant Impact. As discussed in Sections X.a), X.c), and X.d) above, any future development projects are required to comply with the City's stormwater ordinance, the countywide MS4 permit, and the state's NPDES Construction General Permit. In addition, future development projects are required to implement a LID plan and SWPPP. Compliance with these requirements of the Clean Water Act and the NPDES would ensure that future development projects would not significantly impact stormwater management. Furthermore, given that the Specific Plan Area is currently primarily covered with impervious surfaces, future development projects would not substantially change the existing stormwater runoff conditions in the Specific Plan Area. Therefore, impacts related to stormwater management as a

result of significant and environmentally harmful increases in erosion from future development projects in the Specific Plan Area would be less than significant. This topic will not be further evaluated in the EIR.

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

Less Than Significant Impact. As discussed in Sections X.a), X.c), and X.d) above, future development projects are required to comply with the City's stormwater ordinance, the countywide MS4 permit, and the state's NPDES Construction General Permit. In addition, future development projects are required to implement a LID plan and SWPPP. Compliance with these requirements of the Clean Water Act and the NPDES would ensure the future development projects would not significantly impact stormwater management. Given the required compliance with these regulations and since the entire Specific Plan Area has been previously developed, buildout of the Proposed Specific Plan would not cause an increase in pollutants entering receiving waters. Therefore, impacts related to the beneficial uses of receiving waters and areas that provide water quality benefits would be less than significant. This topic will not be further evaluated in the EIR.

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

Less Than Significant Impact. As discussed in Sections X.a), X.c), and X.d) above, future development projects are required to comply with the City's stormwater ordinance, the countywide MS4 permit, and the state's NPDES Construction General Permit. In addition, future development projects are required to implement a LID plan and SWPPP. Compliance with these requirements of the Clean Water Act and the NPDES would ensure that future development projects would not significantly impact stormwater management. Given the required compliance with these regulations and since the entire Specific Plan and surrounding area has been previously developed and currently drains into engineered storm drain systems, stormwater runoff from the Specific Plan Area would not cause harm to the biological integrity of drainage systems, watersheds, or water bodies. Therefore, impacts in this regard are less than significant and this topic will not be further evaluated in the EIR.

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

Less Than Significant Impact. As discussed in Sections X.a), X.c), and X.d) above, future development projects are required to comply with the City's stormwater ordinance, the countywide MS4 permit, and the state's NPDES Construction General Permit. In addition, future development projects are required to implement a LID plan and SWPPP. Compliance with these requirements of the Clean Water Act and the NPDES would ensure that future development projects would not significantly impact stormwater management. Furthermore, future development projects would be required to adhere to all City ordinances that require recycling and waste diversion during construction and operation. Therefore, impacts from future development projects in the Specific Plan Area related to stormwater management as a result of the

provisions for the separation, recycling, and reuse of materials both during construction and after project occupancy would be considered less than significant. This topic will not be further evaluated in the EIR.

Section XI. Land Use and Planning

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

Discussion

a) Would the project physically divide an established community?

No Impact. Buildout of the Proposed Specific Plan would involve redevelopment of underdeveloped parcels, and the intensification of existing land uses or introduction of new land uses to certain portions of the Specific Plan Area. Land use changes proposed in the Specific Plan Area are intended to complement the existing uses and surrounding neighborhoods. Future development would occur in existing urban areas and infill sites, and would not divide an established community. To the contrary, the Proposed Specific Plan would enhance connectivity within and through the Specific Plan Area by establishing new and enhanced multimodal travel routes. As such, no impact related to the physical division of an established community would occur, and this topic will not be further evaluated in the EIR.

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

Potentially Significant Impact. The Proposed Specific Plan would establish a long-range plan for the Valencia Town Center Area, with updated development standards for uses in the Specific Plan Area. As discussed above, buildout of the Proposed Specific Plan would involve redevelopment of underdeveloped parcels, intensification of existing land uses, and introduction of new land uses in certain portions of the Specific Plan Area. Accordingly, potential impacts related to the consistency of the Proposed Specific Plan with other land use plans, policies, and/or regulations governing the City and the Specific Plan Area will be further evaluated in the EIR.

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

No Impact. As discussed in Section IV.f) above, the Specific Plan Area is not located in a habitat conservation plan, natural community conservation plan, or other approved environmental resource

conservation plan. Therefore, the Proposed Project would not conflict with any adopted habitat or natural community conservation plans, and this topic will not be further evaluated in the EIR.

Section XII. Mineral and Energy Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
MINERAL AND ENERGY RESOURCES:				
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Use nonrenewable resources in a wasteful and inefficient manner	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Less Than Significant Impact. As shown on Exhibit CO-2, Mineral Resources, in the City’s General Plan Conservation and Open Space Element, the Project site is located in a Mineral Resource Zone that is designated MRZ-2. MRZ-2 areas are underlain by mineral deposits where geologic data indicate that significant measured, or indicated, resources are present. However, the Project site has a General Plan designation and a corresponding zoning designation of CR (Regional Commercial). Mineral recovery is not an allowable use in the CR zone. Although mineral resources may exist on-site, recovery of such resources is not anticipated. Therefore, the Project’s impact on the availability of mineral resources is considered less than significant, and this topic will not be further evaluated in the EIR.

b) Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Less Than Significant Impact. Refer to discussion under Section XII.a) above.

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

Less Than Significant Impact. Building materials and human resources would be used for construction of future projects that build out the Proposed Specific Plan. Many of the resources used for construction are nonrenewable, including manpower, sand, gravel, earth, iron, steel, and hardscape materials. Other construction resources, such as lumber, are slowly renewable. In addition, the Project would commit energy and water resources as a result of the construction, operation, and maintenance of future development. Many of the electricity sources that currently serve the Specific Plan Area are generated through combustion of fossil fuels, which are nonrenewable resources. However, the State of California has committed to reducing the use of fossil fuels for electricity generation, with intermediate targets of 90 percent renewable energy and zero-carbon electricity by the end of 2035 and 95 percent by the end of 2040 on the way to the eventual target of 100 percent by 2045.

Market-rate conditions encourage the efficient use of materials and manpower during construction. Similarly, the energy and water resources that would be used by the Project would be supplied by the

regional utility purveyors, which participate in various conservation programs. There are no unique conditions that would require excessive use of nonrenewable resources on-site, and the Project is expected to utilize energy and water resources in the same manner as typical modern development. Therefore, the Project would not use nonrenewable resources in a wasteful and inefficient manner, and impacts would be less than significant. This topic will not be further evaluated in the EIR.

Section XIII. Noise

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
NOISE:				
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

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

Potentially Significant Impact. The intensification of land uses and new development in portions of the Specific Plan Area under the Proposed Project could generate additional traffic volumes and stationary noise sources, which may result in temporary, periodic, or permanent increases in ambient noise or in noise levels in excess of standards established in the Santa Clarita Municipal Code. Accordingly, issues relating to noise will be further evaluated in the EIR. Emphasis will be placed on the major noise sources in the Specific Plan Area, including, but not limited to, traffic on Magic Mountain Parkway, Valencia Boulevard, and McBean Parkway; commercial land use areas; and scattered stationary sources.

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

Potentially Significant Impact. Future development projects under the Proposed Specific Plan could result in excessive short-term ground-borne vibration or groundborne noise from construction or operation

activities. Potentially significant impacts relating to ground-borne vibration and ground-borne noise will be further evaluated in the EIR.

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

Potentially Significant Impact. The intensification of land uses and new development in portions of the Specific Plan Area under the Proposed Project could generate additional traffic volumes and stationary noise sources, which may result in a substantial permanent increase in ambient noise levels in the Specific Plan Area above levels existing without the Proposed Project. Accordingly, issues relating to noise will be further evaluated in the EIR.

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

Potentially Significant Impact. The intensification of land uses and new development in portions of the Specific Plan Area under the Proposed Project could generate additional construction noise sources throughout the Specific Plan Area, which may result in a substantial temporary or periodic increase in ambient noise levels in the Specific Plan Area above levels existing without the Proposed Project. Accordingly, issues relating to noise will be further evaluated in the EIR.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The nearest public use airport to the Specific Plan Area is Van Nuys Airport, which is located approximately 12 miles to the south in the San Fernando Valley portion of the City of Los Angeles. Given the distance to this airport, implementation of the Proposed Specific Plan would not expose people residing or working in the area to excessive airport-related noise and would have no associated impacts. As such, this topic will not be further evaluated in the EIR.

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

No Impact. The nearest private airstrip to the Planning Area is Whiteman Airport, which is located approximately 11 miles to the southeast in the Pacoima community of the City of Los Angeles. Given the distance to this airport, implementation of the Proposed Specific Plan would not expose people residing or

working in the area to excessive airstrip-related noise and would have no associated impacts. As such, this topic will not be further evaluated in the EIR.

Section XIV. Population and Housing

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

Discussion

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

Less Than Significant Impact. The existing population of the City as of January 1, 2023, was estimated by the California Department of Finance to be 230,659 people. The Proposed Specific Plan would allow for development of both housing and commercial uses, which may induce population growth in the Specific Plan Area. However, the Specific Plan would not increase the currently allowable density of housing units per acre (50 units per acre) when compared with existing zoning. Therefore, the City’s General Plan already plans for a density of 50 dwelling units per acre in the Specific Plan area. Further, the City’s 2021-2029 Housing Element, adopted in June 2023, identifies the CR zone, and the Town Center area specifically, in the Housing Element’s Sites Inventory, indicating that there is development interest in the area and recognizing the close proximity of the Specific Plan area to existing commercial uses. In short, while buildout of the Specific Plan would result in population growth and expansion of commercial spaces within the Specific Plan area, this growth is not unplanned given the City’s discussion of development interest within this area in existing planning documents and because the Specific Plan would not increase the allowable density of the Specific Plan area. Therefore, buildout of the Specific Plan would not induce substantial unplanned population growth in the Specific Plan area and impacts would be less than significant.

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

Less Than Significant Impact. The Proposed Specific Plan would allow for the development of both housing and commercial uses, as well as the intensification of certain land uses within the Specific Plan Area. However, since no housing currently exists in the Specific Plan Area, implementation of the Proposed Specific Plan would not displace any existing housing. To the contrary, the Proposed Specific Plan is anticipated to increase the number of dwelling units in the Specific Plan Area by including modernized

development standards that are in line with market conditions. As a result, impacts related to displacement would be less than significant, and this topic will not be further evaluated in the EIR.

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

Less Than Significant Impact. The Proposed Specific Plan would allow for the development of both housing and commercial uses, as well as the intensification of certain land uses within the Specific Plan Area. However, implementation of the Proposed Project would not displace any people, as no housing currently exists in the Specific Plan Area. As a result, impacts related to displacement would be less than significant, and this topic will not be further evaluated in the EIR.

Section XV. Public Services

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

PUBLIC SERVICES:

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

i) Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

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

Potentially Significant Impact. The Specific Plan Area is within the jurisdiction of and is part of the Los Angeles County Fire Department, which provides fire protection and emergency medical services to the City of Santa Clarita and all unincorporated areas in Los Angeles County, including those within the Specific Plan Area. Fire Station 126, located at 26320 Citrus Street, is within the boundaries of the Specific Plan Area. Buildout of the Proposed Specific Plan could increase the demands on fire department personnel and equipment. Accordingly, the Proposed Project’s potential impacts on fire protection services as provided by the Los Angeles County Fire Department will be further evaluated in the EIR.

a.ii) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental

impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection?

Potentially Significant Impact. The City contracts with the Los Angeles County Sheriff's Department for police protection and law enforcement services. The main sheriff's station serving the City of Santa Clarita and the Specific Plan Area is located at 26201 Golden Valley Road, Santa Clarita. Buildout of the Proposed Specific Plan could increase the demands on police protection and law enforcement services. Accordingly, the Proposed Project's potential impacts on police protection and law enforcement services as provided by the Sheriff's Department will be further evaluated in the EIR.

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

Potentially Significant Impact. The Specific Plan Area is served by the Saugus Union School District (SUSD) (elementary school) and the William S. Hart School District (WHSD) (junior high and high school). The SUSD operates 15 elementary schools that teach approximately 10,000 students. The WHSD operates seven comprehensive high schools, a continuation school, early college high school, independent study school, six junior high schools, and an adult school which teach approximately 21,000 students. Buildout of the Proposed Specific Plan would result in additional population, which would, in turn, generate new students. Accordingly, the Proposed Project's potential impacts on schools as provided by the SUSD and WHSD will be further evaluated in the EIR.

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

Less Than Significant Impact. The City currently owns and maintains 35 parks which provide a variety of amenities (e.g. basketball courts, play areas, picnic tables, baseball diamonds). In proximity to the Specific Plan area, the City maintains Valley Park, approximately 1,700 feet south of the Specific Plan area, Summit Park, located approximately 2,000 feet south of the Specific Plan area, and a biking and walking trail system that traverses the Specific Plan area and connects to the Santa Clarita River trail, located approximately 1,400 feet east of the Specific Plan area. These recreational facilities offer turf play fields, basketball courts, play equipment, tennis courts, and walking and biking paths. While buildout of the Proposed Specific Plan would result in additional population, which could, in turn, increase the overall demand on parks and other recreational facilities, this growth is anticipated in existing planning documents, such as the City's General Plan and Housing Element, since the Specific Plan would not increase the allowable density in the Specific Plan area. Further, the parks located in close proximity to the Specific Plan area would have the capacity to accommodate an increase in useage associated with buildout of the Specific Plan since the increased population associated with future development within the Specific Plan area is not expected to visit these parks at the same time on the same day. Rather, any increase in demand would be incremental and would be spread out across the City's entire park system and various times of day. Additionally, future development would be required to pay development impact fees to the City, which would further offset the need for construction of additional park space. Therefore, because buildout of the Specific Plan would not require the construction of new or expanded park facilities, the Proposed Specific Plan would not result in substantial adverse physical impacts associated with the provision of new or

physically altered governmental facilities, need for new or physically altered governmental facilities, and impacts would be less than significant.

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

Less Than Significant Impact. Buildout of the Proposed Specific Plan could result in an increased demand on public facilities, including public libraries. However, there is a public library located within the Specific Plan area at 23743 West Valencia Boulevard (the Valencia Public Library), as well as two other public libraries located in the City, including the Canyon Country Jo Ann Darcy Library, which opened in 2001, and the Old Town Newhall Library, which opened in 2012. As such, with ongoing investment in the City’s library system, and the availability of a library branch within the Specific Plan area, the City’s existing library system would have sufficient capacity to serve buildout of the Specific Plan. As such, the Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts and impacts would be less than significant.

Section XVI. Recreation

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
RECREATION:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less Than Significant Impact. As discussed in Section XV.a.iv) above, the City currently owns and maintains over 35 parks which provide a variety of amenities. Buildout of the Proposed Specific Plan would result in additional population, which could, in turn, increase the overall demand on parks and other recreational facilities in the City. However, as discussed in Section XV.a.iv) above, the parks located in close proximity to the Specific Plan area would have the capacity to accommodate an increase in useage associated with buildout of the Specific Plan given the number and capacity of the City’s parks and recreational facilities. Further, buildout of the Specific Plan would not result in additional programming at parks or other recreation facilities that could lead to additional wear and tear on recreation facilities. As

such, buildout of the Specific Plan would not result in or accelerate physical deterioration of an individual park or recreation facility and impacts would be less than significant.

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

Less Than Significant Impact. As discussed in Section XV.a.iv) above, the City currently owns and maintains 35 parks which provide a variety of amenities. Buildout of the Proposed Specific Plan would result in additional population, which could, in turn, increase the overall demand on parks and other recreational facilities in the City. However, as discussed in Section XV.a.iv) above, the parks located in close proximity to the Specific Plan area would have the capacity to accommodate an increase in useage associated with buildout of the Specific Plan since the increased population associated with future development within the Specific Plan area is not expected to visit these parks at the same time on the same day. Rather, any increase in demand would be incremental and would be spread out across the City’s entire park system and would occur at various times of day. Therefore, buildout of the Specific Plan would not require the construction or expansion of parks and recreation facilities, which could have an adverse physical impact on the environment

Section XVII. Transportation/Traffic

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION:				
Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

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

Potentially Significant Impact. Buildout of the Proposed Specific Plan would include the intensification of land uses and new development in portions of the Specific Plan Area. These changes could result in an increase and redistribution of vehicle trips, resulting in potentially significant impacts to the City’s circulation system. Proposed policies and design of the Specific Plan would promote pedestrian, bicycle, and public transit circulation and walkable communities, which could change circulation patterns in the

Specific Plan Area. Accordingly, the proposed project's potential impacts on the circulation system will be further evaluated in a transportation study and in the EIR.

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

Potentially Significant Impact. Senate Bill (SB) 743, which went into effect in January 2014, required the Governor's Office of Planning and Research to change the way public agencies evaluate transportation impacts of projects under CEQA. Under SB 743, the focus of transportation analysis has shifted from driver delay, which is typically measured by traffic level of service (LOS), to a new measurement that better addresses the state's goals on reduction of GHG emissions, development of a multimodal transportation networks, and promotion of a diversity of land uses. CEQA Guidelines Section 15064.3 describes specific considerations for evaluating a project's transportation impacts. Generally, vehicle miles traveled (VMT) is identified as the most appropriate measure of transportation impacts, replacing LOS, and referring to the amount and distance of automobile travel attributable to a project.

Buildout of the Proposed Specific Plan would include the intensification of land uses and new development in portions of the Specific Plan Area. As a result, vehicle trips would increase over existing conditions, potentially resulting in an increase in VMT. Accordingly, the Proposed Project's potential VMT impacts will be further evaluated in a transportation study and in the EIR.

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

Less Than Significant Impact. The Proposed Specific Plan includes elements to promote the safety and capacity of pedestrian and bicycle infrastructure in the Specific Plan Area, including but not limited to pedestrian and bicycle facility improvements. Implementation of the Proposed Specific Plan is anticipated to provide for improved circulation patterns in the Specific Plan Area. As further discussed in Section XVII.d), below, future projects that build out the Proposed Specific Plan would be required to comply with all fire code requirements, including those related to ingress/egress and circulation, which ensure that new developments provide adequate access for emergency vehicles. Plans for such projects would be subject to review and approval by the Los Angeles County Fire Department to ensure that the Project site's access complies with all Fire Department ordinances and policies. Further, future development would be required to adhere to the City's design standards regarding roadway and sidewalk widths, lines of sight, and intersection safety. Additionally, as the Specific Plan area is currently developed with commercial and retail uses, buildout of the Specific Plan would not result in incompatible uses in the Specific Plan area, such as farm equipment. Therefore, the Specific Plan would not substantially increase hazards due to a design feature or incompatible uses and impacts would be less than significant.

d) Would the project result in inadequate emergency access?

Less Than Significant Impact. Implementation of the Proposed Specific Plan would allow for the intensification of land uses and new development in portions of the Specific Plan Area. It should be noted that the Specific Plan Area is not located in a mapped or otherwise designated wildfire hazard area and is surrounded by urban development. Therefore, the Specific Plan Area is not anticipated to be subject to emergency evacuation of a large number of people because of a wildfire. However, the Specific Plan Area is subject to potential earthquake-related hazards. Implementation of the Proposed Specific Plan would not result in closing lanes on any roads and is, rather, anticipated to provide for improved circulation patterns in the Specific Plan Area. In addition, future projects that build out the Proposed Specific Plan would be required to comply with all fire code requirements, including those related to ingress/egress and circulation, which ensure that new developments provide adequate access for emergency vehicles. Plans for such projects would be subject to review and approval by the Los Angeles County Fire Department to ensure

that the Project site’s access complies with all Fire Department ordinances and policies. Therefore, the Proposed Specific Plan would not result in inadequate emergency access. Impacts related to emergency access would be less than significant and this topic will not be further evaluated in the EIR.

Section XVIII. Tribal Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRIBAL CULTURAL RESOURCE:				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a.i) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?

Potentially Significant Impact. A potentially significant impact would occur if a known or unknown tribal cultural resource were destroyed as a result of future development under the Proposed Specific Plan. While much of the City is developed with uses where the ground has been previously disturbed, any future development within the Specific Plan Area that requires excavation to depths greater than existing foundations may potentially encounter unknown tribal cultural resources, as such resources could still be present in soils that have not been previously disturbed. Accordingly, potential impacts of the Proposed Project on tribal cultural resources will be further evaluated in the EIR. In addition, AB 52 establishes a formal notification process for California Native American tribes to consult on tribal cultural resources, as defined in Public Resources Code Section 21074, as part of CEQA.

a.ii) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape

that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Potentially Significant Impact. Refer to discussion under Section XVIII.a.1), above.

Section XIX. Utilities and Service Systems

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

Discussion

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

Potentially Significant Impact. The wastewater collection system and sewer treatment services are provided by the Santa Clarita Valley Sanitation District (SCVSD). The SCVSD owns, operates, and maintains the wastewater conveyance system for the Santa Clarita Valley, which consists of a 34-mile long, interconnected network of trunk sewers and two pumping plants. The system conveys wastewater and wastewater solids from the local sewer lines, which are owned by either the City of Santa Clarita or Los Angeles County, to the Saugus and Valencia Water Reclamation Plants. Buildout of the Proposed Specific

Plan would include the intensification of land uses and new development in portions of the Specific Plan Area, which would result in additional demands on the SCVSD. Accordingly, the Proposed Project's potential impacts on wastewater will be further evaluated in the EIR.

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

Potentially Significant Impact. The water purveyor to the Specific Plan Area is the Santa Clarita Valley Water Agency (SCVW). The wastewater collection system and sewer treatment services are provided by the SCVSD. Southern California Edison and Southern California Gas Company provide electrical and natural gas services to the Specific Plan Area. Telecommunication services are offered through several providers. Buildout of the Proposed Specific Plan would include the intensification of land uses and new development in portions of the Specific Plan Area, which would result in additional demands on these utility service providers. Accordingly, the Proposed Project's potential impacts on water, wastewater, energy, and telecommunications will be further evaluated in the EIR.

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

Less Than Significant Impact. As discussed in Sections X.a), X.c), and X.d) above, given the required compliance with stormwater and water quality regulations and since the entire Specific Plan Area has been previously developed and is largely currently impervious, flows from the Specific Plan Area would continue to be accommodated by the existing stormwater treatment and conveyance system. Therefore, construction and operation of any future development project under the Proposed Specific Plan would not create runoff volumes that would exceed the capacity of existing infrastructure. Therefore, related impacts would be less than significant, and this topic will not be further evaluated in the EIR.

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

Potentially Significant Impact. The water purveyor to the Specific Plan Area is the SCVW. The SCVW was created through the merger of the Castaic Lake Water Agency and its Santa Clarita Water Division, Newhall County Water District, and the Valencia Water Company. The Castaic Lake Water Agency was formed as a wholesale water agency to acquire, treat, and deliver State Water Project water supply throughout the Santa Clarita Valley, with the Santa Clarita Water Division, Newhall County Water District and Valencia Water Company serving as the retail water purveyors. The Valencia Water Company provides water services to the Specific Plan Area; its water sources are derived from the State Water Project and local groundwater resources generated primarily from the Santa Clara River. Buildout of the Proposed Specific Plan would include the intensification of land uses and new development in portions of the Specific

Plan Area, which would result in additional demands from the SCVW. Accordingly, the Proposed Project's potential impacts on water supplies will be further evaluated in the EIR.

- e) **Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

Potentially Significant Impact. Refer to discussion under Section XIX.a), above.

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

Potentially Significant Impact. Refuse disposal and recycling services to the Specific Plan Area are provided by a private entity, currently Burrtec Waste Industries.

Three Class III (nonhazardous) landfills serve the City of Santa Clarita: the Chiquita Canyon Landfill, the Antelope Valley Landfill, and the Sunshine Canyon Landfill. Buildout of the Proposed Specific Plan would include the intensification of land uses and new development in portions of the Specific Plan Area, which would result in increased solid waste generation and corresponding increased demand for landfill disposal. Accordingly, the Proposed Project's potential impacts related to solid waste will be further evaluated in the EIR.

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

No Impact. The California Integrated Waste Management Act requires that jurisdictions maintain a 50 percent or better diversion rate for solid waste. The City of Santa Clarita implements this requirement through the City's franchised Solid Waste Management Services. As required by the agreements between the City and the franchised trash disposal companies, each franchisee is responsible for meeting the minimum recycling diversion rate of 50 percent on a quarterly basis. Franchisees are further encouraged to meet the City's overall diversion rate goal of 75 percent. Future development projects in the Specific Plan Area would be required to comply with the applicable solid waste franchise's recycling system, and thus, would meet the City's and California's solid waste diversion regulations. Therefore, the Proposed Project

would comply with federal, state, and local statutes and regulations related to solid waste and would have no associated impacts. As such, this topic will not be further evaluated in the EIR.

Section XX. Wildfire

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
WILDFIRE:				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

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

No Impact. The closest State Responsibility Area to the Project site is approximately 2 miles to the west. As such, the Project site would not be considered to be located in or near a very high fire hazard severity zone, as designated by State of California Office of the State Fire Marshal.¹¹ In addition, as mapped in the Los Angeles County Online GIS System, Fire Zone layer, the Project site is not within a severe fire hazard zone.¹² Because the site is not located on lands classified as very high fire hazard severity zones, the Project would not have the ability to impair an adopted emergency response plan or emergency evacuation plan. This topic will not be further evaluated in the EIR.

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

¹¹ California Department of Forestry and Fire Protection, *Fire Hazard Severity Zones in Local Responsibility Area*, accessed August 4, 2023, https://osfm.fire.ca.gov/media/5842/santa_clarita.pdf.

¹² Los Angeles County, *Los Angeles County Fire Hazard Severity Zone Web Map*, accessed August 4, 2023, <https://lacounty.maps.arcgis.com/apps/webappviewer/index.html?id=d2ea45d15c784adfa601e84b38060c4e>.

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

No Impact. Because the site is not located on lands classified as very high fire hazard severity zones, the Project would not have the ability to exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. This topic will not be further evaluated in the EIR.

c) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. Because the site is not located on lands classified as very high fire hazard severity zones, the Project would not have the ability to require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. This topic will not be further evaluated in the EIR.

d) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. Because the site is not located on lands classified as very high fire hazard severity zones, the Project would not have the ability to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. This topic will not be further evaluated in the EIR.

Section XXI. Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
MANDATORY FINDINGS OF SIGNIFICANCE:				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|-------------------------------------|---|------------------------------|--------------------------|
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

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

Potentially Significant Impact. Buildout of the Proposed Specific Plan would involve intensification of land uses and new development in portions of the Specific Plan Area. As stated in Section IV.a), the Specific Plan Area does not contain any habitat capable of supporting special-status species, as vegetation in the Specific Plan Area is limited to ornamental plants, scrubs, and trees. Therefore, the Proposed Specific Plan does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of a rare or endangered plant or animal. However, while the Specific Plan Area does not have any historic sites listed in the National Register or the California Register, subsurface soils in the Specific Plan Area may contain previously undiscovered archaeological or paleontological resources. Accordingly, potential impacts to cultural and paleontological resources will be further evaluated in the EIR.

- b) **Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

Potentially Significant Impact. Buildout of the Specific Plan could result in cumulative impacts related to aesthetics, air quality, cultural resources, energy, GHG emissions, hazards and hazardous materials, land use and planning, noise, population and housing, public services, recreation, transportation, tribal cultural resources, and utilities and service systems. Cumulative impacts to these resource topics—for which potentially significant impacts are identified in this Initial Study—will be further evaluated in the EIR.

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

Potentially Significant Impact. As discussed in this Initial Study, buildout of the Specific Plan could potentially have adverse environmental effects related to aesthetics, air quality, cultural resources, energy, geology and soils, GHG emissions, hazards and hazardous materials, noise, population and housing, public services, recreation, transportation, tribal cultural resources, and utilities and service systems. Such environmental effects could affect humans either directly or indirectly. Impacts would be potentially significant, and these issues will be discussed in the EIR.

E. References

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- City of Santa Clarita, General Plan - One Valley One Vision, Conservation and Open Space Element, 2011.
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- U.S. Department of Agriculture, *Web Soil Survey*, accessed November 10, 2023, <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx1>.
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December 20, 2023

Ref. DOC 7100391

VIA EMAIL dpeterson@santa-clarita.com

Mr. David Peterson, Senior Planner
Santa Clarita City Hall City Clerk’s Office
23920 Valencia Boulevard, Suite 120
Santa Clarita, CA 91355

Dear Mr. Peterson:

NOP Response to Town Center Specific Plan

The Los Angeles County Sanitation Districts (Districts) received a Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the subject project located in the City of Santa Clarita on December 7, 2023. The proposed project is located within the jurisdictional boundaries of the Santa Clarita Valley Sanitation District. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to local sewer lines, which are not maintained by the Districts, for conveyance to one or more of the following Districts’ trunk sewers:

Name	Location	Size (dia.)*	Capacity (mgd)**	Peak Flow (mgd)	Last Measured
Valencia Trunk	In McBean Parkway north of Valencia Boulevard	21	8.4	4.5	2018
District #32 Main Trunk	In Magic Mountain Parkway at Valencia Boulevard	21	5.4	3.4	2018
District #32 Main Relief Trunk	In Magic Mountain Parkway at Citrus Drive	36	34.8	6.5	2018

*diameter in inches

**million gallons per day

2. The District operates two water reclamation plants (WRPs), the Saugus WRP and the Valencia WRP, which provide wastewater treatment in the Santa Clarita Valley. These facilities are interconnected to form a regional treatment system known as the Santa Clarita Valley Joint Sewerage System (SCVJSS). The SCVJSS has a capacity of 28.1 million gallons per day (mgd) and currently processes an average recycled flow of 18.4 mgd.
3. The proposed project is located approximately one-half mile from the Saugus WRP. As such, the DEIR should consider and evaluate, if necessary, any potential impacts on the proposed project.
4. The Districts should review all future individual developments within the proposed project area to determine whether or not sufficient trunk sewer capacity exists to serve each development and if Districts’ facilities will be affected by the development. This is accomplished through the Districts’ Will Serve Program. Information for which can be found on our website at [Will Serve Program](#).

5. For a copy of the District’s average wastewater generation factors, go to www.lacsd.org, under Services, then Wastewater Program and Permits and select Will Serve Program, and click on the [Table 1, Loadings for Each Class of Land Use](#) link.
6. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts’ Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is used by the Districts for its capital facilities. Payment of a connection fee may be required before future individual development is permitted to discharge to the Districts’ Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family Home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, please contact the Districts’ Wastewater Fee Public Counter at (562) 908-4288, extension 2727.
7. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts’ wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts’ facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts’ treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service but is to advise the City that the Districts intend to provide this service up to the levels that are legally permitted and to inform the City of the currently existing capacity and any proposed expansion of the Districts’ facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2742, or phorsley@lacsd.org.

Very truly yours,

Patricia Horsley

Patricia Horsley
Environmental Planner
Facilities Planning Department

PLH:plh

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*Making Conservation
a California Way of Life.*

January 8, 2024

David Peterson
City of Santa Clarita
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

RE: Santa Clarita Town Center Specific Plan –
Notice of Preparation (NOP)
SCH# 2023120123
GTS# 07-LA-2023-04399
Vic. LA-5 PM 52.463
LA-5 PM 53.585

Dear David Peterson,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed Town Center Specific Plan (TCSP) is a long-range land use plan that establishes the City's vision for the TCSP area as a regional destination incorporating a balanced mix of uses. The City's goals for the TCSP are to create a balance of residential, commercial, dining, and entertainment uses; facilitate the creation of great placemaking; create a flexible framework for future development; and create a practical and buildable plan.

The nearest State facility to the proposed project is I-5. After reviewing the NOP, Caltrans has the following comments:

Caltrans acknowledges and supports mixed-use, infill development that prioritizes walking, biking, and transit. The Project's goals appear to be in alignment with State-level sustainable transportation policy goals which seek to reduce the number of trips made by driving, reduce Greenhouse Gas (GHG) emissions, and encourage alternative modes of travel. Caltrans' Strategic Management Plan has set targets of tripling trips made by bicycle and doubling trips made by walking and public transit, as well as achieving a reduction in statewide, per capita, vehicle miles traveled (VMT). Similar goals are embedded in the California Transportation Plan 2050, California Transportation Plan 2050, and Southern California Association of Governments (SCAG) Connect SoCal (2020-2045 Regional Transportation Plan/Sustainable Communities Strategy). Statewide legislation such as AB 32 and SB 375, as well as Executive Order S-3-05 and N-19-19, echo the need to pursue more sustainable development. Projects, like the one proposed, can help California meet these goals.

Caltrans has the following recommendations for the Specific Plan that should be addressed while developing the Draft Environmental Impact Report:

1. Street Designations and Standards:

Caltrans recommends creating the safest streetscape possible for pedestrians and people on bikes. Wide roadways with numerous travel lanes are associated with higher vehicle speeds and less safe conditions for people walking and biking. Elements should be considered to create the most comfortable environment possible for all the people who will be walking and biking within the specific plan area. The most effective methods to reduce pedestrian and bicyclist exposure to vehicles is through physical design and geometrics. These methods include the construction of physically separated facilities such as Class IV bike lanes, curb extensions or bulb-outs, sidewalks, pedestrian refuge islands, landscaping, street furniture, and reductions in crossing distances through roadway narrowing. Visual indicators such as, pedestrian and bicyclist warning signage, flashing beacons, crosswalks, signage, and striping should be used in addition to physical design improvements to indicate to motorists that they can expect to see and yield to pedestrians and people on bikes.

2. Circulation and Parking Standards:

Caltrans encourages the lead agency to seriously consider eliminating car parking requirements. Research looking at the relationship between land-use, parking, and transportation indicates that the amount of car parking supplied can undermine a project's ability to encourage public transit and active modes of transportation. There is sufficient justification to consider eliminating parking requirements to promote affordability and achieve the project's goals.

Caltrans also recommends that at least one long-term bicycle parking space be provided per residential unit, allowing residents to take advantage of the Specific Plan's central location and choose the bicycle as their mode of travel more easily. Long-term bicycle parking should be located onsite, indoors, on the ground floor, and within 200 feet of primary pedestrian entrances.

3. Residential Density:

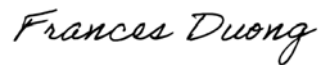
The TCSP currently states that it will maintain the existing FAR and residential units per acre of the existing CR zoning. Since the goal of the TCSP is to be a lively hub of commercial and residential spaces that seamlessly integrate into a multimodal transportation system, Caltrans highly recommends increasing the allowable density. Increasing the FAR and dwelling units per acre greatly enhances the TCSP's ability to meet its own goals of a thriving city center, allowing more people to live near the employment, commercial services, and social interactions needed for everyday life.

While Caltrans does not expect project approval to result in a direct adverse impact to the existing State transportation facilities, if the urban form encouraged by the Santa Clarita TCSP still prioritizes the personal automobile, it has the potential to impact the larger transportation network via regional VMT. Caltrans looks forward to the forthcoming Draft Environmental Impact Report to confirm that the Project will result in a net reduction in Vehicle Miles Traveled.

David Peterson
January 8, 2024
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If you have any questions, please contact project coordinator Anthony Higgins, at anthony.higgins@dot.ca.gov and refer to GTS# 07-LA-2023-04399.

Sincerely,



Frances Duong
Acting LDR Branch Chief

Cc: State Clearinghouse