

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

One Valley One Vision (OVOV) is a joint effort between the City of Santa Clarita (City), the County of Los Angeles (County), and Santa Clarita Valley (Valley) residents and businesses to create a single vision and guidelines for the future growth of the Valley and the preservation of natural resources. Realizing that development within both jurisdictions can have regional implications, the City and County have jointly endeavored to prepare planning policies and guidelines to guide future development within the Santa Clarita Valley. The result of this work effort will require the adoption of two separate documents. The City will adopt a new General Plan and environmental impact report (EIR), while the County will adopt a new Santa Clarita Valley Area Plan to replace the 1990 Santa Clarita Valley Area Plan and prepare its own EIR. This EIR has been prepared to evaluate the potential impacts of the goals, objectives, and policies of the City's General Plan.

The OVOV planning process reflects the City's and County's mutual decision to coordinate land uses and the pace of development with provision of adequate infrastructure, conservation of natural resources, and common objectives for the Valley. Major goals of the OVOV joint planning effort were to achieve greater cooperation between the City and County; coordinated planning for roadways, infrastructure, and resource management; and enhanced quality of life for all who live and work in the Santa Clarita Valley.

The OVOV General Plan for City and County reduces the overall number of residential units at buildout of the Santa Clarita Valley when compared to the projected buildout of the existing general planning documents. While some residential densities are increasing in the City, a greater number of units is decreasing in the more environmentally sensitive areas adjacent to the City. In an effort to meet the requirements of Senate Bill 375 (SB 375) and the City's Regional Housing Needs Assessment (RHNA) obligations, the City must provide the General Plan categories necessary to accommodate a minimum of 9,598 units. Consequently, the OVOV planning effort has designated specific areas in the City to receive increased residential density. This is done in the form of a) creating a Mixed Use category along transit hubs, transit corridors and at outdated strip commercial centers; and b) the designation for suitable sites that could accommodate a range of income levels.

The OVOV General Plan proposes to increase the amount of residential units by 1,930 units over the buildout of the City and Sphere of Influence when compared to the City's existing General Plan. This increase in residential density is abated by the reduction of units and sprawl in rural areas surrounding

the City. Many of these units are accommodated in the Mixed Use category and are located along urbanized transit corridors, in transit hub areas and in the higher density commercial core of the City. These units and specifically, the Mixed Use units are not located on the City's periphery in the form of large single-family homes that would create impacts to more sensitive environmental habitats and on vacant pristine lands and hillsides. Rather, the increase in residential units, in the more dense environs of the City, helps the City to meet the objectives of SB 375 and to become a model city for the Southern California Association of Governments (SCAG) by creating a community that is more walkable, more transit oriented, and with creative opportunities for people to live, work and play in a variety of village environments throughout the planning area. It is also a mechanism for the revitalization of strip malls to better utilize disturbed urbanized lands with immediate access to infrastructure.

Furthermore, by locating higher density in transit hub areas and along transit corridors, fewer vehicle trips are made. The Mixed Use concept encourages more walkability to services and commercial opportunities. The Mixed Use placement along transit corridors also encourages the use of both Metrolink and bus service. The OVOV General Plan proposes a dispersion of employment opportunities and hubs throughout the community, resulting in less Vehicle Miles Traveled (VMT) and shorter trips to and from employment centers and a corresponding reduction in Greenhouse Gas (GHG) emissions.

Without the designation of the suitable sites and the provision of the Mixed Use designation in core commercial areas, transit corridors and hubs resulting in dispersed employment centers in the Valley, the following are likely to occur:

- The length of vehicle trips would be longer
- The number of vehicle trips would increase
- Air quality would worsen
- Impacts to sensitive habitats would be greater
- GHG emissions would increase
- The City would not meet its RHNA goals nor the objectives of SB 375

The City of Santa Clarita's Draft General Plan is the proposed project in this Program EIR. The Draft General Plan sets out a long-range vision and comprehensive policy framework for how the City could grow and develop, provide public services, and maintain the qualities that define Santa Clarita over the next 20 years, except where specific policies target other dates as set forth in the plan documents. The General Plan serves as a foundation for making land use decisions based on goals and policies related to

land use, transportation, population growth and distribution, open space, resource preservation and utilization, air and water quality, noise impacts, public safety, infrastructure, and other related physical, social, and economic factors. In addition to serving as a basis for local decision making, the General Plan establishes a clear set of development guidelines for citizens, developers, neighboring jurisdictions and agencies, and provides the community with an opportunity to participate in the planning process. The purpose of this General Plan is to comply with state requirements and to provide the City with a comprehensive, long-range policy guideline for future development.

PROJECT SUMMARY

The City of Santa Clarita's objectives for the proposed General Plan EIR are as follows:

- Identify current and projected environmental conditions, which may affect or be affected by the General Plan.
- Update the General Plan development projections, including projections for dwelling units, non-residential square footage, population, and employment.
- Provide an environmental analysis of the proposed goals, objectives, and policies and disclose to the public the potential environmental impacts of the proposed General Plan.
- Evaluate alternatives to the proposed General Plan.
- Foster public participation in the planning process for the General Plan.
- Conform with Section 21000 et. seq., of CEQA (California Environmental Quality Act), which requires that environmental impacts be addressed and mitigated. Identify a mitigation framework, which could eliminate or reduce potentially significant environmental impacts of the General Plan.
- Provide a legally defensible environmental foundation upon which decisions may be evaluated and justified.
- Prepare and certify a General Plan EIR (Program EIR) that will serve as a first tier environmental document, consistent with the requirements of Section 15152 of the *State CEQA Guidelines*.
- Provide a basis for informative decisions when considering development associated with implementation of the General Plan.

PROJECT LOCATION AND DESCRIPTION

The OVOV Planning Area combines two geographical areas, the City corporate limits, and the unincorporated area of the County within Santa Clarita Valley. The OVOV Planning Area was defined mutually by the City and County of Los Angeles and represents the area for which both jurisdictions

have joint interest in planning. The OVOV Planning Area is located in Southern California in the northern portion of Los Angeles County (North County) (**Figure 2.0-1, Regional Location Map**, and **Figure 2.0-2, Vicinity Map**). It is situated at the convergence of Los Angeles and Ventura counties, approximately 35 miles northwest of downtown Los Angeles. The OVOV Planning Area includes the City and its four communities Canyon Country, Newhall, Saugus, and Valencia and the County communities of Stevenson Ranch, Castaic, Val Verde, Agua Dulce, and the future Newhall Ranch (**Figure 2.0-3, Community Locations**).

Several mountain ranges frame the OVOV Planning Area including the San Gabriel Mountains, Santa Susana Mountains, and the Sierra Pelona Mountains. At its western most edge, the OVOV Planning Area extends from a point south of Pyramid Lake on the Ventura County border southeast to Oat Mountain and extends into the Angeles National Forest to the east. The easternmost boundary includes the community of Agua Dulce. From this point, it continues to the northwest, parallel to the southern boundary of the City of Palmdale through the Angeles National Forest, and proceeds northward approximately 5 miles north of the uppermost portion of Castaic Lake. In addition to the major ridgelines forming the boundaries of the Valley, prominent scenic resources include the Santa Clara River Valley, creeks, canyons, and forestlands. The Angeles National Forest surrounds much of the OVOV Planning Area to the south and the north (**Figure 2.0-2**).

The City's OVOV General Plan and the General Plan EIR focus on the environment within the City's corporate limits and its adopted Sphere of Influence (SOI) (**Figure 2.0-3**). This is referred to throughout this EIR as the City's Planning Area. Development within the incorporated boundaries of the City will be directly guided by the maps, goals and policies contained in the General Plan. As specified in state law, the General Plan must also address "any land outside its boundaries which ... bears relation to its planning." Therefore, the term planning area as used in the General Plan includes land within the Santa Clarita Valley that is outside the current incorporated boundary of the City and its adopted SOI. Some of this additional area is included within the City's adopted SOI, a boundary established by the Los Angeles County Local Agency Formation Commission to delineate land that may reasonably be expected to annex to the City at some time in the future, and for which the City must provide planning for land uses and public facilities in its General Plan.

TOPICS OF KNOWN CONCERN

To determine which environmental topics should be addressed in this EIR, the City of Santa Clarita prepared and circulated a Notice of Preparation (NOP) from July 25, 2008, through December 31, 2008, in order to receive input from interested public agencies and private parties. On August 4, 2008, a scoping

meeting was held at City Hall in Santa Clarita. The NOP and scoping meeting are discussed further under the heading “EIR Format and Content” of this chapter.

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Community Services
- Cultural Resources
- Geology, Soils, Seismicity
- Global Warming and Climate Change
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Parks and Recreation
- Transportation and Circulation
- Utilities and Infrastructure
- Water Service

IMPACTS, MITIGATION MEASURES, AND UNAVOIDABLE IMPACTS

This EIR has been prepared to assess potentially significant impacts to the environment that could result from implementation of the proposed project. For a detailed discussion regarding potential impacts, refer to **Section 3.0, Environmental Impact Analysis**, of this EIR. In accordance with CEQA, a summary of project impacts is provided in the following summary table (**Table ES-1**). Also provided in the summary table is a list of the proposed mitigation measures that are recommended in response to project impacts identified in this EIR, as well as a determination of the level of significance of the impact after implementation of the recommended mitigation measures.

ALTERNATIVES

The purpose of the alternatives analysis is to identify potentially feasible ways to avoid or substantially lessen significant effects of the proposed project. According to the *State CEQA Guidelines*, an EIR needs to examine a reasonable range of alternatives to a project, or its location, which would feasibly meet most of the basic objectives of the project while avoiding or substantially lessening significant impacts. When addressing feasibility, the *State CEQA Guidelines* Section 15126.6 states that “[a]mong the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations,

jurisdictional boundaries (projects with a regionally significant impact should consider the regional context), and whether the applicant can reasonably acquire, control or otherwise have access to the alternative site (or the site is already owned by the proponent).” Therefore, based on the *State CEQA Guidelines*, several factors need to be considered in determining the range of alternatives to be analyzed in an EIR and the level of analytical detail that should be provided for each alternative. These factors include (1) the nature of the significant impacts of the proposed project; (2) the ability of alternatives to avoid or substantially lessen the significant impacts associated with the project; (3) the ability of the alternatives to meet the objectives of the project; and (4) the feasibility of the alternatives. These factors are unique for each project. Each alternative selected for evaluation in this EIR is described in brief below. **Section 6.0, Alternatives**, provides a comparative analysis of these alternatives and concludes that the environmentally superior alternative would be Alternative 3.

Alternative 1 – No Project

Section 15126(2)(4) of the *State CEQA Guidelines* requires evaluation of the No Project Alternative. Under the no project alternative, the proposed General Plan would not be adopted and buildout within the City would continue to occur under the existing 1991 General Plan and subsequent amendments, and Specific Plans. The no project analysis will discuss the existing conditions at the time the notice of preparation was prepared as well as what would be reasonably expected to occur in the foreseeable future if the OVOV General Plan (proposed project) was not approved. Since the existing General Plan was adopted in 1991, many of the policies would not reflect changes to the population, economy, or the environment. Build out of the existing General Plan circulation map is assumed. Under this alternative, there would be more density than with the proposed General Plan.

Existing General Plan land use designations including Hillside Management and Floodway will be included in other OVOV land use categories. Therefore, approximately 10,574 acres of Los Angeles’ hillside management acreage would be reclassified to residential in the SOI under the proposed General Plan. Under the proposed General Plan, residential land use would decrease by approximately 4,157 acres in the City and would increase by approximately 10,438 acres in the SOI. Commercial land use designations would increase by approximately 80 acres in the City due to a reclassification to accommodate for mixed use and would increase by approximately 267 acres in the SOI. Industrial land uses in the City would decrease approximately 581 acres while industrial land uses in the SOI would increase by approximately 164 acres due to the creation of a new Institutional land use to accommodate existing utility facilities and properties. Public/institutional land use designations are not designated in the City per the existing General Plan, whereas the proposed General Plan’s Land Use Policy Map designates approximately 1,331 acres of public/institutional land use in the City. Transportation land use

designations in the City would total approximately 706 acres. Transportation land use designations within the SOI would total approximately 42 acres. The approximately 146 acres of existing Private Education land uses would now be included in the in the Public Institutional classification. Floodway/floodplain land uses would decrease within the SOI by approximately 1,215 acres. Open space lands would increase in both the City and SOI by approximately 2,561 acres and 807 acres, respectively.

Alternative 2 – General Plan with Mixed Use Eliminated

Under this alternative, the mixed-use land use designation (MXC, “Mixed Use – Corridor” or MXN, “Mixed Use – Neighborhood”) would be eliminated from the proposed General Plan Land Use Policy Map on vacant parcels. With elimination of these land use categories, mixed-use projects that integrate housing with commercial uses would not be developed in the City’s Planning Area. Under the proposed General Plan, the mixed-use designation is applied to those areas adjacent to existing and planned transit corridors such as Railroad Avenue, transit stations, and key activity centers such as the Valencia Town Center. The development density in MXC districts would range from 11 to 30 du/ac, while the density in MXN districts would range from 6 to 18 du/ac. The proposed General Plan designates approximately 325 acres as MXC and 236 acres as MXN within the City’s Planning Area. Therefore, Alternative 2 would result in a decrease of 897 units when compared to the City’s proposed General Plan.

Alternative 3 – Downgrade Vacant Urban Residential Parcels by One Land Use Category

Under this alternative, vacant parcels that are designated Urban Residential (UR1, UR2, UR3, UR4, or UR5) and are not presently entitled would be downgraded in density by one land use designation. For example, a vacant, not entitled parcel designated UR3 (11.0 du/ac) by the proposed General Plan would instead be designated UR2 (5.0 du/ac) under this alternative. The UR1 designation (2.0 du/ac) would be downgraded to NU5, “Rural Residential/Non-Urban 5” (1.0 du/ac). As shown in **Table 6.0-8, Alternative 3 Summary**, this downward shift in land use designation would affect approximately 1,980 acres of the City’s Planning Area. It would result in the development of approximately 3,569 fewer new dwelling units within the City’s Planning Area when compared to the City’s proposed General Plan. The estimated Alternative 3 buildout population would be 10,993 less than the proposed General Plan buildout population of 275,000 residents.¹ Although there would be a reduction of residential housing with the implementation of Alternative 3, this reduction would not affect the number of acres proposed for mixed use under Alternative 3.

¹ The buildout population was determined by multiplying the decrease in dwelling units (3,569 du) by a factor of 3.08 (determined by City staff) for a decrease of 10,993 residents.

Alternative 3 would eliminate the UR5 designation from the Land Use Policy Map of the proposed General Plan. The UR5 designation provides for medium to high density multi-family housing, such as apartment and condominium complexes, in areas easily accessible to transportation, employment, retail, and other urban services. Allowed uses include multi-family housing at a minimum density of 18 du/ac and a maximum density of 30 du/ac, configured in buildings of two to three stories in height. Alternative 3 would still allow the development of medium to high density multi-family housing of up to 30 dwelling units per acre under the mixed use designation. The overall development of new medium to high density housing would be reduced with elimination of the UR5 designation.

Alternatives Considered but Rejected

Eliminate Construction of the Santa Clarita Parkway

Under the proposed General Plan, the Santa Clarita Parkway would be built as a six-lane major highway between Bouquet Canyon Road and Sierra Highway, requiring substantial grading and construction of a new bridge over the Santa Clara River. Construction of this new roadway would result in significant grading and potentially adverse impacts on biological resources. Furthermore, visual impacts due to construction of the bridge would also be potentially significant. Although elimination of the Santa Clarita Parkway would reduce potential biological and aesthetics impacts, elimination of this roadway would create additional traffic impacts rather than alleviating congestion on roadways at General Plan buildout. This alternative was rejected because it would not meet the proposed General Plan goal (Guiding Principle No. 24) of a unified and well-maintained network of highways, streets, and roadways to provide access among Santa Clarita Valley communities.

Reduce Every Residential Zone Down One General Plan Land Use Category

This alternative would reduce every new residential zone designated by the proposed project by one General Plan land use category. For example, a proposed designation of UR4 (18 du/acre) would be reduced to UR3 (max 11 du/acre). As a result, fewer dwelling units would be developed within the City's Planning Area. This alternative was rejected because it would not provide sufficient dwelling units at buildout and would be inconsistent with the Housing Element by not providing varied housing and affordable opportunities in the community.

Designate Currently Undeveloped Properties as Open Space

This alternative involves designating currently undeveloped properties that do not have previously existing entitlements as Open Space. This alternative would increase the acreage of open space in the

City's Planning Area. However, this alternative was rejected because it could lead to spot zoning, which occurs when a section of land is zoned for a use that is different from, and often incompatible with, adjacent uses or the existing land use pattern in the area. Additionally, rezoning such land as Open Space would preclude opportunities for development and consequently lead to substantial losses in revenue for the City and be inconsistent with the Housing Element, which would preclude some affordable housing opportunities. For these reasons, this alternative was rejected.

Increase Densities in Higher Density Corridor Areas and Decrease Densities in Lower Density Designated Areas

This alternative involves increasing the development density of higher density areas and decreasing the development density in lower density areas. Under this alternative, the distribution of population density would be altered, but the total buildout population of the City's Planning Area would not change. The purpose of this alternative would be to increase the acreage of open space in less dense, more rural areas of the City's Planning Area by concentrating residential development and activity in areas that are already densely developed. This alternative was intended to create more open space areas and more wildlife corridors, thereby creating fewer biological impacts. However, this alternative would alter the character of the City's Planning Area, which consists of several distinct communities separated by topography and other natural features. By restricting development in less dense communities and encouraging additional growth within other, denser communities, this alternative could substantially interfere with the intended character of individual communities, and thus conflict with current and historical development patterns within the City's Planning Area. Consequently this alternative was rejected from consideration.

Environmentally Superior Alternative

State CEQA Guidelines Section 15126.6(e)(2) requires an EIR to identify an environmentally superior alternative among those evaluated in an EIR. Furthermore, if the environmentally superior alternative is the No Project/No Development Alternative, the EIR shall also identify an environmentally superior alternative from among the other alternatives. Based on the analysis included in **Section 6.0, Alternatives**, Alternative 3 – Downgrade Vacant Urban Residential Parcels One Land Use Category would be considered environmentally superior to the proposed General Plan because it would avoid and/or substantially reduce the severity of significant impacts associated with implementing the proposed General Plan; potential impacts on agricultural resources and hazards and hazardous materials would be comparable.

AREAS OF CONTROVERSY

The *State CEQA Guidelines*² require that a Draft EIR summary identify areas of controversy known to the lead agency, including issues raised by other agencies and the public. In addition to those areas identified in the NOP, as potentially significant, some issues of concern were expressed at a public scoping meeting for the draft EIR and through responses to the NOP. The following issues of concern can generally be grouped as transportation and circulation (modes such as bicycle, bus, rail, pedestrian, and automobile), trail systems (equestrian, bicycle, other recreational trails and trail access), parks and recreation, preservation of special standard districts, global climate change, sustainability, energy efficiency and alternative modes of energy; mineral resources and mining, ridgeline and oak tree preservation, location of high density areas, water planning and conservation, housing for low-income residents, teachers, government workers, and police; inclusionary zoning, cultural resources and public facilities for art/cultural uses, public health, senior housing and the aging population, noise, biological resources and open space preservation. These issues have been incorporated into the environmental analysis of the proposed project contained within **Section 3.0, Environmental Impact Analysis**, of this Draft EIR.

APPROVALS AND ACTIONS

Each of the General Plan Elements contains an outline of the steps necessary to implement each element. The adoption of the General Plan requires that the City Council approve and certify the Program EIR through a noticed public hearing. Prior to the City Council hearing, the adoption process also requires that the Planning Commission hold a noticed public hearing. Based on the outcome of the hearing, the Planning Commission is required to forward a written recommendation to the City Council addressing the adoption of the General Plan and certification of the Program EIR. The General Plan is a Citywide comprehensive policy-level document and future actions will be required for its implementation. These future actions include, but are not limited to the following:

- Adoption/approval of community plan updates
- Public facilities financing plan updates
- Revisions to the City's Unified Development Code and other applicable ordinances
- Revisions to the Official Zoning Map to be consistent with the Land Use Map
- Update of master plans for drainage, streets, trails, parks, and other City infrastructure and facilities in conformance with the General Plan

2 California Public Resources Code, Title 14, Division 6, Chapter 3, *State CEQA Guidelines*, Section 15123.

- Amend the Highway Plan to reflect the OVOV Circulation Plan and to be consistent with the County's Highway Plan for the Santa Clarita Valley
- Adopt the Valleywide Bikeway Plan in the Circulation Element
- Implement the City's Non-Motorized Transportation Plan
- Revise the City's Capital Improvement Program (CIP) to incorporate needed capital projects identified in the General Plan update

RESPONSIBLE AND TRUSTEE AGENCIES

Under CEQA, a public agency, other than a lead agency, that has discretionary approval power over the proposed project is considered a "responsible agency" (*State CEQA Guidelines* Section 15381). No public agency, other than the City of Santa Clarita, has discretionary approval power over the proposed project; however, if the City approves this project, subsequent implementation of various project components could require discretionary approval authority from responsible agencies. Trustee agencies have jurisdiction over certain resources held in trust for the people of California but do not have a legal authority over approving or carrying out projects (e.g., California Department of Fish and Game).

**Table ES-1
Summary of Project Impacts and Recommended Mitigation Measures**

Project Impacts	Recommended Mitigation Measures	Residual Impact
<p>3.1 Land Use and Planning</p> <p>The proposed General Plan incorporates goals, objectives, and policies that would ensure buildout of the City’s Planning Area does not physically divide an existing community (for example, by construction of a major roadway) and would ensure that a community’s character is maintained. Land use policies are included to promote revitalization, promote green building, sustainability, and development of diverse housing options to serve residents of the City’s Planning Area. Potential impacts on land uses would be less than significant.</p> <p>The Southern California Association of Governments (SCAG) is the regional planning authority for the Southern California Region. The proposed General Plan and Land Use Map would be consistent with SCAG’s Regional Transportation Plan Policies and Compass/Growth Visioning Principles, and ensure that habitat conservation plans and natural community conservation plans are not impacted within the City’s Planning Area. The proposed General Plan’s goals, objectives, and policies protect and designate areas of natural environmental importance such as the Santa Clara River floodplain, local SEAs, and rivers, streams, and associated tributaries throughout the City’s Planning Area as Open Space or Non-Urban Land Use designations. The City’s proposed General Plan would not conflict with any applicable land use plans, policies, or regulations and impacts would be less than significant.</p>	<p>No mitigation measures are required.</p>	<p>Less than significant</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
3.2 Transportation and Circulation		
<p>The proposed General Plan would promote denser, transit-oriented development in areas where transit use is already high. Emphasis is also placed on introducing mixed-use development in order to allow residents to reach services in ways that are not exclusively automobile-dependent, such as by walking, biking and transit. Grouping mixed uses together also reduces the need for residents to make multiple vehicle trips to obtain services and reach employment centers, resulting in a net reduction in the number of vehicles on the roadway. Comparison of existing conditions to the proposed OVOV plan indicates that four of the five roadway segments that exceed LOS F for existing conditions are forecast to operate at LOS E or better with the proposed OVOV plan. The fifth segment that is at LOS F for existing conditions, McBean Parkway south of Avenue Scott, is shown to remain at LOS F with the OVOV plan. However, the V/C ratio at that location does not increase with the OVOV plan. Nonetheless, without implementation of mitigation measures impacts would be potentially significant.</p> <p>Adherence to the proposed General Plan goals, objectives, and policies would ensure that the planned improvements to the I-5 and SR-14 freeways would be implemented. With these roadway improvements, operating conditions along both freeways would improve. Operating conditions along CMP roadways would improve with buildout of the proposed City General Plan and County Area Plan in place of the current City General Plan and County Area Plan; impacts on CMP roadways would be less than significant.</p> <p>There are no airports located within the City’s Planning Area, therefore there would be no impacts.</p>	<p>3.2.1 The City of Santa Clarita shall work with Caltrans as they add additional lanes to the I-5 freeway between the SR-14 interchange and the Parker Road interchange. This improvement includes extending the existing HOV lanes from the SR-14 interchange to just south of the Parker Road interchange, incorporating truck climbing lanes from the Pico Canyon Road/Lyons Avenue interchange to the SR-14 interchange and constructing or extending auxiliary lanes between interchanges at six locations.</p> <p>3.2.2 The City of Santa Clarita shall continue to participate in implementing short-term measures of the North County Combined Highway Corridors Study including additional lanes to a minimum of 3-lanes in each direction of the SR-14. Participation for long-term measures includes the completion of the mainline to four lanes in each direction between the Newhall Avenue interchange and the Sand Canyon Interchange and to add a dedicated truck lane between the I-5 freeway and the Placerita Canyon Road interchange.</p> <p>3.2.3 The City will continue to monitor potential impacts on roadway segments and intersections on a project-by-project basis as buildout occurs by requiring traffic studies for all projects that could significantly impact traffic and circulation patterns.</p>	<p>Less than significant with implementation of mitigation measures</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
3.2 Transportation and Circulation (continued)		
<p>Implementation of the proposed General Plan goals, objectives, and policies would establish several roadway design standards for future development within the City’s Planning Area. Since the proposed General Plan would provide the framework to avoid roadway hazards, as opposed to increasing their occurrence, impacts would be less than significant.</p> <p>The proposed General Plan goals, objectives, and policies are designed to maintain adequate emergency access throughout the City’s Planning Area. They would promote mobility to allow for acceptable response times by emergency vehicles, and ensure emergency access to various types of properties. Additionally, the City would maintain a current evacuation plan. Since the proposed General Plan would provide the framework to ensure adequate emergency access, impacts would be less than significant.</p> <p>Implementation of the proposed General Plan goals, objectives, and policies would allow adjustments to the parking requirements for individual development projects, where appropriate. Implementation of the proposed General Plan would not generate a parking demand that exceeds code requirements. Therefore, parking demand impacts would be less than significant.</p> <p>The proposed General Plan addresses the deficiencies in the existing alternative transportation system, and provides direction for the expansion and improvement of alternative transportation throughout the Santa Clarita Valley. Therefore, implementation of the proposed General Plan would encourage and enhance, as opposed to conflict with, plans supporting alternative transportation. Impacts would be less than significant.</p>		

Project Impacts	Recommended Mitigation Measures	Residual Impact
3.2 Transportation and Circulation (continued)		
<p>The proposed General Plan goals, objectives, and policies would encourage the creation of walkable communities and neighborhoods by considering pedestrian access in all phases of development planning, including site design, subdivision design, and public improvement projects. Additionally, the policies seek to create a unified and well-maintained bikeway system, which includes connection of the gaps in the existing system. The proposed General Plan has been designed to reduce, as opposed to cause, hazards, and barriers to pedestrians and bicyclists; therefore, impacts are considered less than significant.</p>		

Project Impacts	Recommended Mitigation Measures	Residual Impact
<p>3.3 Air Quality</p> <p>The OVOV Planning Area is located within the South Coast Air Basin (SoCAB) (see Figure 3.3-1, South Coast Air Basin), which is bounded by the Pacific Ocean and Ventura County to the west, the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east, and San Diego County to the south. This section describes the existing air quality conditions within the SoCAB (Basin) and the One Valley One Vision (OVOV) Planning Area, the regulations and adopted plans that have been designed to improve regional air quality, the agencies responsible for implementing the regulations and plans, potential air quality impacts of the proposed City’s General Plan and, County’s Area Plan, and an assessment of the effectiveness of the proposed goals, objectives and policies.</p> <p>The air quality analysis is a regional analysis for the OVOV Planning Area. The City and County Planning Areas together comprise the OVOV Planning Area. The City’s Planning Area consists of its incorporated boundaries and adopted Sphere of Influence (SOI). The County’s Planning Area consists of the remaining unincorporated land outside of the City and the City’s adopted SOI but within the OVOV Planning Area boundaries. The impact analysis evaluates the proposed General Plan goals, objectives, and policies and proposed Area Plan policies for their effectiveness in reducing potential air quality impacts. While the policies would reduce air pollutant emissions, the potential for impacts on air quality from implementation of the proposed General Plan and Area Plan would remain significant and unavoidable. Impacts would be considered potentially significant and mitigation measures are required. Nonetheless, with mitigation, impacts to air quality are potentially significant and unavoidable.</p>	<p>Construction</p> <p>3.3-1: Prior to implementing project approval, applicants for implementing projects shall develop a Construction Traffic Emission Management Plan to minimize emissions from vehicles including, but not limited to, scheduling truck deliveries to avoid peak hour traffic conditions, consolidating truck deliveries, and prohibiting truck idling in excess of 5 minutes.</p> <p>3.3-2: Prior to grading permit issuance, applicants for implementing projects shall develop a Construction Emission Management Plan to minimize construction-related emissions. The Construction Emission Management Plan shall require the use of Best Available Control Measures, as specified in Table 1 of SCAQMD’s Rule 403. If potentially significant impacts are identified after the implementation of the SCAQMD recommended Best Available Control Measures, the Construction Emission Management Plan shall include the following additional elements:</p> <ul style="list-style-type: none"> • Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. When wind speeds exceed 15 miles per hour the operators shall increase watering frequency. • Active sites shall be watered at least three times daily during dry weather. • Increase watering frequency during construction or use non-toxic chemical stabilizers if it would provide higher control efficiencies. • Suspend grading and excavation activities during windy periods (i.e., surface winds in excess of 25 miles per hour). • Suspend the use of all construction equipment during first-stage smog alerts. 	<p>Potentially significant and Unavoidable</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
<p>3.3 Air Quality (continued)</p>	<p>3.3-2: (continued)</p> <ul style="list-style-type: none"> • Application of non-toxic chemical soil stabilizers or apply water to form and maintain a crust on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days). • Application of non-toxic binders to exposed areas after cut and fill operations and hydroseeded areas. • Cover or application of water or non-toxic chemical suppressants to form and maintain a crust on inactive storage piles. • Planting of vegetative ground cover in disturbed areas as soon as possible and where feasible. • Operate street sweepers that comply with SCAQMD Rules 1186 and 1186.1 on roads adjacent to the construction site so as to minimize dust emissions. Paved parking and staging areas shall be swept daily. • Scheduling truck deliveries to avoid peak hour traffic conditions, consolidating truck deliveries, and prohibiting truck idling in excess of 5 minutes. • Reduce traffic speeds on all unpaved roads to 15 miles per hour or less. • Pave or apply gravel on roads used to access the construction sites when possible. • Schedule construction activities that affect traffic flow to off-peak hours (e.g., between 7:00 PM and 6:00 AM, and between 10:00 AM and 3:00 PM). • Use of diesel-powered construction equipment shall use ultra-low sulfur diesel fuel. • Use electric welders to avoid emissions from gas or diesel welders when such equipment is commercially available. 	

Project Impacts	Recommended Mitigation Measures	Residual Impact
<p>3.3 Air Quality (continued)</p>	<p>3.3-2: (continued)</p> <ul style="list-style-type: none"> • Use electricity or alternate fuels for on-site mobile equipment instead of diesel equipment when such equipment is commercially available. • Use on-site electricity or alternative fuels rather than diesel-powered or gasoline-powered generators when such equipment is commercially available. • Maintain construction equipment by conducting regular tune-ups according to the manufacturers' recommendations. • Minimize idling time either by shutting equipment when not in use or reducing the time of idling to 5 minutes as a maximum. • Limit, to the extent feasible, the hours of operation of heavy-duty equipment and/or the amount of equipment in use. • Retrofit large off-road construction equipment that will be operating for significant periods. Retrofit technologies such as particulate traps, selective catalytic reduction, oxidation catalysts, air enhancement technologies, etc., shall be evaluated. These technologies will be required if they are certified by CARB and/or the U.S. EPA, and are commercially available and can feasibly be retrofitted onto construction equipment. 	

Project Impacts	Recommended Mitigation Measures	Residual Impact
<p>3.3 Air Quality (continued)</p>	<p>3.3-2: (continued)</p> <ul style="list-style-type: none"> • The project applicant shall require all on-site construction equipment to meet U.S. EPA Tier 4 or higher emissions standards according to the following: <ul style="list-style-type: none"> – April 2010 through December 31, 2011: All off-road diesel-powered construction equipment greater than 50 horsepower (hp) shall meet Tier 2 off-road emissions standards. In addition, all construction equipment shall be outfitted with the BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 2 or Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. – January 1, 2012 through December 31, 2014: All off-road diesel-powered construction equipment greater than 50 horsepower (hp) shall meet Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with the BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. 	

Project Impacts	Recommended Mitigation Measures	Residual Impact
<p>3.3 Air Quality (continued)</p>	<p>3.3-2: (continued)</p> <ul style="list-style-type: none"> - Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. A copy of each unit's certified tier specification, BACT documentations, and CARB, SCAQMD, or ICAPCD operating permit shall be provided at the time of mobilization of each applicable unit of equipment. • Designate personnel to monitor dust control measures to ensure effectiveness in minimizing fugitive dust emissions. • An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt. • The contractor shall utilize low-VOC content coatings and solvents that are consistent with applicable SCAQMD and ICAPCD rules and regulations. • Consideration shall be given to use of other transportation methods to deliver materials to the construction sites (for example, trains or conveyors) if it would result in a reduction of criteria pollutant emissions. 	

Project Impacts	Recommended Mitigation Measures	Residual Impact
<p>3.3 Air Quality (continued)</p>	<p>3.3-3: Prior to implementing project approval, applicants for implementing projects shall be required to conduct an LST analysis.</p> <p>Operation</p> <p>3.3-4: Prior to the issuance of building permits, the applicant shall submit building plans to the City and/or County Building Department to demonstrate that all residential buildings are designed to achieve energy efficiency in accordance with applicable state, City, and/or County green building or equivalent standards.</p> <p>3.3-5: Prior to the issuance of building permits, the applicant shall submit building plans to the City and/or County Building Department to demonstrate that all commercial buildings shall be designed to achieve energy efficiency in accordance with state, City, and/or County green building or equivalent standards.</p> <p>3.3-6: Prior building final inspection, the applicant shall provide preferential parking spaces for carpools and vanpools at major commercial and office locations. The spaces shall be clearly identified in plot plans and may not be pooled in one location.</p> <p>3.3-7: New residential developments shall allow only natural gas-fired hearths and shall prohibit the installation of wood-burning hearths and wood-burning stoves.</p> <p>3.3-8: Prior to implementing project approval for tract maps and other new sensitive uses located within 500 feet from the closest right of way of Interstate 5 and State Route 14 shall be required to conduct a health risk assessment.</p> <p>3.3-9: Prior to implementing project approval, new tract maps and other new sensitive uses located within the screening level distances of potential sources of odors or new sources of odors located within the screening level distances of existing or reasonably foreseeable sensitive uses, as defined by the SCAQMD, shall be required to conduct an odors assessment.</p>	

Project Impacts	Recommended Mitigation Measures	Residual Impact
3.4 Global Climate Change		
<p>This section describes the science of the global climate change phenomenon; provides information on the evolving regulatory framework that addresses global climate change; quantifies existing greenhouse gas (GHG) emissions under the existing General Plan and Area Plan, and under the proposed General Plan and Area Plan; compares the proposed projects' GHG emissions to existing emissions and emissions under the existing General Plan and Area Plan; and determines if the projects are consistent with state goals, strategies, and measures to reduce GHG emissions.</p> <p>The global warming and climate change analysis is a regional analysis for the One Valley One Vision (OVOV) Planning Area. The City and County Planning Areas together comprise the OVOV Planning Area. The City's Planning Area consists of its incorporated boundaries and adopted Sphere of Influence (SOI). The County's planning area consists of the remaining unincorporated land within the OVOV Planning Area boundaries. The impact analysis evaluates the proposed General Plan goals, objectives, and policies and proposed Area Plan policies for their effectiveness at controlling GHG emissions. Implementation of the proposed General Plan and Area Plan would increase GHG emissions over existing conditions. While General Plan and Area Plan policies would reduce GHG emissions, potential impacts on climate change from implementation of the proposed General Plan and Area Plan would be potentially significant and unavoidable after mitigation given the increase in emissions.</p>	<p>3.4-1 Prior to the issuance of building permits for each new tract, the applicant shall provide evidence of green building practices and design elements that reduce GHG emissions to the appropriate City and/or County Planning Department. (See, e.g., California Department of Housing and Community Development's Green Building & Sustainability Resources handbook at www.hcd.ca.gov/hpd/green_build.pdf; e.g., the American Institute of Architects at http://www.wiki.aia.org/Wiki%20Pages/Home.aspx)</p> <p>3.4-2 Prior to the issuance of building permits for each new tract, the applicant shall provide evidence of energy-efficient designs to the appropriate City and/or County Planning Department such as those found in the Leadership in Energy and Environmental Design (LEED) Green Building Ratings and/or comply with Title 24, Part 11, the California Green Building Standards Code.</p> <p>3.4-3 Prior to the issuance of building permits for each tract, the applicant shall provide evidence to the appropriate City and/or County Planning Department of energy efficient lighting, heating and cooling systems, appliances, equipment, and control systems. (Information about ENERGY STAR-certified products are available at http://www.energystar.gov/index.cfm?fuseaction=find_a_product; see also the California Energy Commission's database of appliances meeting federal or state energy standards at http://www.appliances.energy.ca.gov; see the Electronic Product Environmental Assessment Tool for ranking of energy efficient computer equipment at http://www.epeat.net/AboutEPEAT.aspx; see the Online Guide to Energy Efficient Commercial Equipment at http://www.aceee.org/ogeece/ch1_index.htm)</p>	<p>Potentially significant and unavoidable</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
3.4 Global Climate Change (continued)		
	<p>3.4-4 Prior to the issuance of building permits for each new tract, the applicant shall provide evidence to the appropriate City and/or County Planning Department of light colored “cool” roofs and cool pavements. (See Consumer Energy Center, Cool Roofs at http://www.consumerenergycenter.org/coolroof/)</p> <p>3.4-5 Prior to the issuance of building permits for each new tract, the applicant shall provide evidence to the appropriate City and/or County Planning Department of efficient lighting (including LEDs) for traffic, street, and other outdoor lighting purposes. (See http://www.energy.ca.gov/efficiency/partnership/case_studies/TechAsstCity.pdf).</p> <p>3.4-6 Prior to the issuance of building permits for each new tract, the applicant shall provide evidence to the appropriate City and/or County Planning Department of efficient pumps and motors, for pools and spas. (See http://www.consumerenergycenter.org/home/outside/pools_spas.html).</p> <p>3.4-7 Prior to the issuance of building permits for each new tract, the applicant shall provide evidence to the appropriate City and/or County Planning Department of the ability to install solar energy, and solar hot water heaters. (See http://www.gosolarcalifornia.org/builders/index.html; see also the California Public Utility Commission’s website for solar water heating incentives at http://www.cpuc.ca.gov/puc/energy/solar/swh.htm).</p> <p>3.4-8 Prior to the issuance of building permits for each new tract, the applicant shall provide evidence to the appropriate City and/or County Planning Department of water-efficient landscapes, which exceed the requirements of applicable City and/or County ordinances (See http://www.water.ca.gov/wateruseefficiency/landscapeordinance/technical.cfm; see also http://www.ciwm.ca.gov/organics/Xeriscaping).</p>	

Project Impacts	Recommended Mitigation Measures	Residual Impact
3.4 Global Climate Change (continued)		
	<p>3.4-9 Prior to the issuance of building permits for each new tract, the applicant shall provide evidence to the appropriate City and/or County Planning Department of water efficient irrigation systems and devices, such as soil-based irrigation controls and use water-efficient irrigation methods. (See http://www1.eere.energy.gov/femp/program/waterefficiency_bmp5.html; see also http://www.water.ca.gov/wateruseefficiency/landscape/).</p> <p>3.4-10 Prior to the issuance of a building permit for each implementing project, the applicant or their contractor shall submit to the appropriate City and/or County Public Works department for review and approval a site construction management plan for the reuse and recycle construction and demolition waste (including soil, vegetation, concrete, lumber, metal, and cardboard). (See http://www.ciwmb.ca.gov/condemo/).</p> <p>3.4-11 Prior to the issuance of building permits for each new tract, the applicant shall provide evidence to the appropriate City and/or County Planning Department of reuse and recycling receptacles into residential, industrial, and commercial projects. (See http://zerowaste.ca.gov; see also http://www.ca-ilg.org/wastereduction).</p> <p>3.4-12 Prior to the issuance of building permits for each new tract, the applicant shall provide evidence to the appropriate City and/or County Planning Department of consistency with “smart growth” principles to reduce GHG emissions (i.e., ensure mixed-use, infill and higher density projects provide alternatives to individual vehicle travel and promote efficient delivery of goods and services). (See http://www.epa.gov/smartgrowth/index.htm)</p> <p>3.4-13 Prior to implementing project approval for each new tract map, the applicant shall preserve existing trees, to the extent feasible and consistent with mitigation measures, encourage the planting of new trees consistent with the final landscape palettes, and create open space where feasible. (See http://www.epa.gov/dced/brownfields.htm)</p>	

Project Impacts	Recommended Mitigation Measures	Residual Impact
3.4 Global Climate Change (continued)		
	<p>3.4-14 All residential buildings within the OVOV planning area that are enabled by approval of the OVOV General Plan and Area Plan shall be designed to provide improved insulation and ducting, low E glass, high efficiency air conditioning units, and radiant barriers in attic spaces, as needed, or equivalent to ensure that all residential buildings operate at levels 15 percent better than the standards required by the version of Title 24 applicable at the time the building permit applications are filed.</p> <p>3.4-15 All commercial and public buildings within the OVOV planning area that are enabled by approval of the OVOV General Plan and Area Plan shall be designed to provide improved insulation and ducting, low E glass, high efficiency HVAC equipment, and energy efficient lighting design with occupancy sensors or equivalent to ensure that all commercial and public buildings operate at levels 15 percent better than the standards required by the version of Title 24 applicable at the time the building permit applications are filed.</p> <p>3.4-16 Consistent with the Governor's Million Solar Roofs Plan, the project applicant or designee, acting as the seller of any single-family residence constructed as part of the development of at least 50 homes that are intended or offered for sale, shall offer a solar energy system option to all customers that enter negotiations to purchase a new production home constructed within the OVOV planning area on land for which an application for a tentative subdivision map has been deemed complete. The seller shall disclose the total installed cost of the solar energy system option, and the estimated cost savings.</p>	

Project Impacts	Recommended Mitigation Measures	Residual Impact
3.5 Agricultural Resources		
<p>Implementation of the proposed General Plan goals, objectives, and policies would provide the conservation needs for Prime Farmland, Unique Farmland, and Farmland of Statewide Importance located within the City’s Planning Area. However, Policy LU 1.1.7 would allow urban land uses to occur on areas of Important Farmland; these farmlands would be reserved as open space and non-urban where appropriate. Therefore, impacts on agricultural resources would be potentially significant per CEQA.</p> <p>The proposed General Plan does not contain any policies that would reduce the exposure of future residents to nuisances associated with agricultural operations or expose farms to nuisances exposed from urban uses. Therefore, these potential impacts could potentially be significant. Analysis of these potential impacts and implementation of mitigation measures would be required on an individual project-by-project basis, to determine the potential for future residents being exposed to nuisances from agriculturally active land within the City’s Planning Area.</p>	<p>No mitigation measures are applicable.</p>	<p>Significant</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
<p>3.6 Aesthetics</p> <p>Resources within the City’s Planning Area as well as the County’s Planning Area include a variety of natural and manmade elements as well as the viewsheds to those elements that serve as visual landmarks and contribute to the unique character of the City’s Planning Area. Although specific scenic resources in the City’s Planning Area are identified, it is not intended to provide an exhaustive inventory, as the nature of these resources is somewhat subjective and not easily quantified. Implementation of the proposed General Plan would increase development within the unincorporated portion of the Santa Clarita Valley, which, if unregulated, would contribute to the obstruction of views, damage scenic resources, conflict with the Valley’s rural character, and generate substantial levels of light and glare. However, the proposed General Plan includes goals, objectives, and policies that would ensure the protection of scenic resources and corridors, promote quality construction that enhances the City Planning Area’s urban form, increase open space, and landscaping, and limit light overspill. For these reasons, implementation of the City’s General Plan would result in a less than significant impact on aesthetics.</p>	<p>No mitigation measures are required.</p>	<p>Less than significant</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
3.7 Biological Resources		
<p>Potentially significant impacts associated with the proposed General Plan are those relating to special-status species, sensitive communities, federally protected wetlands, wildlife movement, and nursery sites. The proposed General Plan goals, objectives, and policies address avoidance and minimization of impacts on habitats, provisions for the acquisition of habitats in cooperation with conservation groups, provisions for no net loss of jurisdictional wetlands within the City’s Planning Area, and provisions for the identification and protection of at least one designated wildlife corridor linking the two units of the Angeles National Forest through the Valley.</p> <p>The proposed goals, objectives, and policies do not provide a mechanism for the compensation of lost habitats when avoidance of impacts or minimization of impacts to a level that is less than significant is considered to be infeasible; mitigate for the direct mortality of individuals of listed, proposed, or candidate species. In conjunction with the proposed General Plan goals, objectives, and policies, mitigation measures MM 3.7-1 through 3.7-3 would reduce these potential impacts. MM 3.7-1 requires preparation of biological site survey reports prepared by a qualified biological consultant for proposed projects. MM 3.7-2 addresses direct mortality of special-status species through construction activities. MM 3.7-3 addresses impacts on sensitive habitats from implementation of the proposed Area Plan through land acquisition.</p>	<p>3.7-1 When required, biological site survey reports shall include an analysis of the potential for a proposed project to result in direct mortality of individuals of listed, proposed, or candidate species, losses of habitats occupied by such species, and losses of opportunity for habitat connectivity.</p> <ul style="list-style-type: none"> • Reports must be prepared by qualified biological consultants. • Reports must include specific information regarding site location, on-site and surrounding biological resources, observed and detected species, site photographs, vegetation map, literature sources, timing of surveys, project footprint, anticipated project impacts, proposed mitigation measures, and additional recommended surveys. <p>3.7-2 If special-status species may potentially be subject to direct loss through implementation of construction activities, mitigation measures proposed as part of biological site survey reports shall include a requirement for preconstruction special-status species surveys, followed by measures to ensure avoidance, relocation or safe escape of special-status species from construction activity, whichever action is the most appropriate. If special-status species are found to be brooding, denning, nesting, etc. on site during the preconstruction survey, construction activity shall be halted until offspring are weaned, fledged, etc. and are able to escape the site or be safely relocated to appropriate off-site habitat areas.</p>	<p>Significant and Unavoidable</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
3.7 Biological Resources (continued)		
<p>Although the loss of sensitive habitats may be compensated for through land acquisition, the loss of special-status species and wildlife movement opportunities would remain significant. Special-status species are dependent on a variety of habitat types, not all of which are necessarily sensitive, such as annual grassland and various common scrub and chaparral types. Consequently, the conversion of all types of currently undeveloped wildlife habitat to Residential, Commercial and Industrial uses permitted under the proposed General Plan would result in impacts on special-status species that would remain significant at the plan level.</p> <p>Impacts on wildlife movement opportunities would also be significant and unmitigable because of the loss of connectivity for wildlife movement through the City's Planning Area; this connectivity would not be recoverable once the area has been developed.</p>	<p>3.7-3 Impacts on sensitive habitats resulting from implementation of the General Plan shall be compensated for through the acquisition of lands described in Policies CO 10.1.3, CO 10.1.11, and CO 10.1.12. Said acquisition shall prioritize habitat types that are particularly at risk in the region. At risk habitats include but are not limited to waterways, wetlands and vernal pools; alluvial scrub; native grasslands; savannas, woodlands and forests; holly-leaf cherry and Great basin sagebrush associations; and rocklands.</p>	<p>Significant and Unavoidable</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
3.8 Cultural Resources		
<p>Cultural resources are defined as prehistoric and historic sites, structures, and districts, or any other physical evidence associated with human activity considered important to a culture, a subculture, or a community for scientific, traditional, religious, or any other reason. For analysis purposes, cultural resources may be categorized into three groups: archaeological resources, historic resources, and contemporary Native American resources. Paleontological resources, while not generally considered a “cultural resource,” are afforded protection under <i>State CEQA Guidelines</i> and as such are evaluated. All impacts related to cultural and paleontological resources would be less than significant with mitigation measures incorporated.</p>	<p>3.8-1 Avoidance is the preferred treatment for cultural resources. Where feasible, project plans shall be developed to allow avoidance of cultural resources. Where avoidance of construction impacts is possible, covering of the cultural resource site with a layer of chemically stable soil and avoidance planting (e.g., planting of prickly pear cactus) shall be employed to ensure that indirect impacts from increased public availability to the site are avoided. Where avoidance is selected, cultural resource sites shall be deeded into permanent conservation easements or dedicated open space.</p> <p>3.8-2 If avoidance and/or preservation of in place cultural resources is not possible, the following mitigation measures shall be initiated for each impacted site:</p> <ul style="list-style-type: none"> • A participant-observer as determined by the appropriate Indian Band or Tribe shall be used during archaeological testing or excavation in the project site. • Prior to the issuance of a grading permit for the project, the project proponent shall develop a test level research design detailing how the cultural resource investigation shall be executed and providing specific research questions that shall be addressed through the excavation program. In particular, the testing program shall characterize the site constituents, horizontal and vertical extent, and, if possible, period of use. The testing program shall also address the California Register and National Register eligibility of the cultural resource and make recommendations as to the suitability of the resource for listing on either Register. The research design shall be submitted to the designated agency for review and comment. For sites determined, through the Testing Program, to be ineligible for listing on either the California or National Register, execution of the Testing Program will suffice as mitigation of project impacts to this resource. 	<p>Less than significant</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
3.8 Cultural Resources (continued)		
	<p>3.8-3 In the unlikely event that artifacts are found during grading within the City’s Planning Area or future roadway extensions, an archaeologist will be notified to stabilize, recover, and evaluate such finds.</p> <p>3.8-4 Where determined as part of a CEQA review, prior to grading, as part of an inspection testing program, a Los Angeles County Natural History Museum-approved inspector is to be on site to salvage scientifically significant fossil remains. The duration of these inspections depends on the potential for the discovery of fossils, the rate of excavation, and the abundance of fossils. Geological formations (like the Saugus Formation) with a high potential will initially require full time monitoring during grading activities. Geologic formations (like the Quaternary terrace deposits) with a moderate potential will initially require half-time monitoring. If fossil production is lower than expected, the duration of monitoring efforts should be reduced. Should the excavations yield significant paleontological resources, excavation is to be stopped or redirected until the extent of the find is established and the resources are salvaged. A report of the inspection testing program shall include an itemized inventory of the fossils, pertinent geologic and stratigraphic data, and field notes of the collectors and include recommendations for future monitoring efforts in the County’s Planning Area. Prior to grading, an agreement shall be reached with a suitable public, non-profit scientific repository, such as the Los Angeles County Museum of Natural History or similar institution, regarding acceptance of fossil collections.</p>	

Project Impacts	Recommended Mitigation Measures	Residual Impact
3.8 Cultural Resources (continued)		
	<p>3.8-5 For archeological sites accidentally discovered during future construction, there shall be an immediate evaluation of the find by a qualified archeologist. If the find is determined to be a historical or unique archeological resource, as defined under CEQA, contingency funding and a time allotment sufficient to allow for implementation of avoidance measures or appropriate mitigation shall be provided. Construction work may continue on other parts of the construction site while historical/archeological mitigation takes place, pursuant to Public Resources Code Section 21083.2(i).</p> <p>3.8-6 During grading activities, in the unlikely event that artifacts are found during grading within the planning area or future roadway extensions, a paleontologist will be notified to stabilize, recover and evaluate such finds.</p> <p>3.8-7 If human remains are encountered during a public or private construction activity, other than at a cemetery, State Health and Safety Code 7050.5 states that no further disturbance shall occur until the Los Angeles County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The Los Angeles County Coroner must be notified within 24 hours.</p> <ul style="list-style-type: none"> • If the coroner determines that the burial is not historic, but prehistoric, the Native American Heritage Commission (NAHC) must be contacted to determine the most likely descendent (MLD) for this area. The MLD may become involved with the disposition of the burial following scientific analysis. 	

Project Impacts	Recommended Mitigation Measures	Residual Impact
3.9 Geology, Soils, and Seismicity		
<p>The proposed General Plan would provide adequate mitigation for potential fault rupture hazards which has been identified to provide flexibility to the City in requiring site-specific geotechnical investigations in any area falling within identified or yet as unidentified fault zones, including Alquist-Priolo Fault Zones. Adherence to MM 3.9-1 and the proposed General Plan would reduce potential impacts from rupture of unidentified fault zones to a less than significant level. Implementation and adherence to MM 3.9-2 to MM 3.9-4, and the goals, objectives, and policies of the General Plan would reduce potential impacts related to seismically associated ground shaking to less than significant.</p> <p>To ensure that potential impacts associated with the issue of liquefaction are reduced to a less than significant level, the following MM 3.9-5 and MM 3.9-6, have been identified to provide flexibility to the City in requiring site-specific liquefaction assessments. With the implementation of these mitigation measures and the proposed General Plan goals, objectives, and policies, potential impacts from liquefaction would be less than significant.</p> <p>To ensure that potential impacts associated with landslide hazards are reduced to a less than significant level, the following MM 3.9-7 has been identified to provide flexibility to the City in requiring site-specific landslide hazard assessments.</p>	<p>3.9-1 Before a project is approved or otherwise permitted within an Alquist-Priolo Zone as identified within the City of Santa Clarita, or within 150 feet of any other active or potentially active fault mapped in a published United States Geologic Survey (USGS) or within other potential earthquake hazard area (as determined by the City Engineer), a site-specific geologic investigation shall be prepared to assess potential seismic hazards resulting from development of an individual project site within the City's Planning Area. Where and when required, the geotechnical investigation shall address the issue(s), hazard(s), and geographic area(s) determined by the City Engineer to be relevant to each individual development project. The site-specific geotechnical investigation shall incorporate up-to-date data from government and non-government sources.</p> <p>Based on the site-specific geotechnical investigation, no structures intended for human occupancy shall be constructed across active faults. This site-specific evaluation and written report shall be prepared by a licensed geologist and shall be submitted to the City Engineer for review and approval prior to the issuance of building occupancy permits. If an active fault is discovered, that has not previously been recorded, any structure intended for human occupancy shall be set back at least 50 feet from the fault. A larger or smaller setback may be established if such a setback is supported by adequate evidence as presented to and accepted by the City Engineer.</p>	<p>Less than significant</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
3.9 Geology, Soils, and Seismicity (continued)		
<p>The goals, objectives, and policies of the proposed General Plan provide specific requirements to identify, evaluate, and mitigate potential impacts associated with soil erosion and loss of topsoil throughout the City’s Planning Area as buildout occurs. MM 3.9-8 through MM 3.9-9, would provide more direct methods to reduce impacts from erosion and loss of topsoil. Implementation of the proposed General Plan goals, objectives, and policies and mitigation measures would reduce potential impacts on soil erosion and loss of topsoil to less than significant.</p> <p>The proposed goals, objectives, and policies provide specific requirements to identify, evaluate, and mitigate potential impacts associated with subsidence and collapsible soils. Implementation of the policies, in accordance with the ordinances adopted by the City, would reduce impacts from subsidence to less than significant.</p> <p>The aforementioned policy would require any site-specific developments within the City’s Planning Area to incorporate City Building Code Standards that would help reduce the risk of expansive soils damaging structures. Implementation of the above policy and incorporation of any ordinances already adopted by the City of Santa Clarita would reduce impacts to a less than significant level. No additional mitigation measures would be required.</p> <p>The proposed goals, objectives, and policies would reduce the potential of any septic tanks or alternative wastewater disposal systems being located on soils that cannot support such infrastructure. Therefore, impacts would be less than significant. Future developments would be subject to CEQA review and any additional mitigation measures developed on a project-by-project basis.</p>	<p>3.9-2 The design and construction of structures and facilities shall adhere to the standards and requirements detailed in the California Building Code (California Code of Regulations, Title 24), City of Santa Clarita Building Code, and/or professional engineering standards appropriate for the seismic zone in which such construction within the City would occur. Conformance with these design standards shall be enforced through building plan review and approval by the City of Santa Clarita Department of Building and Safety prior to the issuance of building permits for any structure or facility.</p> <p>3.9-3 As determined by the City Engineer, a site-specific assessment shall be prepared to ascertain ground-shaking impacts resulting from development. The site-specific ground shaking assessment shall incorporate up-to-date data regarding ground shaking probabilities and strengths from government and non-government sources and may be included as part of any site-specific geotechnical investigation as required in MM 3.9-1. The site-specific ground shaking assessment shall include specific measures to reduce the significance of potential ground shaking hazards to the individual development. The site-specific ground shaking assessment shall be prepared by a licensed geologist and shall be submitted to the City Engineer for review and approval prior to the issuance of building permits.</p>	

Project Impacts	Recommended Mitigation Measures	Residual Impact
3.9 Geology, Soils, and Seismicity (continued)		
	<p>3.9-4 As determined by the City Engineer, a site-specific assessment shall be prepared to ascertain potential liquefaction impacts resulting from development. The site-specific liquefaction assessment shall incorporate up-to-date data regarding liquefaction potential of site specific projects from government and non-government sources and may be included as part of any site-specific geotechnical investigation. This site-specific ground shaking assessment shall be prepared by a licensed geologist and shall be submitted to the City Engineer for review and approval prior to the issuance of building occupancy permits.</p> <p>3.9-5 Where development is proposed within an identified or potential liquefaction hazard area or as defined by the City Engineer, adequate and appropriate measures such as design foundations in a manner that limits the effects of liquefaction, the placement of an engineered fill with low liquefaction potential, and the alternative siting of structures in areas with a lower liquefaction risk, shall be implemented to reduce potential liquefaction hazards. Any and all such measures shall be submitted to the City Engineer and the City of Santa Clarita Department of Building and Safety for review prior to the approval of the building permits.</p> <p>3.9-6 Requirements shall be issued that all engineered slopes be designed to resist seismically induced failure. For lower risk projects, slope design shall be based on pseudo-static stability analysis using soil-engineering parameters established on a site-specific basis. For higher risk projects, the stability analyses that will be required shall factor in the intensity of expected ground shaking, prior to the issuance of building occupancy permits for the proposed developments.</p>	

Project Impacts	Recommended Mitigation Measures	Residual Impact
3.9 Geology, Soils, and Seismicity (continued)		
	<p>3.9-7 The City of Santa Clarita, where required, and in accordance with issuance of a National Pollutant Discharge Elimination System (NPDES) permit, shall require the construction and/or grading contractor for individual developments to establish and implement specific Best Management Practices (BMPs) a time of project implementation.</p> <p>3.9-8 Prior to any development within the City of Santa Clarita, a Grading Plan shall be submitted to the City of Santa Clarita Development Services Division for review and approval. As required by the City, the grading plan shall include soil erosion and sediment control plans. Measures included in individual erosion control plans may include, but shall not be limited to the following:</p> <ul style="list-style-type: none"> a. Grading and development plans shall be designed in a manner which minimizes the amount of terrain modification. b. Surface water shall be controlled and diverted around potential landslide areas to prevent erosion and saturation of slopes. c. Structures shall not be sited on or below identified landslides unless slides are stabilized. d. The extent and duration of ground disturbing activities during and immediately following periods of rain shall be limited, to avoid the potential for erosion which may be accelerated by rainfall on exposed soils. e. To the extent possible, the amount of cut and fill shall be balanced. f. The amount of water entering and exiting a graded site shall be limited though the placement of interceptor trenches or other erosion control devices. g. Erosion and sediment control plans shall be submitted to the City for review and approval prior to the issuance of grading permits. 	

Project Impacts	Recommended Mitigation Measures	Residual Impact
<p>3.9 Geology, Soils, and Seismicity (continued)</p>	<p>3.9-9 Where required, drainage design measures shall be incorporated into the final design of individual projects on site. These measures shall include, but will not be limited to:</p> <ul style="list-style-type: none"> a. Runoff entering developing areas shall be collected into surface and subsurface drains for removal to nearby drainages. b. Runoff generated above steep slopes or poorly vegetated areas shall be captured and conveyed to nearby drainages. c. Runoff generated on paved or covered areas shall be conveyed via swales and drains to natural drainage courses. d. Disturbed areas that have been identified as highly erosive shall be (re)vegetated. e. Irrigation systems shall be designed, installed, and maintained in a manner which minimizes runoff. f. The landscape scheme for projects within the project site shall utilize drought-tolerant plants. g. Erosion control devices such as rip-rap, gabions, small check dams, etc., may be utilized in gullies and active stream channels to reduce erosion. 	

Project Impacts	Recommended Mitigation Measures	Residual Impact
3.10 Mineral Resources		
<p>Implementation of the proposed General Plan goals, objectives, and policies related to mineral resources ensures that future development in the City would not have significant adverse impacts on mineral resources nor would future mineral resource extraction create significant adverse impacts on the environment or future development. Avoiding adverse impacts would be achieved by potentially adhering to these policies, reviewing all development proposals adjacent to Mineral Resource Zone-2 (MRZ-2) designated land or mining activity to safeguard against incompatible land uses, providing buffer zones between urban development mining activity, and requiring that development adhere to state mining policies and regulations.</p> <p>Potential adverse impacts on mineral resources would be less than significant because the goals, objectives, and policies within the proposed General Plan state to identify, preserve from encroachment, conserve, and maintain the significant MRZ-2 lands. Implementation of the proposed General Plan goals, objectives, and policies related to mineral resources ensure that future development in the City would not have any significant adverse impacts on mineral resources nor would future limited reasonable mineral resource extraction have any significant adverse impacts on the environment or on future development.</p>	<p>No mitigation measures are required.</p>	<p>Less than significant</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
<p>3.11 Human Made Hazards</p> <p>The policies of the proposed General Plan are designed to reduce any significant hazards to residents or the environment within the City’s Planning Area due to the transport, use, or disposal of hazardous materials. Freeways within the City’s Planning Area are protected in regards to hazardous materials transportation through guidelines and policies of Caltrans. Any new development that would be located in an area where businesses would use hazardous materials would be required to go through a review process ensuring that adequate setback and buffer features are established to protect residents and the environment from possible contamination. All new development that includes businesses that use hazardous waste will be required to verify their procedures for storage, use, and disposal of hazardous waste materials to reduce exposure to residents and the environment. Implementation of these policies will therefore, reduce the possibility of exposure of hazardous materials to the public or environment through transportation, use, and disposal. Impacts would be less than significant.</p> <p>The proposed General Plan goals, objectives, and policies will help guide future development and provide protection of public safety and property by identifying sites within the City’s Planning Area that may contain hazardous materials, and require their cleanup. They also provide guidance on handling hazardous waste by local citizens and businesses. Implementation of these policies would minimize the potential impacts on the release of hazardous materials into the environment to less than significant.</p>	<p>No mitigation measures are required.</p>	<p>Less than significant</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
3.11 Human Made Hazards (continued)		
<p>The proposed goals, objectives, and policies are designed to provide guidance on adopting any future emergency response plans or evacuation plans that will be complementary to the proposed General Plan. Since the policies would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, but strengthen these plans and any future adopted plans, potential impacts on emergency or evacuation plans from implementation of the proposed General Plan would be less than significant.</p> <p>The proposed goals, objectives, and policies are designed to guide the City in taking preventive measures against wildland fires. Since the City’s Planning Area contains and is adjacent to high hazard wildland fires areas appropriate measures must be taken to avoid the risk of a conflagration spreading into the OVOV Planning Area. The policies offer ways in which to address the problems associated with the possibility of wildland fires occurring within the City’s Planning Area. With their implementation, potential impacts from wildland fires would be reduced to less than significant.</p>		

Project Impacts	Recommended Mitigation Measures	Residual Impact
3.12 Hydrology and Water Quality		
<p>The goals, objectives, and policies outlined in the proposed General Plan provide and promote the use of design and engineering techniques that would promote infiltration, reduce the volume and rate of stormwater runoff, and reduce the pollutants in stormwater runoff. However, the proposed goals, objectives, and policies would not solely reduce the impacts associated with exceeding the capacity of existing stormwater drainage systems or reduce the amount of polluted runoff that would occur from development. Implementation of mitigation measures MM 3.12-1 and 3.12-2 would reduce potential impacts on surface water runoff to less than significant.</p> <p>The goals, objectives, and policies would be implemented in order to provide protection to residential and commercial units that are proposed for areas within the City’s Planning Area that are within 100-year flood plains. These policies would provide guidance on the measures that should be taken for any residential or commercial units planned for development within the 100-year floodplain. However, these policies do not implement specific requirements to protect residential and housing units that are planned for development within a 100-year flood plain. Therefore, mitigation measures MM 3.12-3 through 3.12-5 are recommended to reduce potentially significant impacts from the 100-year flood hazard to less than significant.</p> <p>Implementation of the proposed General Plan’s goals, objectives, and policies related to dam inundation hazards would reduce potentially significant adverse impacts from dam inundation hazards to less than significant. No mitigation measures would be required.</p>	<p>3.12-1 The City shall prohibit alteration of floodways and channelization unless alternative methods of flood control are found to be technically, economically, and practicably infeasible.</p> <p>3.12-2 The City shall not require all land uses to withstand flooding. These may include land uses such as agricultural, golf courses, and trails. For these land uses, water flows shall not be obstructed, and upstream and downstream properties, shall not be adversely affected by increased velocities, erosion backwater effects, concentration of flows, and adverse impacts to water quality from point and nonpoint sources of pollution.</p> <p>3.12-3 The City shall require that all structures (residential, commercial, and industrial) be flood-proofed from the 100-year storm flows. All buildings constructed within a riverine floodplain, (i.e., Flood Zones A, AO, AH, AE and A1 through A30 as delineated on the Flood Insurance Rate Maps for the City of Santa Clarita, Map revised September 29, 1989), must be elevated so that the lowest floor is at or above the Base Flood Elevation in accordance with the effective Flood Insurance Rate Map.</p> <p>3.12-4 The City shall require that for agricultural, recreation, or other low-density uses, flows are not obstructed and that upstream and downstream properties are not adversely affected by increased velocities, erosion backwater effects, or concentration of flows.</p> <p>3.12-5 Any development that is located within a Regulatory Floodway as delineated on the Flood Insurance Rate Map for the City of Santa Clarita must not increase base flood elevations. (Development means any man-made change improved or unimproved real estate, including but not limited to buildings, other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of equipment or materials). A hydrologic and hydraulic analysis shall be performed prior to the start of development, and must demonstrate that the development would not cause any rise in base flood levels and additionally would no allow any rise within regulatory floodways.</p>	<p>Less than significant</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
<p>3.13 Water Service</p> <p>The OVOV Planning Area is composed of the City’s Planning Area and the County’s Planning Area. The City’s Planning Area consists of its incorporated boundaries and adopted Sphere of Influence (SOI). The County’s Planning Area consists of unincorporated land outside of the City’s boundaries and the adopted SOI but within the OVOV Planning Area boundaries. In this environmental impact report (EIR) water service section, water service is analyzed on a regional basis for the OVOV Planning Area based on the existing conditions in the Planning Area, and proposed buildout of the City’s General Plan and the County’s Area Plan. The OVOV Planning Area is also referred to in this section as the Santa Clarita Valley.</p> <p>For the purposes of buildout under the proposed Plan, this analysis emphasizes water use over the next 40 years (2050). The proposed buildout of the OVOV Planning Area would generate a total water 2050 demand of 135,450 acre-feet per year (afy) with 10 percent water conservation within the Castaic Lake Water Agency (CLWA service area and East Subbasin, plus another 6,000 afy outside the CLWA boundary and East Subbasin. Water demand would be served by local groundwater, recycled water, and State Water Project (SWP) and non-SWP water supplied by the CLWA and the other Santa Clarita Valley water purveyors. Portions of the County’s Planning Area outside the service area of CLWA would be served by local groundwater supplied by private wells. Non-potable water demand would be supplemented with the use of recycled (reclaimed) water from the existing Valencia Water Reclamation Plant (WRP) and the approved (but unbuilt) Newhall Ranch WRP.</p>	<p><i>For Water Supply Demand and Groundwater Supply</i></p> <p>3.13-1 (Policy LU 4.2.6): Require that all new development proposals demonstrate a sufficient and sustainable water supply prior to approval.</p> <p>3.13-2 (Policy LU 4.5.2): Encourage the provision of usable open space that is accessible to employees and visitors, and discourage the provision of large areas of water-consuming landscaping that are not usable or accessible.</p> <p>3.13-3 (Policy LU 4.5.3): Promote the inclusion of state-of-the-art technology within business complexes for telecommunications, heating and cooling, water and energy conservation, and other similar design features.</p> <p>3.13-4 (Policy LU 7.2.1): Monitor growth, and coordinate with water districts as needed to ensure that long-range needs for potable and reclaimed water will be met.</p> <p>3.13-5 (Policy LU 7.2.2): If water supplies are reduced from projected levels due to drought, emergency, or other unanticipated events, take appropriate steps to limit, reduce, or otherwise modify growth permitted by the General Plan in consultation with water districts to ensure adequate long-term supply for existing businesses and residents.</p> <p>3.13-6 (Policy LU 7.2.3): Require that all new development proposals demonstrate a sufficient and sustainable water supply prior to approval.</p> <p>3.13-7 (Policy LU 7.4.1): Require the use of drought tolerant landscaping, native California plant materials, and evapotranspiration (smart) irrigation systems.</p>	<p>Within CLWA Service Area and East Subbasin</p> <p>Impacts on water resources within the CLWA service area and East Subbasin, including impacts associated with the adequacy of water supplies, groundwater recharge, and perchlorate contamination, would be less than significant and no additional mitigation measures are required.</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
3.13 Water Service (continued)		
<p>Potable water would be supplied from the existing groundwater resources, and other existing and planned water supplies of CLWA, including imported water from CLWA's SWP sources. The use of these water supplies is assessed in this EIR. Based on the information presented, an adequate supply of water would be available to serve the portion of the OVOV Planning Area within the CLWA service area boundary and the East Subbasin, and impacts would be less than significant. In areas outside the CLWA service area and the East Subbasin however, local groundwater supplies are not adequate to meet the needs of all existing residents due to the apparent over-reliance on the groundwater deposits as evidenced by declining water levels and dry wells. Consequently, local supplies would not be able to meet the needs of OVOV buildout in this area and impacts would be significant without mitigation.</p>	<p>3.13-8 (Policy LU 7.4.2): Require the use of low-flow fixtures in all non-residential development and residential development with five or more dwelling units, which may include but are not limited to water conserving shower heads, toilets, waterless urinals and motion-sensor faucets, and encourage use of such fixtures in building retrofits as appropriate.</p> <p>3.13-9 (Policy CO 1.1.1): In making land use decisions, consider the complex, dynamic, and interrelated ways that natural and human systems interact, such as the interactions between energy demand, water demand, air and water quality, and waste management.</p> <p>3.13-10 (Policy CO 4.1.1): In coordination with applicable water suppliers, adopt and implement a water conservation strategy for public and private development.</p> <p>3.13-11 (Policy CO 4.1.2): Provide examples of water conservation in landscaping through use of low water use landscaping in public spaces such as parks, landscaped medians and parkways, plazas, and around public buildings.</p> <p>3.13-12 (Policy CO 4.1.3): Require low water use landscaping in new residential subdivisions and other private development projects, including a reduction in the amount of turf-grass.</p> <p>3.13-13 (Policy CO 4.1.4): Provide informational materials to applicants and contractors on the Castaic Lake Water Agency's Landscape Education Program, and/or other information on xeriscape, native California plants, and water-conserving irrigation techniques as materials become available.</p> <p>3.13-14 (Policy CO 4.1.5): Promote the use of low-flow and/or waterless plumbing fixtures and appliances in all new non-residential development and residential development of five or more dwelling units.</p>	<p>Outside CLWA Service Area and East Subbasin</p> <p>Impacts associated with the adequacy of water supplies outside the CLWA service area and East Subbasin would be unavoidably significant after the implementation of mitigation measures. Impacts associated with groundwater recharge and perchlorate contamination would be less than significant and no additional mitigation measures are required.</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
<p>3.13 Water Service (continued)</p>	<p>3.13-15 (Policy CO 4.1.6): Support amendments to the building code that would promote upgrades to water and energy efficiency when issuing permits for renovations or additions to existing buildings.</p> <p>3.13-16 (Policy CO 4.1.7): Apply water conservation policies to all pending development projects, including approved tentative subdivision maps to the extent permitted by law. Where precluded from adding requirements by vested entitlements, encourage water conservation in construction and landscape design.</p> <p>3.13-17 (Policy CO 4.1.8): Upon the availability of non-potable water services, discourage and consider restrictions on the use of potable water for washing outdoor surfaces.</p> <p>3.13-18 (Policy CO 4.2.1): In cooperation with the Sanitation District and other affected agencies, expand opportunities for use of recycled water for the purposes of landscape maintenance, construction, water recharge, and other uses as appropriate.</p> <p>3.13-19 (Policy CO 4.2.2): Require new development to provide the infrastructure needed for delivery of recycled water to the property for use in irrigation, even if the recycled water main delivery lines have not yet reached the site, where deemed appropriate by the reviewing authority.</p> <p>3.13-20 (Policy CO 4.2.3): Promote the installation of rainwater capture and gray water systems in new development for irrigation, where feasible and practicable.</p> <p>3.13-21 (Policy CO 4.2.5): Participate and cooperate with other agencies to complete, adopt, and implement an Integrated Regional Water Management Plan to build a diversified portfolio of water supply, water quality, and resource stewardship priorities for the Santa Clarita Valley.</p> <p>3.13-22 (Policy CO 8.3.3): Promote energy efficiency and water conservation upgrades to existing non-residential buildings at the time of major remodel or additions.</p>	

Project Impacts	Recommended Mitigation Measures	Residual Impact
<p>3.13 Water Service (continued)</p>	<p><i>For Groundwater Recharge</i></p> <p>3.13-23 (Policy LU 7.3.1): Promote the use of permeable paving materials to allow infiltration of surface water into the water table.</p> <p>3.13-24 (Policy LU 7.3.2): Maintain stormwater runoff on site by directing drainage into rain gardens, natural landscaped swales, rain barrels, permeable areas, and use of drainage areas as design elements, where feasible and reasonable.</p> <p>3.13-25 (Policy LU 7.3.3): Seek methods to decrease impermeable site area where reasonable and feasible, in order to reduce stormwater runoff and increase groundwater infiltration, including use of shared parking and other means as appropriate.</p> <p>3.13-26 (Policy CO 2.3.5): Promote remediation and restoration of mined land to a condition that supports beneficial uses, which may include but are not limited to recreational open space, habitat enhancement, groundwater recharge, or urban development.</p> <p>3.13-27 (Policy CO 3.6.2): Reduce impervious surfaces and provide more natural vegetation to enhance microclimates and provide habitat. In implementing this policy, consider the following design concepts:</p> <ul style="list-style-type: none"> b. Increased use of vegetated areas around parking lot perimeters; such areas should be designed as bioswales or as otherwise determined appropriate to allow surface water infiltration; c. Use of connected open space areas as drainage infiltration areas in lieu of curbed landscape islands, minimizing the separation of natural and landscaped areas into isolated “islands”; <p>3.13-28 (Policy CO 4.2.4): Identify and protect areas with substantial potential for groundwater recharge, and promote recharge of groundwater</p>	

Project Impacts	Recommended Mitigation Measures	Residual Impact
<p>3.13 Water Service (continued)</p>	<p>3.13-29 (Policy CO 4.3.1): On undeveloped sites proposed for development, promote on-site stormwater infiltration through design techniques such as pervious paving, draining runoff into bioswales or properly designed landscaped areas, preservation of natural soils and vegetation, and limiting impervious surfaces.</p> <p>3.13-30 (Policy CO 4.3.2): On previously developed sites proposed for major alteration, provide stormwater management improvements to restore natural infiltration, as required by the reviewing authority.</p> <p>3.13-31 (Policy CO 4.3.3): Provide flexibility for design standards for street width, sidewalk width, parking, and other impervious surfaces when it can be shown that such reductions will not have negative impacts and will provide the benefits of stormwater retention, groundwater infiltration, reduction of heat islands, enhancement of habitat and biodiversity, saving of significant trees or planting of new trees, or other environmental benefit.</p> <p>3.13-32 (Policy CO 4.3.4): Encourage and promote the use of new materials and technology for improved stormwater management, such as pervious paving, green roofs, rain gardens, and vegetated swales.</p> <p>3.13-33 (Policy CO 4.3.5): Where detention and retention basins or ponds are required, seek methods to integrate these areas into the landscaping design of the site as amenity areas, such as a network of small ephemeral swales treated with attractive planting.</p> <p>3.13-34 (Policy CO 4.3.6): Discourage the use of mounded turf and lawn areas which drain onto adjacent sidewalks and parking lots, replacing these areas with landscape designs that retain runoff and allow infiltration.</p> <p>3.13-35 (Policy CO 4.3.7): Reduce the amount of pollutants entering the Santa Clara River and its tributaries by capturing and treating stormwater runoff at the source, to the extent possible.</p>	

Project Impacts	Recommended Mitigation Measures	Residual Impact
<p>3.13 Water Service (continued)</p>	<p>3.13-36 (Policy CO 8.3.1): Evaluate site plans proposed for new development based on energy efficiency pursuant to LEED (Leadership in Energy and Environmental Design) standards for New Construction and Neighborhood Development, including the following: a) location efficiency; b) environmental preservation; c) compact, complete, and connected neighborhoods; and d) resource efficiency, including use of recycled materials and water.</p> <p>3.13-37 (Policy CO 10.1.9): Preserve forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, groundwater recharge areas, and other open space that provides natural carbon sequestration benefits.</p> <p>3.13-38 (Policy S 2.1.2): Promote Low Impact Development standards on development sites, including but not limited to minimizing impervious surface area and promoting infiltration, in order to reduce the flow and velocity of stormwater runoff throughout the watershed.</p> <p><i>For Perchlorate Impacts on Groundwater Supply</i></p> <p>3.13-39 (Policy CO 1.4.1): In cooperation with other appropriate agencies, identify pollution sources and adopt strategies to reduce emissions into air and water bodies.</p> <p>3.13-40 (Policy CO 1.4.2): In cooperation with other appropriate agencies, abate or remediate known areas of contamination, and limit the effects of any such areas on public health.</p> <p>3.13-41 (Policy CO 4.4.2): Support the cooperative efforts of property owners and appropriate agencies to eliminate perchlorate contamination on the Whittaker-Bermite property and eliminate the use of any industrial chemicals or wastes in a manner that threatens groundwater quality.</p>	

Project Impacts	Recommended Mitigation Measures	Residual Impact
<p>3.13 Water Service (continued)</p>	<p>3.13-42 (Policy S 4.1.2): Coordinate with other agencies to address contamination of soil and groundwater from hazardous materials on various sites, and require that contamination be cleaned up to the satisfaction of the City and other responsible agencies prior to issuance of any permits for new development.</p> <p>3.13-43: Small Project (1 to 4 Dwelling Units), including Parcel Maps</p> <p><u>Required Evidence</u></p> <p>A. Piped Water:</p> <ol style="list-style-type: none"> 1. Will-serve letter from purveyor <p>B. Well Water, On-site (BOTH required):</p> <ol style="list-style-type: none"> 1. Well Test (by state-authorized tester, showing 3 gal/min for 24 hours) 2. Water Quality Test (US EPA spec, showing no bacterial contamination) <p>C. Well Water, Shared (ALL 3 required):</p> <ol style="list-style-type: none"> 1. Copy of valid Shared Water Well CUP 2. Well Test (as above) 3. Water Quality Test (as above) 	

Project Impacts	Recommended Mitigation Measures	Residual Impact
<p>3.13 Water Service (continued)</p>	<p>3.13-44: Multi-Unit Project (5 DU or more), including Tract Maps</p> <p><u>Required Evidence</u></p> <ul style="list-style-type: none"> A. Piped Water (BOTH required): <ul style="list-style-type: none"> 1. Will-serve letter from purveyor B. Well, On-site (BOTH required): <ul style="list-style-type: none"> 1. Well Test (as above) 2. Water Quality Test (as above) C. Well, Shared (ALL 3 required): <ul style="list-style-type: none"> 1. Copy of valid Shared Water Well CUP 2. Well Test (as above) 3. Water Quality Test (as above) <p>3.13-45: Commercial/Industrial/Institutional Project (less than 3,000 square feet)</p> <p><u>Required Evidence</u></p> <ul style="list-style-type: none"> A. Piped Water: <ul style="list-style-type: none"> 1. Will-serve letter from purveyor B. Well Water, On-site (BOTH required): <ul style="list-style-type: none"> 1. Well Test (by state-authorized tester, showing 3 gal/min for 24 hours) 2. Water Quality Test (US EPA spec, showing no bacterial contamination) C. Well Water, Shared (ALL 3 required): <ul style="list-style-type: none"> 1. Copy of valid Shared Water Well CUP 2. Well Test (as above) 3. Water Quality Test (as above) 	

Project Impacts	Recommended Mitigation Measures	Residual Impact
<p>3.13 Water Service (continued)</p>	<p>3.13-46: Commercial/Industrial/Institutional Project (more than 3,000 square feet)</p> <p><u>Required Evidence</u></p> <p>A. Piped Water (BOTH required):</p> <ol style="list-style-type: none"> 1. Will-serve letter from purveyor <p>B. Well, On-site (BOTH required):</p> <ol style="list-style-type: none"> 1. Well Test (as above) 2. Water Quality Test (as above) <p>C. Well, Shared (ALL 3 required):</p> <ol style="list-style-type: none"> 1. Copy of valid Shared Water Well CUP 2. Well Test (as above) 3. Water Quality Test (as above) 	

Project Impacts	Recommended Mitigation Measures	Residual Impact
3.14 Community Services		
<p>Seniors and Youth. The potential impacts on senior and youth services found within the City’s Planning Area included an analysis on the number of affordable senior housing (851 units). The 2008 senior population (age 65 and over) consisted of 14,164 residents, or 8 percent of the 2008 population. As the population of the City’s Planning Area reaches buildout, the number of senior citizens would be expected to increase as the existing population ages.</p> <p>The 2007 youth (age 18 and younger) population was 22,058. The City would need to work with childcare facilities and providers to provide adequate services as the City’s Planning Area reaches buildout. Greater utilization of park resources would need to meet the future demands of youth programs and youth sports. Impacts on senior and youth services were found to be less than significant with the implementation of the General Plan goals, objectives, and policies.</p>	<p>No mitigation measures are required.</p>	<p>Less than significant</p>
<p>Cultural Amenities. This cultural amenities subsection describes the various social, cultural, and arts resources available within the City’s Planning Area. Cultural amenities in the City’s Planning Area include theatres, auditoriums, and recreational facilities. Cultural organizations range from arts organizations, to faith-based organizations. Cultural programs include arts programs run by the City’s Department of Parks, Recreation, and Community Services as well as those sponsored by private organizations. As the build out of the City’s Planning Area increases the demand on different cultural amenities will increase. This increase will require more meeting space to accommodate the increase in population. Impacts on cultural amenities would be less than significant with implementation of the proposed General Plan goals, objectives, and policies.</p>	<p>No mitigation measures are required.</p>	<p>Less than significant</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
3.14 Community Services (continued)		
<p>Homeless and Emergency Shelter Services. The implementation of the proposed General Plan goals, objectives, and policies would help to ensure that there are adequate emergency shelters in the case of an emergency. The policies also encourage assistance to homeless persons through social service agencies and suitable shelters. Implementation of the proposed goals, objectives, and policies would minimize potentially adverse impacts on homelessness and emergency shelter services. Impacts would be less than significant with implementation of the proposed General Plan goals, objectives, and policies.</p>	<p>No mitigation measures are required.</p>	<p>Less than significant</p>
3.15 Public Services		
<p>Libraries. To determine the potential impacts on community facilities from the proposed buildout of the City’s Planning Area, an analysis of the number of library items, such as books, periodicals, videos, CDs and CD-ROM software, audio recordings, audio books, DVDs, and pamphlets; and library space was conducted. Each service level guideline, from the County of Los Angeles Public Library system, consisted of: 2.75 items per 1,000 residents, and 0.5 square foot per 1,000 residents. Currently, there are 560,314 available library items and 182,672 square feet of library space for the libraries located within the OVOV Planning Area. Based on the service level guidelines, there is currently a surplus of 62,620 library items and a deficit of 46,718 square feet of library space. At buildout under the proposed General Plan there would be a deficit of 195,936 library items and a surplus of 45,172 square feet of library space. With implementation of the proposed General Plan policies and mitigation measure MM 3.15-1 the potential impacts on community facilities would be less than significant.</p>	<p>3.15-1 The applicant shall pay the current library fee (\$790.00 per residential unit as of August 2008) to the City of Santa Clarita to offset the demand for library items and building square footage generated by the proposed project or whatever fee is established by the City at the time of building permit issuance, whichever is higher. The library mitigation payment shall be made on a building permit by building permit basis.</p>	<p>Less than significant</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
3.15 Public Services (continued)		
<p>Health Services. The City’s Planning Area has a diverse range of age groups requiring adequate medical facilities in order to maintain a healthy life. As of 2007, 8.0 percent of the population consists of the age group 65 or older. At buildout, 42,350 people of the projected 275,000 residents would be age 65 or older. Every population would require adequate health care within the City’s Planning Area, not just newborns and the elderly. With the implementation of the proposed General Plan goals, objectives, and policies, potentially significant impacts on health and social services would be less than significant.</p>	<p>No mitigation measures are required.</p>	<p>Less than significant</p>
<p>Education. The City’s Planning Area currently has five school districts: Newhall Elementary; Saugus Union Elementary; Castaic Union; Sulphur Springs Union Elementary; William S. Hart Union High School. The school districts, as of 2008, educate 149,669 students from kindergarten to grade 12. The school districts design capacity is 54,844 students. There are no school districts over capacity; however there are 14 schools over capacity. Implementation of the General Plan would potentially increase the number of new students within the City’s Planning Area. Implementation of the proposed General Plan goals, objectives, and policies, and Senate Bill 50 would reduce impacts on school districts to less than significant.</p>	<p>No mitigation measures are required.</p>	<p>Less than significant</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
3.15 Public Services (continued)		
<p>Fire Protection. Fire protection within the City’s Planning Area is supplied by the Los Angeles County Fire Department (LACoFD) with 14 stations currently serving the OVOV Planning Area. The LACoFD has several standards to maintain to adequately meet the fire protection needs of the residents of the City’s Planning Area. The 2008 median response time for the City’s Planning Area was 5 minutes 24 seconds. To adequately meet the standards for each area, there would need to be an increase in the number of fire stations. Joint cooperation between the City, County, state, and federal agencies would also contribute to maintaining adequate response times. Implementation of the proposed goals, objectives, and policies, and MM 3.15-2 and MM 3.15-3 would reduce potential impacts on fire protection to less than significant.</p>	<p>3.15-2 Concurrent with the issuance of building permits, the project applicant shall participate in the Developer Fee Program with payment to the satisfaction of the County of Los Angeles Fire Department. A special tax was approved in 1997 to pay for essential fire suppression and emergency medical services and is billed on the Joint Consolidated Annual Tax Bill under Detail of Taxes, Due, Direct Assessments with the common rates being \$49.93 per square foot for a single family residence; \$63.07 + &0.0064 per square foot for multiple family residence; and \$60.43 + \$0.0407 per square foot for commercial/industrial buildings.</p> <p>3.15-3 Adequate water availability shall be provided to service construction activities of any project to the satisfaction of the County of Los Angeles Fire Department.</p>	<p>Less than significant</p>
<p>Police Protection. Law enforcement in the City’s Planning Area is served by the Los Angeles Sheriff’s Department with the California Highway Patrol maintaining jurisdiction over the State highways. The Sheriff’s Department, which contains one station in Valencia and a storefront station in Newhall, standard to maintain effective police protection is one officer per 1,000 people. The current number of sworn officers, within the City’s Planning Area, is 171, which provides one officer per 439 residents. With the projected buildout of the Planning Area, the number of officers required to maintain a standard of one officer per 1,000 residents would need to be 275 for the projected population of 275,000 residents. In order to maintain adequate service the City’s Planning Area would need an additional 104 sworn officers. With the implementation of the proposed General Plan goals, objectives, and policies and MM 3.15-4 potential impacts on law enforcement would be less than significant.</p>	<p>3.15-4 The development applicant(s) to the related projects shall be required to pay the Los Angeles County Sheriff’s established law enforcement facility fees for North Los Angeles County prior to issuance of a certificate of occupancy on any structure as they are developed. The fees are for the acquisition and construction of public facilities to provide adequate service to the residents of the Planning Area.</p>	<p>Less than significant</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
3.16 Recreation		
<p>Parks and open space are important land use components in an urban environment, providing both visual relief from the built environment and contributing to residents' quality of life through aesthetic, recreational, and social value. The City's Planning Area currently has 246 acres of parkland through a combination of neighborhood, community, and regional parks. Additionally, it has 4,092 acres of open space within the City.</p> <p>The Quimby Act, established by state law, requires that every county and city meet the standard of 3 acres of parkland per 1,000 residents. The City's proposed General Plan requires the City meet a goal of 5 acres of parkland per 1,000 residents. The highest standard allowed under the Quimby Act is 5 acres of parkland per 1,000 residents.</p> <p>The existing and planned parkland would total 459 acres at buildout. With buildout of the proposed General Plan, the City's Planning Area parkland would need a total of 366 acres to reach the Quimby Act requirement and would need 916 acres of parkland for the General Plan criterion.</p>	<p>No mitigation measures are required.</p>	<p>Less than significant</p>
3.17 Utilities and Infrastructure		
<p>Wastewater Treatment. With implementation of the proposed goals, objectives, and policies the potential impacts of the General Plan's buildout on the wastewater treatment system capacity would be less than significant. As the City reaches its General Plan buildout population of 275,000 residents, new projects would be evaluated for their potential impact on the capacity and effectiveness of the wastewater treatment system to treat additional sources of wastewater. The need for construction of new water or wastewater treatment facilities or expansion of existing facilities as buildout occurs would be determined by the Santa Clarita Valley Sanitation District (SCVSD). The SCVSD provides wastewater conveyance, treatment, and disposal services for residential, commercial, and</p>	<p>No mitigation measures are required</p>	<p>Less than significant</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
3.17 Utilities and Infrastructure (continued)		
<p>(Wastewater Treatment cont'd) industrial users in the City of Santa Clarita and the County of Los Angeles. The construction of new facilities would be subject to CEQA review. No mitigation measures are required.</p> <p>Solid Waste. The City’s Planning Area uses three landfills within or near the OVOV Planning Area. They include the Chiquita Canyon Landfill, Antelope Valley Landfill, and the Sunshine Canyon Landfill. Landfills throughout the state have permitted maximum capacities (the amount of waste(s) in tons or cubic yards a permitted facility is allowed to receive, handle, process, store, or dispose of). In 2007, the amount of waste disposed by the City’s Planning Area was 163,000 tons. Waste generated under the proposed General Plan would be in the amount of 254,450.6 tons per year. Nearby landfills are approaching full capacity for waste disposal and the projected amount of landfill capacity, for the City’s Planning Area, would be in a shortfall of 22,626 tons per day, six days per week in the year 2021. Therefore, the impacts from buildout on the solid waste system would be significant and unavoidable even with the incorporation of MM 3.17-1 to 3.17-6.</p>	<p>3.17-1 The City of Santa Clarita shall follow state regulations in implementing the goals, policies, and programs identified in the Los Angeles County Integrated Waste Management Plan in order to achieve and maintain a minimum of 50 percent reduction in solid waste disposal through source reduction, reuse, recycling, and composting.</p> <p>3.17-2 The City shall require all future commercial, industrial and multifamily residential development to provide adequate areas for the collection and loading of recyclable materials (i.e., paper products, glass, and other recyclables) in compliance with the State Model Ordinance, implemented on September 1, 1994, in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991.</p> <p>3.17-3 The City shall require all development projects to coordinate with appropriate City/County departments and/or agencies to ensure that there is adequate waste disposal capacity to meet the waste disposal requirements of the City’s Planning Area, and the City shall recommend that all development projects incorporate measures to promote waste reduction, reuse, recycling, and composting.</p> <p>3.17-4 All new development in the City’s Planning Area will be required to implement existing and future waste reduction programs in conformance with the City’s Planning Area SRRE program.</p> <p>3.17-5 Any hazardous waste that is generated on-site, or is found on site during demolition, rehabilitation, or new construction activities shall be remediated, stored, handled, and transported in compliance per appropriate local, state, and federal laws, as well as with the City’s Source Reduction and Recycling Element.</p>	<p>Significant and Unavoidable after Mitigation</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
3.17 Utilities and Infrastructure (continued)		
(Solid Waste cont'd)	<p>3.17-6 On a project by project basis and prior to approval of individual projects, each applicant for any covered project shall complete and submit to the Building & Safety Division a Construction and Demolition Materials Management Plan (C&DMMP), approved by the City's Director of Field Services, or the Director's Designee, on a C&DMMP form approved by the City. The completed C&DMMP, at a minimum, shall indicate all of the following:</p> <ol style="list-style-type: none"> (1) The estimated weight of project C&D materials, by materials type, to be generated. (2) The maximum weight of C&D materials that it is feasible to divert, considering cost, energy consumption and delays, via reuse or recycling; (3) The vendor or facility that the applicant proposes to use to collect, divert, market, reuse, or receive the C&D materials; (4) The estimated weight of residual C&D materials that would be transported for disposal in a landfill or transformation facility; (5) The estimated weight of inert waste to be removed from the waste stream and not disposed of in a solid waste landfill. 	

Project Impacts	Recommended Mitigation Measures	Residual Impact
3.17 Utilities and Infrastructure (continued)		
<p>Electricity and Natural Gas. The proposed General Plan includes goals, objectives, and policies to reduce or minimize the effects of the additional demand and consumption of electricity and natural gas associated with the prospective growth within the City’s Planning Area. Implementation of the goals, objectives, and policies would reduce the effects of growth and development on energy resources. However, the proposed General Plan does not provide concrete means of implementation and enforcement. Many policies lack performance standards that ensure appropriate actions and parameters would be achieved. Impacts on energy resources due to the additional demand for and consumption of natural gas associated with the prospective growth within the City’s Planning Area can be further minimized through implementation of MM 3.17-6 and MM 3.17-7. With implementation of these mitigation measures, potential impacts on electricity and natural gas would be less than significant.</p>	<p>3.17-7 The City shall review all development proposals prior to the approval of development plans to guarantee that sufficient energy resources and facilities are available to supply adequate energy to the proposed project and associated uses.</p> <p>3.17-8 The City shall review all development plans prior to approval to guarantee that energy conservation and efficiency standards of Title 24 are met and are incorporated into the design of the future proposed projects.</p>	<p>Less than significant after Mitigation</p>
<p>Telecommunications. The existing telecommunications services provided in the City’s Planning Area includes telephone service, television service, and internet services. In order for the City to meet the demand of the residents at buildout, new utility corridors, or at least upgrades to these corridors, would need to be addressed. New facilities would be subject to CEQA. Specific scope, type, and location is unknown at this time and would be defined as technology is defined and continue to evolve.</p>	<p>3.17-7 The City shall review all development proposals prior to the approval of development plans to guarantee that sufficient energy resources and facilities are available to supply adequate energy to the proposed project and associated uses.</p>	<p>Less than significant after Mitigation</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
3.18 Noise		
<p>The City of Santa Clarita retained a noise consultant, Mestre Greve Associates, to conduct a noise study for the City’s proposed General Plan and the County’s proposed Area Plan. This study evaluated existing noise conditions throughout the OVOV Planning Area, and projected future noise levels based upon growth and traffic projections developed through the OVOV planning process. Motor vehicles currently comprise the predominant noise source in the OVOV Planning Area; aircraft, industrial, and commercial activities are not significant noise sources. As development occurs within the OVOV Planning Area, significant construction noise would occasionally occur. There is also potential for significant vibration impacts during pile driving.</p> <p>At buildout of the proposed General Plan, 12 roadway segments within the City’s Planning Area would experience a cumulative noise increase of 5 decibels (dB) or greater, which would be a significant mobile source noise impact.</p> <p>Future rail activity in the OVOV Planning Area would result in a moderate increase in the community noise equivalent level (CNEL) level by 2.4 dB and is not considered to be a substantial noise. The anticipated route of a high-speed rail line planned by the California High-Speed Rail Authority through the OVOV Planning Area is not known, and the type of train and corresponding noise levels have not been determined. Nonetheless, there is potential for significant noise and vibration impacts with operations of a high-speed rail system through the Valley.</p>	<p>3.18-1 To reduce construction vibration impacts, to the extent feasible, cast-in-drilled-hole piles shall be used in lieu of pile driving.</p>	<p>Both Construction and Operational Noise are Significant and Unavoidable</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
3.18 Noise (continued)		
<p>California Noise Insulation Standards require that interior noise levels from exterior sources be reduced to 45 A-weighted decibels (dB(A)) (CNEL or day/night average noise level [L_{dn}]) or less in any habitable room of a multi-residential use facility with doors and windows closed. However, exteriors of residences in transit-oriented development and in mixed use developments within the OVOV Planning Area would not necessarily meet the acceptable 65 dB(A) CNEL levels under the State Land Use Compatibility Guidelines for Noise, and perceptible vibrations from low frequency noise (rail and music), which are difficult to mitigate, could be a source of annoyance for residents. As a result, a significant noise and vibration impact could occur in transit-oriented development and in mixed-use developments within the OVOV Planning Area.</p> <p>Goals, objectives, and policies within the proposed General Plan would reduce construction and operational noise impacts however not to a level less than significant. Mitigation is recommended to reduce construction vibration impacts during pile driving by using cast-in-drilled-hole piles. Cast-in-place pile driving generally produces noise levels approximately 10 to 15 dB lower than pile driving. Both construction and operational noise impacts would, nonetheless, remain significant. Therefore, short-term construction noise impacts would be unavoidably significant for the duration of the construction activities. Short-term noise and vibration impacts from the pile driving would be unavoidably significant for the duration of the pile driving. Operational noise impacts would also remain significant and unavoidable.</p>		

Project Impacts	Recommended Mitigation Measures	Residual Impact
3.19 Population and Housing		
<p>Population and Housing. This section summarizes the existing and projected population and housing supply in the City’s Planning Area and analyzes the potential of the proposed General Plan to induce population growth, displace existing housing, or displace existing populations. Information on population, housing, and employment for the City’s Planning Area was derived from SCAG and the Economic Development Element. Buildout of the City’s proposed General Plan would increase the population and the number of housing units within the City’s Planning Area. The population at General Plan buildout would be consistent with SCAG’s long-term growth forecasts for the City’s Planning Area. Additionally, implementation of the proposed General Plan would not result in the displacement of substantial numbers of housing or people since several proposed policies promote growth and development within underutilized and vacant areas of the City’s Planning Area. For these reasons, implementation of the City’s Area Plan on population and housing would be less than significant.</p>	<p>No mitigation measures are required.</p>	<p>Less than significant</p>

Project Impacts	Recommended Mitigation Measures	Residual Impact
3.19 Population and Housing (continued)		
<p>Economic Development. Development of the City’s Planning Area as proposed would provide short-term construction jobs and create long-term commercial and industrial employment that would support both the local and regional population. Because future development in the City’s Planning Area is anticipated to proceed incrementally over many years, the total increased labor force needed to help support development, for short-term construction as well as long-term employment, would not be significant. The increase in labor force is expected to come from both the City’s and the County’s Planning Area.</p> <p>Long-term growth would primarily be in the form of an economic response to the increased employment opportunities that would occur within the City’s Planning Area. The Santa Clarita Valley had an unemployment rate of 7 percent for March 2009, one of the lowest in the Los Angeles area, and below the State’s 11.5 percent. Employment in the Santa Clarita Valley is forecast to decline by 1.1 percent in 2009. Job growth will accelerate in 2010 as the state and national economies expand. Between 2010 and 2013, job growth is projected to average 2.6 percent per year in the Santa Clarita Valley. The employment forecast calls for a loss of 950 jobs in 2009, followed by the annual average creation of 2,300 new wage and salary jobs in the Santa Clarita Valley between 2010 and 2013. With an expanding population over the next five years, a larger skill set will characterize the Santa Clarita Valley workforce, continuing to make the area more attractive to potential employers.</p> <p>The City of Santa Clarita is targeting four main industry clusters: entertainment, aerospace, biomedical, and technology.³ Additionally, the City has several development programs and</p>	<p>No mitigation measures are required.</p>	<p>Less than significant</p>

³ City of Santa Clarita Draft Economic Development Element (August 2009)

Project Impacts	Recommended Mitigation Measures	Residual Impact
3.19 Population and Housing (continued)		
<p>(Economic Development cont'd) initiatives including the Santa Clarita Enterprise Zone, Santa Clarita Worksource Center, Think Santa Clarita Valley Campaign, and the Small Business Development Center. With the goal of developing two jobs for every household, the City endeavors to attract 20,000 new jobs to the area in the next five years to meet projected growth estimates. In April 2009, the City of Santa Clarita City Council approved a 21-Point Plan for Progress business stimulus plan. The comprehensive plan directed City staff to implement new programs and aggressively pursue and use federal stimulus dollars in the local community, resulting in an overall investment of more than \$18 million in new programs and incentives aimed at boosting the Santa Clarita Valley economy.</p> <p>There are few impediments that would inhibit healthy job growth over the next several years. One of those potential impediments has been the slowdown of housing production. As the housing market improves after 2009, it is expected that population growth will accelerate along with job growth. Between 2006 and 2014, the City of Santa Clarita is required by the State of California to provide land use designations that could accommodate 10,000 new homes, or approximately 30,000 new residents. The City must also continue to liaise with the County of Los Angeles to monitor the approval of housing developments outside the City's unincorporated limits. These developments play a critical role in the balance of jobs in the Santa Clarita Valley.</p>		