



# **SECTION 1.0**

## **Executive Summary**

---



## 1.0 EXECUTIVE SUMMARY

### 1.1 PROJECT LOCATION

The Mancara at Robinson Ranch (Tentative Tract Map No. 063022) project site is located in the County of Los Angeles, within the eastern portion of the City of Santa Clarita. The project site is located to the east of the intersection of Oak Spring Canyon Road and Lost Canyon Road, and is generally bounded by the Santa Clara River to the north, Oak Spring Canyon Wash to the west, the Robinson Ranch Golf Club to the south, and unincorporated Los Angeles County and the Angeles National Forest to the east.

Regional access to the project area is provided via State Route 14 (SR-14), which is located approximately 0.2-mile north of the project site. Local access routes near the project site include Soledad Canyon Road (situated approximately 0.25-mile north of the site), Sand Canyon Road (located approximately 0.5-mile west of the site), Lost Canyon Road (which terminates at the western boundary of the site), and Oak Spring Canyon Road (which exists along the western and southern boundaries of the site).

### 1.2 PROJECT SUMMARY

The proposed project is a rural residential equestrian-based community that involves the development of 99 single-family graded residential lots and open space areas within 105 lots on approximately 187.3 gross acres of land. The 105 proposed lots would be utilized for the following purposes:

- **Lots 1 through 99:** Lots 1 through 99 would consist of single-family residential lots. A portion of Lots 9 and 10 (along the eastern boundary of the site) would contain a temporary drainage desilting basin that would be utilized until a proposed “future” street is extended easterly to accommodate a proposed development on the adjacent property to the east. Each of the 99 proposed residential lots would be developed with custom homes, consistent with the character of the Sand Canyon community and in compliance with the requirements of the *City of Santa Clarita Unified Development Code* (UDC), including the Sand Canyon Special Standards District.
- **Lots 100 through 104:** Lots 100 through 104 would be open space and equestrian lots within the northernmost and southernmost portions of the project site. Specifically, Lots 101 and 102 (just north of the Metrolink railroad right-of-way) are proposed for a City park and equestrian uses/equestrian trailhead. Further north (along the northern boundary of the site), Lots 100 and 103 would compose an open space area within the Santa Clara River floodplain. Lot 104, along the southern boundary of the project site, would be utilized for open space (golf course) purposes.
- **Lot 105:** Lot 105 would be utilized for a drainage/desilting water quality basin within the southeastern portion of the project site.



- **Not a Part:** The southwestern corner of the project site (approximately 14.7 acres) is under the ownership of the Project Applicant, but would not be developed as part of the proposed project. This area, labeled as Not a Part, is generally located north of Oak Spring Canyon Road, and southwest of the Oak Spring Canyon Wash (refer to Exhibit 3-4, Tentative Tract Map, for an illustration of the proposed project).

As such, approximately 172.6 acres of the 187.3-acre project site would be affected by development.

The site would accommodate approximately 43.6 acres of open space and 17 acres of streets, yielding a net site area of 112 acres. The residential lots would range in size from approximately 0.7-acre to over two or more acres, with an average lot size of 1.1 acres (excluding open space lots).

Access to the project site is proposed to occur via three vehicular gate-controlled points. The first would occur along a proposed easterly extension of Lost Canyon Road (at the northwestern corner of the site), immediately south of the existing Los Angeles County Metropolitan Transportation Authority (Metro) Metrolink railroad right-of-way. The second vehicular gate would occur at the southern boundary of the site, further south along the Lost Canyon Road extension just north of Oak Springs Canyon Road and the third would occur to the south of Oak Springs Canyon Road on the adjacent property on the proposed Mancara Road. Pedestrian and equestrian access through the project site would remain open to the public.

Circulation improvements would include a range of on-site roadways providing internal circulation and access. Several off-site roadway improvements would also be required, including: 1) improvements along Lost Canyon Road from Sand Canyon Road to the westerly project boundary; 2) the extension of Mancara Road southward from Oak Spring Canyon Road to Robinson Ranch Road; and 3) improvements at the intersection of Sand Canyon Road/Lost Canyon Road (in the event intersection improvements have not been carried forward by others at the time of implementation of the proposed project).

The proposed project also includes a network of on-site multi-use trails, which would connect to all residential lots on the site and the extension of an off-site trail on Lost Canyon Road from Sand Canyon Road to the project site. The majority of on-site trails would be owned and operated by the Homeowners' Association (but would be accessible to the general public) with the exception of a 30-foot wide City dedicated and maintained trail easement.

## 1.3 PROJECT OBJECTIVES

The Mancara at Robinson Ranch Project is a private development plan proposed by Robinson Ranch Residential, LP. The overall objective of the proposed project is to develop a gated equestrian community with 99 single-family lots on 187.3 acres of primarily undeveloped land. The applicant's objectives for the project include the following items:



## LAND USE PLANNING

1. Create a new community that allows for residential development, while preserving significant natural resources and open areas.
2. Provide development that is compatible with surrounding land uses and is consistent with residential communities within the Sand Canyon area.
3. Provide for adequate flood protection for the purposes of public safety and preservation of public and private property.
4. Provide for the long-term maintenance of landscaping, storm drains, etc., that serve the project site.
5. Ensure compatibility with the City's Urban Stormwater Mitigation Plan.
6. Ensure compatibility with the Sand Canyon Special Standards District.

## ECONOMIC

1. Develop the site to include lots of varying sizes.
2. Create an economically feasible project that offers single-family residential lots to serve the current and projected market.

## MOBILITY

1. Provide a safe, efficient, and aesthetically attractive street system, which is consistent with all requirements of the Sand Canyon Special Standards District.
2. Provide two points of ingress and egress that minimize impacts on adjacent residential neighborhoods.
3. Provide equestrian trails throughout the project which connect with the City's equestrian backbone trail system.

## PARKS AND RECREATION

1. Provide space for an equestrian-oriented City park.
2. Provide space for an equestrian trail head that connects to the City's equestrian backbone trail system.
3. Provide space for a City community park.

## RESOURCE CONSERVATION

1. Maintain approximately 44 acres of open space.
2. Provide a site-specific evaluation of the biotic resources of the site in compliance with the provisions of the City's *Unified Development Code* and *General Plan* with regard to significant ecological areas.



## 1.4 SUMMARY OF PROJECT ALTERNATIVES

### ALTERNATIVES CONSIDERED BUT REJECTED

In determining an appropriate range of alternatives to be evaluated in the EIR, five possible alternatives were considered but not carried forward for additional analysis, since they could not accomplish most of the basic objectives of the project or were considered infeasible. These scenarios include the following.

#### **“No Build” Alternative**

Under the “No Build” Alternative, no development would take place on-site. The site would remain in its current undeveloped condition (with the exception of the existing Metrolink railroad right-of-way, Southern California Gas Company transmission pipeline easement, and abandoned railroad grade that traverse the site).

If left as open space, the site would not be consistent with the City’s vision for low-density single-family residential development at the site. Thus, the City would be responsible for identifying an alternate location or locations for replacement housing to maintain housing supply as identified within its *General Plan*. Furthermore, retention of the project site in its existing condition would not fulfill any of the basic project objectives identified above. Consequently, the “No Build” Alternative was rejected from further consideration in the EIR.

#### **“Alternative Site” Alternative**

The “Alternative Site” Alternative would involve relocating the proposed project to another site within the City. The Alternative Site Alternative would generally retain the same characteristics (acreage, number of dwelling units, amenities, etc.) of the project. The Alternative Site Alternative would require adequate land, access, infrastructure, and must be compatible with existing General Plan and zoning designations for the site. Although other suitable sites may be available that could accommodate the project, it is not anticipated that the Alternative Site Alternative would substantially lessen the significant noise impacts associated with the proposed project. Although the project could potentially reduce impacts associated with short-term construction noise, it is considered infeasible since: 1) no other sites in the project area are under the Applicant’s ownership; and 2) relocation to another site may result in similar or elevated noise impacts depending on the proximity of sensitive receptors. Consequently, the Alternative Site Alternative was rejected from further consideration within the EIR.

#### **“Santa Clara River Bridge” Alternative**

The “Santa Clara River Bridge” Alternative would involve the construction of a roadway bridge over the Santa Clara River in order to provide primary access to the project site. This access scenario was considered as part of an earlier development proposal for the project site that included a total of 299 single-family dwelling units. Under this alternative, vehicular access to the site would no longer be provided by Lost Canyon Road, Oak Springs Canyon Road, or Robinson Ranch Road. The Santa Clara River Bridge Alternative has not been carried forward for further consideration within the EIR since it would not result in a the reduction or elimination of the significant impact identified for construction noise, since surrounding sensitive receptors



would remain affected by the grading and excavation process. Moreover, this alternative would likely result in substantially increased impacts related to hydrology, water quality, biology, and aesthetics due to direct impacts to the Santa Clara River. Consequently, the Santa Clara River Bridge Alternative was rejected from further consideration within the EIR.

### **10-Acre Lot Alternative**

The 10-Acre Lot Alternative would propose no development north of the existing gas pipeline easement and 10-acre lots on the remainder of the site south of the easement. In addition, this Alternative would have no access from Lost Canyon Road.

The 10-Acre Lot Alternative has not been carried forward for further consideration in this EIR, as this Alternative is not consistent with the *General Plan* designations of Non-Urban 5 and Urban Residential 1 or the *UDC* designations of Residential Very Low (RVL) and Residential Low (RL). Under the existing *UDC* designations, 229 homes could be constructed. Under this Alternative, approximately 50 percent of the 172.6 acres available for development, 86.3 acres, could be developed. Thus a total of nine lots would be permitted under this Alternative. While this Alternative would result in the reduction or elimination of the significant impact identified for construction noise, it is considered a down-zoning of the subject property and it not consistent with the City's vision for low-density single-family residential development. Thus, the City would be responsible for identifying an alternate location or locations for replacement housing to maintain housing supply as identified within its *General Plan*. Furthermore, implementation of this Alternative would not fulfill any of the basic project objectives identified above. Consequently, the 10-Acre Lot Alternative was rejected from further consideration within the EIR.

### **Reduced Building Footprint Alternative**

The Reduced Building Footprint Alternative would avoid disturbance to the areas north of the Metrolink Railroad right-of-way along the south bank of the Santa Clara River and west/southwest of the Oak Spring Canyon Wash, along with a 500-foot buffer area along the site's eastern boundary. As with the proposed project, this Alternative would require two points of access for public safety. This Alternative would eliminate more than 40 residential lots in the eastern portion of the site, and two residential lots and the five-acre park north of the Metrolink Railroad right-of-way. This Alternative would permit a total of 44 residential lots and would increase the on-site open space acreage.

The Reduced Building Footprint Alternative has not been carried forward for further consideration within the EIR since it would not result in the reduction or elimination of the significant impact identified for construction noise, since surrounding sensitive receptors would remain affected by the grading and excavation process. Implementation of this Alternative would not be consistent with the City's vision for low-density single-family residential development, and as result, the City would be responsible for identifying an alternate location or locations for replacement housing to maintain housing supply as identified within its *General Plan*. Consequently, the Reduced Building Footprint Alternative was rejected from further consideration in the EIR.



## ALTERNATIVES CONSIDERED IN THIS EIR

The alternatives to the proposed project under consideration within this EIR consist of:

- Existing UDC Alternative; and
- Reduced Density Alternative.

A summary of these alternatives is provided below.

### Existing UDC Alternative

The Existing UDC Alternative is the No Project Alternative in compliance with *CEQA Guidelines* Section 15126.6(e)(2), and discusses what would be reasonably expected to occur in the foreseeable future if the proposed project were not approved, based on current plans and consistent with available infrastructure and community services. Non-approval of the Mancara at Robinson Ranch Project would not preclude the site from being developed at a later time. Based on the City's *General Plan* designation for the site, the City's goals for development on the site consist of low-density single-family residential development on-site. The project site has historically been subject to various iterations of multiple development proposals. Thus, it is reasonable to assume that in the absence of the proposed project, residential development would still occur on-site in the foreseeable future. For the purposes of this analysis, the Existing UDC Alternative assumes that on-site development would consist of development consistent with the City's *UDC*.

Two *UDC* designations apply to the site: Residential Very Low (RVL) and Residential Low (RL). The RVL designation allows for a maximum density of 1.0 dwelling unit per gross acre, while the RL designation allows for a maximum of 2.2 dwelling units per gross acre. The 187.3-acre project site includes 172.6 acres proposed for residential development. Of this 172.6 acres, 123.6 acres are designated RVL and 49 acres are designated RL. Thus, applying applicable densities to each designation, a total of 232 single-family dwelling units would be constructed.<sup>1</sup> Since the proposed project includes 99 dwelling units, this alternative represents an increase in development intensity. Thus, the Existing UDC Alternative would include 133 more units than the proposed project (representing an increase of approximately 143 percent).

This increase in development would result in an associated increase in the amount and duration of construction on-site, resulting in greater construction noise impacts. In addition, greater amounts of solid waste generation would be generated during construction and operations. In addition, the expansion in development would likely require a reduction in the amount of open space/recreational area included with the project. Although the Existing UDC Alternative would accomplish the majority of project objectives identified above, it would result in an increase of the significant impacts identified for the proposed project.

---

<sup>1</sup> 123.6 acres of RVL x 1.0 dwelling unit/acre = 124 dwelling units; 49 acres of RL x 2.2 dwelling units/acre = 108 dwelling units.



### **Reduced Density Alternative**

The “Reduced Density” Alternative assumes that development on the site would only occur south of the Southern California Gas Company natural gas pipeline/easement that exists on-site. This pipeline and easement traverse the site in a southwest to northeast orientation, bisecting the project site approximately in half. The project proposes “D” Street over this pipeline and easement. Under the Mancara at Robinson Ranch Project, 20 dwelling units would be constructed north of the pipeline/easement that would no longer be implemented under the Reduced Density Alternative. Instead, this area would be utilized for open space, recreation, and equestrian uses similar to what is proposed north of the Metrolink railroad right-of-way. Thus, this alternative assumes that 79 dwelling units would be constructed. This would result in a reduction of 20 dwelling units (or approximately 20 percent) in comparison to the proposed project. Under this alternative, no off-site grading would occur and off-site disturbance would be limited to the construction access points to the site (i.e., the Lost Canyon Road extension to the northwest and Mancara Road extension to the south).

The Reduced Density Alternative has been identified as the environmentally superior alternative. This alternative would generally result in a reduction of project-related impacts. However, all of the significant and unavoidable impacts identified under the proposed project (short-term construction noise and solid waste) would still occur under this alternative.

The goals of the proposed project focus on creating a new community allowing for residential development that preserves significant natural resources and open areas, while maintaining compatibility with surrounding land uses. However, development of this alternative would provide 20 fewer dwelling units than the proposed project. As such, the Reduced Density Alternative would not accommodate projected growth in the Santa Clarita Valley to the extent that the proposed project would. Although this Alternative would generally meet the objectives of the project, it would not provide the amount of housing as the proposed project, and therefore may not be economically feasible. Therefore, all of the project objectives would be at least partially met under the Reduced Density Alternative. However, as noted above, none of the significant impacts identified for the proposed project would be eliminated under this alternative.

### **Environmentally Superior Alternative**

The determination of an environmentally superior alternative is based on the consideration of how the alternative fulfills the project objectives and how the alternative either reduces significant, unavoidable impacts or substantially reduces the impacts to the surrounding environment.

The Reduced Density Alternative has been identified as the environmentally superior alternative. Based on the analysis, it would result in a reduction of impacts related to aesthetics, light and glare, biological resources, traffic and circulation, air quality, greenhouse gases, noise, hydrology and water quality, geology, soils, and seismicity, and public services and utilities. However, significant and unavoidable short-term noise impacts identified under the proposed project would still occur under this alternative.





## 1.5 SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<b>AESTHETICS</b>			
<b>Short-Term Construction Impacts</b>			
Construction of the proposed project could result in adverse aesthetic impacts within the site vicinity.	Potentially Significant Impact.	<p>AES-1 The construction contractor shall ensure that construction equipment staging and stockpile areas shall be located a minimum of 200 feet from existing residential uses and appropriate screening (i.e., temporary fencing with opaque material) shall be used to buffer views of construction equipment and material, when feasible. The staging and stockpile locations shall be indicated on Grading Plans and shall be subject to verification by the City of Santa Clarita Public Works Department prior to issuance of grading permits.</p> <p>AES-2 The construction contractor shall ensure that all construction-related nighttime security lighting shall be located and aimed away from adjacent residential areas. Lighting shall consist of the minimum wattage necessary to provide safety at the construction site. A construction safety lighting plan shall be submitted to the City of Santa Clarita Public Works Department for review prior to issuance of grading permits.</p> <p>AES-3 Lighting associated with nighttime construction for the project shall be directed downward toward the work area, located and oriented away from adjacent uses, and consist of the minimal wattage necessary to provide safety at the construction site. This provision shall be included in the project specifications and enforced in the field by the City of Santa Clarita Public Works Department.</p>	Less Than Significant Impact.
<b>Long-Term Impacts – Scenic Vistas and Resources</b>			
Long-term operation of the proposed project could result in adverse impacts to scenic vistas and resources in the project area.	Potentially Significant Impact.	<i>Mitigation Measures:</i> Refer to Mitigation Measures BIO-11 through BIO-18. No additional mitigation measures are required.	Less Than Significant Impact.



Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<b>Long-Term Impacts – Aesthetics and Visual Character</b>			
Long-term operation of the proposed project could adversely affect the aesthetic and visual character at and surrounding the project site.	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
<b>Long-Term Impacts – Light and Glare</b>			
Light and glare produced by the proposed project during long-term operations could adversely impact the aesthetic character of the project area.	Potentially Significant Impact.	<p>AES-4 Prior to the issuance of building permits, the City of Santa Clarita Planning Division shall ensure that the following elements are included in project plans, as appropriate:</p> <ul style="list-style-type: none"> <li>All exterior lighting shall be designed and located as to avoid intrusive effects on adjacent residential properties and undeveloped areas adjacent to the project site. Low-intensity street lighting and low-intensity exterior lighting shall be used throughout the development to the extent feasible. Lighting fixtures shall use shielding, if necessary to prevent spill lighting on adjacent off-site uses;</li> <li>Design and placement of site lighting shall minimize glare affecting adjacent properties, buildings, and roadways;</li> <li>Fixtures and standards shall conform to state and local safety and illumination requirements;</li> <li>Development projects shall use minimally reflective glass and all other materials used on exterior building and structures shall be selected with attention to minimizing reflective glare; and</li> <li>Automatic timers on lighting shall be designed to maximize personal safety during nighttime use while saving energy.</li> </ul>	Less Than Significant Impact.
<b>Cumulative Impacts</b>			
Development associated with the proposed project and other related cumulative projects could result in adverse impacts related to aesthetics, light, and glare.	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.



Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<b>BIOLOGICAL RESOURCES</b>			
<b>Special-Status Plant Species</b>			
Development of the proposed project could result in adverse impacts to special-status plant species existing on the project site.	Potentially Significant Impact.	<p>BIO-1 In order to protect the remaining Palmer's grapplinghook population subsequent to project development, a deed restriction shall be placed on ungraded portions of Lots 14 and 15 (i.e. areas unaffected by building lots and the proposed recreational trail). No ground alteration or soil disturbance shall be allowed within the deed-restricted portion of these lots. If fuel-reduction for fire protection is required in these lots, it shall be implemented by hand-held tools such as weed-whips and chainsaws, so as to minimize impacts to soils and herbaceous vegetation. The deed restriction shall occur prior to issuance of building permit for these lots. In addition, prior to construction of the proposed recreational trail affecting Lots 14 and 15, a qualified biologist shall collect seeds from the Palmer's grapplinghook that would be affected by the trail and propagate within areas covered by the deed restriction.</p> <p>BIO-2 Prior to the issuance of a grading permit, Pierson's morning-glory plants shall be salvaged from Lots 1 and 2 during the dormant season (from late summer to early winter) and transplanted to appropriate habitat areas not proposed for development. The salvage and transplantation effort shall be documented and submitted to the City of Santa Clarita.</p>	Less Than Significant Impact.
<b>Special-Status Animal Species</b>			
Development of the proposed project could result in impacts to special-status animal species known to occur within the project site vicinity.	Potentially Significant Impact.	BIO-3 Prior to the issuance of a grading permit for ground disturbance, construction, or site preparation activities, the project applicant shall retain the services of a qualified biologist to conduct pre-construction surveys for western spadefoot within all portions of the project site containing suitable breeding habitat. Surveys shall be conducted during a time of year when the species could be detected (e.g., the presence of rain pools). If western spadefoot is identified on the	Less Than Significant Impact.



Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>project site, the following measures shall be implemented:</p> <p>Under the direct supervision of a qualified biologist, western spadefoot habitat shall be created within suitable natural sites on the project site outside of the proposed development envelope. The amount of occupied breeding habitat to be impacted by the project shall be replaced at a 2:1 ratio. The actual relocation site design and location shall be approved by CDFG. The location shall be in a suitable habitat as far away as feasible from any of the homes and roads to be built. The relocation ponds shall be designed such that they only support standing water for several weeks following seasonal rains in order that aquatic predators (e.g., fish, bullfrogs, and crayfish) cannot become established. Terrestrial habitat surrounding the proposed relocation site shall be as similar in type, aspect, and density to the location of the existing ponds as feasible. No site preparation or construction activities shall be permitted in the vicinity of the currently occupied ponds until the design and construction of the pool habitat in preserved areas of the site has been completed and all western spadefoot adult, tadpoles, and egg masses detected are moved to the created pool habitat.</p> <p>Based on appropriate rainfall and temperatures, generally between the months of February and April, a qualified biologist shall conduct pre-construction surveys in all appropriate vegetation communities within the development envelope. Surveys shall include evaluation of all previously documented occupied areas and a reconnaissance-level survey of the remaining natural areas of the site. All western spadefoot adults, tadpoles, and egg masses encountered shall be collected and released in identified/created relocation ponds described above.</p>	



Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>A qualified biologist shall monitor the relocation site for five years, involving annual monitoring during and immediately following peak breeding season such that surveys shall be conducted for adults as well as for egg masses and larval and post-larval toads. Further, survey data shall be provided to CDFG by the monitoring biologist following each monitoring period and a written report summarizing the monitoring results shall be provided to CDFG at the end of the monitoring effort. Success criteria for the monitoring program shall include verifiable evidence of toad reproduction at the relocation site.</p> <p>BIO-4 In order to reduce impacts to biological resources from grading and construction activities, all related activities shall be conducted to facilitate the escape of animals to natural areas. Construction and grading activities shall begin in disturbed areas in order to avoid stranding animals in isolated patches of vegetation. Trenches shall be covered at night to prevent animals from falling into and being trapped in trenches.</p> <p>BIO-5 Prior to issuance of a grading permit, the project applicant shall develop, in consultation with the CDFG, a relocation plan for silvery legless lizard, coastal whiptail, coast horned lizard, and rosy boa. The Plan shall include, but not be limited to, the timing and location of the surveys that shall be conducted for each species; identify the locations where more intensive efforts shall be conducted; identify the habitat and conditions in the proposed relocation site(s); the methods that shall be utilized for trapping and relocating the individual species; and provide for the documentation/recording of the species and number of the animals relocated. The Plan shall be submitted to the City of Santa Clarita and CDFG for approval 60 days prior to any ground disturbing activities within potentially occupied habitat.</p>	



Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>The Plan shall include the specific survey and relocation efforts that shall occur for construction activities that occur both during the activity period of the special-status species (generally March to November) and for periods when the species may be present in the work area but difficult to detect due to weather conditions (generally December through February). Thirty days prior to construction activities in coastal scrub, chaparral, oak woodland, riparian habitats, or other areas supporting these species qualified biologists shall conduct surveys to capture and relocate individual silvery legless lizard, coastal whiptail, coast horned lizard, and rosy boa in order to avoid or minimize take of these special-status species. The Plan shall require a minimum of three surveys conducted during the time of year/day when each species is most likely to be observed. Individuals shall be relocated to nearby undisturbed areas with suitable habitat. If construction is scheduled to occur during the low activity period (generally December through February) the surveys shall be conducted prior to this period if possible and exclusion fencing shall be placed to limit the potential for re-colonization of the site prior to construction. A qualified biologist shall be present during ground-disturbing activities immediately adjacent to or within habitat that supports populations of these species. Clearance surveys for special-status reptiles shall be conducted by a qualified biologist prior to the initiation of construction each day, especially along the interface between open space and construction areas.</p> <p>Results of the surveys and relocation efforts shall be provided to the City of Santa Clarita and CDFG in the annual mitigation status report. Collection and relocation of animals shall only occur with the necessary scientific collection and handling permits.</p> <p>BIO-6 Within 30 days of ground-disturbing activities associated with</p>	



Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>construction or grading that occurs during the nesting/breeding season of native bird species potentially nesting on the site (typically March through August in the project region, or as determined by a qualified biologist), the project applicant shall have weekly surveys conducted by a qualified biologist to determine if active nests of bird species protected by the Migratory Bird Treaty Act or the California Fish and Game Code are present in the disturbance zone or within 300 feet (500 feet for raptors) of the disturbance zone. The surveys shall continue on a weekly basis, with the last survey being conducted no more than three days prior to initiation of disturbance work. If ground-disturbing activities are delayed, then additional pre-disturbance surveys shall be conducted such that no more than three days will have elapsed between the survey and ground-disturbing activities.</p> <p>If active nests are found, clearing and construction within 300 feet of the nest (500 feet for raptors) shall be postponed or halted, at the discretion of the biologist in consultation with CDFG, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting. Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or other appropriate barriers, and construction personnel shall be instructed on the sensitivity of nest areas. A qualified biologist shall serve as a construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts to these nests occur. Results of the surveys shall be provided to the City of Santa Clarita and CDFG.</p> <p>BIO-7 Thirty days prior to construction activities, a qualified biologist shall conduct CDFG protocol surveys to determine whether burrowing owl is present at the site at the time of</p>	



Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>construction. The surveys shall consist of three site visits and shall be conducted in areas dominated by disturbed habitat, grasslands, and along waterway locations, or if such habitats occur within 500 feet of a construction zone. If located, occupied burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by CDFG verifies through non-invasive methods either that the birds have not begun egg-laying and incubation or that juveniles from the occupied burrows are foraging independently and are capable of independent survival. If the burrowing owl is detected but nesting is not occurring, construction work can proceed after any owls have been evacuated from the site using CDFG-approved burrow closure procedures and after alternative nest sites have been provided in accordance with the CDFG Staff Report on Burrowing Owl Mitigation (10-17-95).</p> <p>Unless otherwise authorized by CDFG, a 500-foot buffer, within which no activity will be permissible, shall be maintained between project activities and nesting burrowing owls during the nesting season. This protected area shall remain in effect until August 31 or at CDFG's discretion and based upon monitoring evidence, until the young owls are foraging independently.</p> <p>Results of the surveys and relocation efforts shall be provided to the City of Santa Clarita and CDFG in the annual mitigation status report.</p> <p>BIO-8 Thirty days prior to construction activities in grassland, scrub, chaparral, oak woodland, riverbank, and agriculture habitats, or other suitable habitat a qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for San Diego black-tailed jackrabbit, San Diego desert</p>	





Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>woodrat, and southern grasshopper mouse.</p> <p>If San Diego black-tailed jackrabbits are present, non-breeding rabbits shall be flushed from areas to be disturbed. Dens, depressions, nests, or burrows occupied by pups shall be flagged and ground-disturbing activities avoided within a minimum of 200 feet during the pup-rearing season (February 15 through July 1). This buffer may be reduced based on the location of the den upon consultation with CDFG. Occupied maternity dens, depressions, nests, or burrows shall be flagged for avoidance, and a biological monitor shall be present during construction. If unattended young are discovered, they shall be relocated to suitable habitat by a qualified biologist. The project applicant shall document all San Diego black-tailed jackrabbit identified, avoided, or moved and provide a written report to the City of Santa Clarita and CDFG within 72 hours. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits.</p> <p>San Diego desert woodrat and southern grasshopper mouse shall be surveyed for using live traps, and if pregnant or lactating females are discovered, a fence shall be erected around the trap site adequate to provide the woodrat or grasshopper mouse sufficient foraging habitat at the discretion of the qualified biologist in consultation with CDFG. Clearing and construction within the fenced area shall be postponed or halted until young have left the natal site. A qualified biologist shall serve as a construction monitor during those periods when disturbance activities shall occur near natal areas to ensure that no inadvertent impacts to these species will occur. All woodrat/grasshopper mouse relocation shall be conducted by a qualified biologist in possession of a valid scientific collecting permit.</p>	



Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>BIO-9 No earlier than 30 days prior to the commencement of construction activities, a pre-construction survey shall be conducted by a qualified biologist to determine if active roosts of special-status bats are present on or within 300 feet of the project disturbance boundaries. Should an active maternity roost be identified (in California, the breeding season of native bat species is generally from April 1 through August 31), the roost shall not be disturbed and construction within 300 feet shall be postponed or halted, until the roost is vacated and juveniles have fledged. Surveys shall include rocky outcrops and large trees (particularly trees 12 inches in diameter or greater at 4.5 feet above grade with loose bark or other cavities). Trees and rocky outcrops shall be surveyed by a qualified bat biologist (i.e., a biologist holding a CDFG collection permit and a Memorandum of Understanding with CDFG allowing the biologist to handle bats). If active maternity roosts or hibernacula are found, the rock outcrop or tree occupied by the roost shall be avoided (i.e., not removed) by the project. If avoidance of the maternity roost must occur, the bat biologist shall survey (through the use of radio telemetry or other CDFG approved methods) for nearby alternative maternity colony sites. If the bat biologist determines in consultation with and with the approval of CDFG that there are alternative roost sites used by the maternity colony and young are not present then no further action is required.</p> <p>If a maternity roost will be impacted by the project, and no alternative maternity roosts are in use near the site, substitute roosting habitat for the maternity colony shall be provided on, or in close proximity to, the project site no less than three months prior to the eviction of the colony. Large concrete walls (e.g., on bridges) on south or southwestern slopes that are retrofitted</p>	



Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>with slots and cavities are an example of structures that may provide alternative potential roosting habitat appropriate for maternity colonies. Alternative roost sites shall be of comparable size and proximal in location to the impacted colony. CDFG shall also be notified of any hibernacula or active nurseries within the construction zone.</p> <p>If non-breeding bat hibernacula are found in trees scheduled to be removed or in crevices in rock outcrops within the grading footprint, the individuals shall be safely evicted, under the direction of a qualified bat biologist, by opening the roosting area to allow airflow through the cavity or other means determined appropriate by the bat biologist (e.g., installation of one-way doors). In situations requiring one-way doors, a minimum of one week shall pass after doors are installed and temperatures shall be sufficiently warm for bats to exit the roost because bats do not typically leave their roost daily during winter months in southern coastal California. This action shall allow all bats to leave during the course of one week. Roosts that need to be removed in situations where the use of one-way doors is not necessary in the judgment of the qualified bat biologist in consultation with CDFG shall first be disturbed by various means at the direction of the bat biologist at dusk to allow bats to escape during the darker hours, and the roost tree shall be removed or the grading should occur the next day (i.e., there shall be no less or more than one night between initial disturbance and the grading or tree removal). These actions shall allow bats to leave during nighttime hours, thus increasing their chance of finding new roosts with a minimum of potential predation during daylight.</p> <p>If an active maternity roost is located on the project site, and alternative roosting habitat is available, the demolition of the</p>	



Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>roost site shall commence before maternity colonies form (i.e., prior to March 1) or after young are flying (i.e., after July 31) using the exclusion techniques described above.</p> <p>BIO-10 Any special-status species bat day roost sites found by a qualified biologist during pre-construction surveys conducted per Mitigation Measure BIO-9, to be directly (within project disturbance footprint) or indirectly (within 300 feet of project disturbance footprint) impacted shall be mitigated with creation of artificial roost sites. The project applicant shall establish (an) alternative roost site(s) within suitable preserved open space located at an adequate distance from sources of human disturbance.</p>	
<b>Oak Tree Resources</b>			
<p>Impacts to oak trees existing within the limits of the project site could be adversely affected by development of the proposed project.</p>	<p>Potentially Significant Impact.</p>	<p>BIO-11 The project applicant and construction contractor(s) shall be in compliance with the City of Santa Clarita Oak Tree Ordinance, Preservation and Protection Guidelines and Conditions of Approval at all times throughout the entire project. Failure to comply shall result in the City of Santa Clarita's issuance of a "Stop All Work" notice until all non-compliant items have been properly addressed.</p> <p>BIO-12 The project applicant and construction contractor(s) shall adhere to all recommendations of the project arborist that have been issued in the submitted oak tree report, all supplemental reports and those recommendations issued on-site during any and all required monitoring. Failure to comply shall result in the City of Santa Clarita's issuance of a "Stop All Work" notice until all non-compliant items have been properly addressed.</p> <p>BIO-13 The project applicant and construction contractor(s) shall maintain a copy of the Oak Tree Permit and Conditions of Approval on-site at all times. These documents shall be immediately available upon request from any City of Santa Clarita official.</p>	<p>Less Than Significant Impact.</p>



Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>BIO-14 Prior to the issuance of grading permits, the project applicant shall secure a bond with the City of Santa Clarita Urban Forestry Division for the International Society of Arboriculture (ISA) dollar value of all eight oak trees that are proposed for removal. The dollar amount has been set at \$108,850.00.</p> <p>BIO-15 The project applicant shall renew the bond annually and submit all required documentation to the City of Santa Clarita Urban Forestry Division as mandated by the City of Santa Clarita Oak Tree Ordinance. Upon the successful completion of required mitigation, the bond money shall be exonerated and returned to the project applicant pursuant to City of Santa Clarita guidelines.</p> <p>BIO-16 Prior to the issuance of grading permits or as mandated by the City of Santa Clarita Planning Division, the project applicant shall be required to submit a final landscape plan to the Urban Forestry Division for approval. The final landscape plan shall include all required mitigation oak trees, all required parkway trees and all landscape proposed near the protected zone of any oak tree (both existing and newly planted trees required for mitigation). The final landscape plan shall also include all irrigation proposed in or around the protected zone of an oak tree.</p> <p>BIO-17 Mitigation oak trees shall be a combination of 24", 36", 48", 60", and 72" inch box trees. The project applicant shall prepare a mitigation plan subject to approval by the City of Santa Clarita Oak Tree Specialist.</p> <p>BIO-18 At no time shall any form of plant material be permitted within 15 feet of any existing oak trees or newly planted mitigation trees or within 20 feet of any heritage oak trees. All landscaping that is proposed and</p>	



Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>approved within the protected zone of an oak tree shall consist of native drought-tolerant plant material that is compatible with California native species of oak.</p> <p>BIO-19 At no time shall any form of overhead irrigation be permitted to come in contact with any oak tree on-site. This shall include all newly planted mitigation oak trees and all existing oak trees. Irrigation approved within the protected zone of an oak tree shall consist of drip or bubbler type systems only.</p> <p>BIO-20 At no time shall any form of run-off water or nuisance water caused from irrigation or drainage be permitted to enter the protected zone of an oak tree. All run-off water shall be directed away from the trunk to the outer edge of the canopy.</p> <p>BIO-21 A detailed legend that breaks down the species, quantity, size and cost of all oak trees shall be included on the final landscape plan. The legend shall be consistent with the required ISA mitigation dollar amount.</p> <p>BIO-22 Prior to the issuance of grading permits, the project applicant shall have all protective fencing installed and in place at the protected zone for any oak tree that is not approved for encroachment and at a location that will allow for the necessary impacts for all trees approved for encroachment.</p> <p>BIO-23 Protective fencing shall consist of chain link material five feet high and supported with a steel post every eight feet on center. Each post shall be driven directly into the ground without the use of concrete (unless waived by the City Oak Tree Specialist). Fence posts shall be installed even with the top of the fence.</p> <p>BIO-24 A minimum of one sign that reads; "THIS FENCE IS FOR THE</p>	



Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>PROTECTION &amp; PRESERVATION OF THESE OAK TREES AND SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OAK TREE SPECIALIST. FOR INFORMATION CALL (661) 294-2548" shall be placed on the protective fence at 50-foot intervals or as approved by the City Oak Tree Specialist.</p> <p>BIO-25 A three-foot wide non-gated opening shall be left in each section of protective fencing that is installed around an oak tree. The opening shall be for the monitoring of oak trees during construction and shall be placed at the opposite end of where the construction is taking place. For oak trees that are in small chaparrals, and where fencing is around more than one oak tree, the opening shall be placed at 100-foot intervals.</p> <p>BIO-26 In areas where grading is proposed uphill from an oak tree, the project applicant shall be required to install three-foot tall silt fence material at the base of the protective chain link fence.</p> <p>BIO-27 Protective fencing shall remain in place throughout the project and shall not be removed and/or relocated without written authorization from the City Oak Tree Specialist for any period of time.</p> <p>BIO-28 All work that takes place within the protected zone of an oak tree shall be completed by hand only unless waived (in writing) by the City of Santa Clarita Oak Tree Specialist.</p> <p>BIO-29 All construction work that takes place within the protected zone of an oak tree shall be monitored by the project applicant's arborist. Monitoring shall include daily documentation and color photos of all work that take place within the protected zone. Daily monitoring reports shall be submitted to</p>	



Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>the City Oak Tree Specialist within 24 hours and may be sent via electronic mail (e-mail).</p> <p>BIO-30 Any oak tree root that is encountered during construction/excavation that measures two inches in diameter or larger shall be preserved at all times. Roots that are exposed for a period longer than two hours shall be immediately wrapped in moistened layers of burlap and protected until backfilled.</p> <p>BIO-31 Any root that is approved for removal shall be cut clean in the presence of the project arborist with an appropriate pruning device. Ripping the root or splintering the root with an axe or similar tool shall not be permitted.</p> <p>BIO-32 Any oak tree requiring trimming to allow for approved encroachments shall be completed by an approved ISA certified tree trimming contractor or completed in the presence of an ISA certified arborist. Oak trees that require trimming to allow for street improvements shall first be approved by the City Oak Tree Specialist.</p> <p>BIO-33 The project applicant shall prune oak trees permanently located on a single lot or common area. Pruning shall consist of deadwood removal and necessary clearance, weight and canopy reduction. Scrub oaks and those oaks located in small chaparrals shall be excluded from this condition.</p> <p>BIO-34 All oak tree trimming shall be compliant with the latest edition of the American National Standards Institute (ANSI) A300 guidelines, the ISA companion publication Best Management Practices "Tree Pruning" and the ISA pruning standards. At no time shall any trimming of an oak tree exceed 20 percent of the overall canopy.</p> <p>BIO-35 All woodchips generated from the trimming of oak trees or the removal</p>	





Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>of any oak tree shall be mulched and spread evenly below the canopy of on-site oak trees to a depth of four inches thick.</p> <p>BIO-36 Grade changes that alter the natural flow of water to existing native oak trees shall be kept a minimum distance of 50 feet away from the oak tree protected zone. All grade changes in excess of two feet or as stated in the City of Santa Clarita Oak Tree Ordinance shall be approved by the City Oak Tree Specialist.</p> <p>BIO-37 An approved storm water plan shall be implemented during and after all grading to eliminate runoff water, silt, and erosion from entering the protected zone of any oak tree located on-site or within 200 feet of the project.</p> <p>BIO-38 At no time shall the project applicant or their construction contractor(s) be permitted to park or store any form of construction material, equipment or vehicles within the protected zone of an oak tree.</p> <p>BIO-39 At no time shall the storage of any form of hazardous material including but not limited to diesel fuel, gasoline, hydraulic oils (fluids), grease, concrete, mortar, lime or any other form of liquid or powdered contaminate be permitted to enter the protected zone of an oak tree.</p> <p>BIO-40 The project applicant shall be required to have a designated concrete rinse out station and refueling station on-site. The concrete rinse out station and refueling station shall be located a minimum distance of 100 feet from the protected zone of any oak tree.</p> <p>BIO-41 When installing landscape walls, retaining walls and/or perimeter walls within the protected zone of an oak tree, the project applicant shall use "Keystone" type block material that minimizes the required footing and use of concrete.</p>	



Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>BIO-42 The project applicant shall be required to install a permanent landscape wall or an approved vinyl or wrought iron type fence around oak trees located on the individual residential lots. This type of fencing shall be used to restrict the future encroachment and impacts to oak trees that are being preserved as part of the development.</p> <p>BIO-43 Perimeter walls that are proposed within the protected zone of an oak shall be designed to accommodate the oak tree(s) for future growth. In some cases the wall may require a two-foot high block section with wrought iron fencing on top to reduce impacts to the root system caused by footings. These improvements shall be shown on the final landscape plan for approval by the City of Santa Clarita Urban Forestry Division.</p> <p>BIO-44 The project applicant shall locate all public utilities outside the protected zone of any oak tree. In areas where trenching and excavation for utilities cannot be avoided, the project applicant shall be required to perform the excavation by hand in the presence of the project arborist.</p> <p>BIO-45 Driveways and drive approaches that are proposed within the protected zone of an oak tree shall consist of permeable concrete or pavers. The installation of aeration tubes shall be required for all driveways, walkways and roadways when located within the protected zone of an oak tree.</p> <p>BIO-46 The project applicant shall be required to complete a mandatory two-year post construction monitoring period. Post construction monitoring shall include reports of the current status of all oak trees that were approved for impacts and all required mitigation oak trees.</p>	



Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		BIO-47 Monitoring reports shall be submitted at the rate of one report every three months for a total of eight reports. Post construction monitoring shall begin after the final construction walk-through and approval.	
<b>Jurisdictional Waters</b>			
Jurisdictional waters of the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Game could be adversely affected by the proposed project.	Potentially Significant Impact.	<p>BIO-48 The proposed impacts shall be subject to the regulations set forth by regulatory agencies as part of the jurisdictional permitting process. The Army Corps of Engineers and California Department of Fish and Game shall require the project proponent to explore alternatives to avoid or reduce impacts and shall also require mitigation for all unavoidable impacts. The Army Corps of Engineers has a "no net loss" policy that requires that any unavoidable impacts to stream values and functions be replaced. In addition, the Regional Water Quality Control Board shall add restrictions to control runoff from the site, require on the site treatment of runoff to improve water quality, and impose Best Management Practices on the construction. All of the features of the project that shall address water quality issues shall be mitigated within the Water Quality Management Plan and Stormwater Pollution Prevention Plan.</p> <p>BIO-49 The majority of the mitigation shall be accomplished off-site since habitat within the impact area exists in a relatively undisturbed state. There may be some opportunities for non-native species removal within a few of the more accessible drainages. The following measures, if implemented, would reduce impacts to Army Corps of Engineers and California Department of Fish and Game jurisdictional areas.</p> <ul style="list-style-type: none"> <li>On- or off-site creation, restoration, or enhancement of Army Corps of Engineers jurisdictional waters of the U.S. and/or wetlands at a minimum ratio of 1:1 in accordance with the resource agencies;</li> </ul>	Less Than Significant Impact.



Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> <li>On- or off-site creation, restoration, or enhancement of California Department of Fish and Game jurisdictional areas at a minimum ratio of 1:1 in accordance with the resource agencies; and/or</li> <li>Incorporation of design features into the proposed project that shall avoid or minimize impacts to drainages on-site.</li> </ul>	
<b>Cumulative Impacts</b>			
Development associated with the proposed project and other related cumulative projects could result in adverse impacts related to biological resources.	Potentially Significant Impact.	Refer to Mitigation Measures BIO-1 through BIO-49. No additional mitigation measures are required.	Less Than Significant Impact.
<b>TRAFFIC AND CIRCULATION</b>			
<b>Project-Related Trips on Local Roadway System</b>			
Vehicle trips generated by the proposed project could result in impacts to the local roadway system.	Potentially Significant Impact.	TRF-1 In the event a roundabout at the Sand Canyon Road/Lost Canyon Road intersection has not been carried forward by others at the time of implementation of the Mancara at Robinson Ranch Project, the proposed project shall include a single-lane roundabout at the intersection. The roundabout shall be constructed prior to the opening of any phase of the project and shall meet the design criteria specified by the City of Santa Clarita Director of Public Works.	Less Than Significant Impact.
<b>Project Access</b>			
Development of the proposed project could result in adverse impacts to local residential streets providing access to the project site.	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
<b>Los Angeles Congestion Management Program Analysis</b>			
Development of the proposed project could result in adverse impacts to Los Angeles County CMP Facilities.	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
<b>Cumulative</b>			
Development associated with the proposed project and other related cumulative projects could result in adverse impacts to the function of intersections in the project area for the future year (2030) traffic conditions.	Potentially Significant Impact.	Refer to Mitigation Measure TRF-1. No additional mitigation measures are required.	Less Than Significant Impact.



Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<b>AIR QUALITY</b>			
<b>Air Quality Management Plan Consistency</b>			
Development of the proposed project could conflict with the SCAQMD's adopted air quality management plan.	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
<b>Construction Impacts</b>			
Construction activities associated with the proposed project could result in air pollutant emissions impacts.	Potentially Significant Impact.	<p>AQ-1 Prior to issuance of any grading permit, the Director of Public Works and the Building Official shall confirm that the Grading Plan and specifications stipulate that the General Contractors shall ensure the following:</p> <ul style="list-style-type: none"> <li>• Implement a fugitive dust control program pursuant to the provisions of South Coast Air Quality Management District (SCAQMD) Rule 403.</li> <li>• Implement the Rule 403 Table 2 and Table 3 control action for each on-site source of dust. Prepare daily records of control actions, implementation and maintain recordkeeping on-site for the duration of the project and then give the records to the owner to store for three years.</li> <li>• Notify SCAQMD in writing by submitting a large operation notification (Form 403N) with the appropriate site map within seven days of qualifying as a large operation. Rule 403 also requires a large operation to notify the SCAQMD 30 days after no longer qualifying as a large operation by submitting a project completion form (Form 403C). If the project lasts more than one year, the project shall submit a Statement of No Change (Form 403NC).</li> <li>• Install and comply with all storm water pollution prevention plan (SWPPP) requirements on the approved Erosion Plan. A 30-by 50-foot gravel pad (one-inch diameter crushed rock at least six-inches deep) with wheel shaker plates shall be installed</li> </ul>	Less Than Significant Impact.



Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>at each of the site entrances. A silt fence at the property line and gravel bags at areas where water may leave the site shall be installed.</p> <ul style="list-style-type: none"> <li>• Apply SCAQMD approved dust suppressants (e.g., polymer emulsion) to actively disturbed areas upon completion of clearing and grading and at the end of each work day. Plastic sheeting may also be used at the end of each work day.</li> <li>• Water disturbed sites three times daily (locations where grading is to occur shall be thoroughly watered prior to earth moving) and replace ground cover in disturbed areas as quickly as possible.</li> <li>• All trucks hauling dirt, sand, soil, or other loose materials shall be tarped with a fabric cover and shall maintain a freeboard height of 12 inches and traffic speeds on all unpaved roads shall be limited to 15 miles per hour (mph) or less.</li> <li>• Trucks and vehicles in loading and unloading queues shall turn their engines off when not in use to reduce vehicle emissions; all construction vehicles shall be prohibited from idling in excess of five minutes, both on- and off-site.</li> <li>• Require minimum soil moisture of 12 percent for earthmoving by use of a moveable sprinkler system or a water truck. Moisture content shall be verified by lab sample or moisture probe.</li> <li>• Construction emissions shall be scheduled to avoid emissions peaks and discontinued during second-stage smog alerts.</li> <li>• Maintain and operate construction equipment to</li> </ul>	



Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>minimize exhaust emissions; all construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications.</p> <ul style="list-style-type: none"> <li>Project signs shall be posted within 50 feet at each entrance. This includes not only the grading contractor but also all contractors following the grading operation. Rule 403 is not limited to grading only but remains effective and enforceable until the project is completed.</li> </ul> <p>AQ-2 Prior to, during, and following completion of construction activities, the project applicant and/or construction contractor shall adhere to the 12 recommendations outlined in the <i>Work Plan for Air Quality/Earthwork Tentative Tract No. 063022 (dated November 19, 2008)</i> [refer to Appendix H2 of the Environmental Impact Report]. Recommendations shall be noted on project grading plans and building specifications. Grading plans and building specifications shall be reviewed and approved by the Building Official.</p>	
<b>Long-Term Operational Impacts</b>			
Development of the proposed project could result in long-term operational air pollutant emissions impacts.	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
<b>Localized Air Quality Impacts</b>			
Construction and operation of the proposed project could result in temporary impacts to localized air quality that would violate an existing or projected air quality standard.	Potentially Significant Impact.	Refer to Mitigation Measures AQ-1 and AQ-2. No additional mitigation measures are required.	Less Than Significant Impact.
<b>Carbon Monoxide Hotspots</b>			
Development of the proposed project could result in mobile source emissions that could increase carbon monoxide concentrations at intersections in and around the project site.	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.



Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<b>Odors</b>			
Development of the proposed project could create objectionable odors affecting a substantial number of people.	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
<b>Cumulative Impacts</b>			
Development associated with the proposed project and other related projects could result in cumulatively considerable air quality impacts.	Potentially Significant Impact.	Refer to Mitigation Measures AQ-1 and AQ-2. No additional mitigation measures are required.	Less Than Significant Impact.
<b>GREENHOUSE GAS EMISSIONS</b>			
<b>Greenhouse Gas Emissions</b>			
Greenhouse gas emissions generated by the proposed project could have a significant impact on the environment.	Potentially Significant Impact.	<p>GHG-1 The proposed project shall include, but not be limited to, the following list of potential design features. The project applicant shall demonstrate the incorporation of project design features prior to the issuance of grading permits.</p> <ul style="list-style-type: none"> <li>• Install backbone infrastructure for recycled water which shall be stubbed out at the curb.</li> <li>• Incorporate bicycle lanes into the on-site street design.</li> <li>• Provide connections to regional trails.</li> <li>• Restore areas disrupted during construction with native vegetation species and patterns.</li> <li>• Utilize permeable paving for parking, walking, or patio surfaces in at least 20 percent of paved areas.</li> </ul> <p>GHG-2 The proposed project's Homeowner's Association (HOA) shall include the following in the HOA's Covenants, Conditions, and Restrictions (CC&amp;Rs). Demonstration of the incorporation of the features outlined below shall be provided prior to the issuance of building permits:</p> <ul style="list-style-type: none"> <li>• A certified Landscape Architect shall be retained to prepare a landscape palette to be included in the proposed project's CC&amp;Rs. The landscape palette shall require 50 percent of landscaping to be of a low plant</li> </ul>	Less Than Significant Impact.





Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>factor (water usage) and 50 percent shall be of a moderate plant factor. High plant factor landscaping shall be prohibited.</p> <ul style="list-style-type: none"> <li>• Install weather/moisture/timing controllers on all irrigation systems.</li> <li>• Gas fireplaces shall be a direct-vent sealed-combustion type. Any woodstoves or pellet stoves shall comply with U.S. EPA Phase II emission limits where applicable.</li> <li>• Limit turf areas to no more than 50 percent of the total landscaped area.</li> <li>• Utilize at least 75 percent native California or drought tolerant plant and tree species appropriate for the climate zone region.</li> <li>• Install California Green Building Standard Code Tier 1 "Cool Roofs" on residential structures.</li> <li>• Comply with Tier 1 of the Green Building Code and exceed California Energy Code standards by 15 percent.</li> <li>• Install at least 90 percent Energy Star qualified hard-wired lighting fixtures.</li> <li>• Install Energy Star rated appliances.</li> <li>• Install alternative plumbing piping to permit the discharge from the clothes washer or other fixtures to be used for an irrigation system in compliance with Chapter 16A of the California Plumbing Code.</li> <li>• Water-efficient fixtures and appliances shall comply with the 2010 California Green Building Code.</li> <li>• Develop a commissioning plan to document specified building components meet the project design and performance goals.</li> </ul>	



Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<b>Consistency with Applicable GHG Plans, Policies, or Regulations</b>			
Development of the proposed project could conflict with an applicable greenhouse gas reduction plan, policy, or regulation.	Potentially Significant Impact.	Refer to Mitigation Measures GHG-1 and GHG-2. No additional mitigation measures are required.	Less Than Significant Impact.
<b>Cumulative Impacts</b>			
Greenhouse gas emissions resulting from development of the proposed project could impact greenhouse gas levels on a cumulatively considerable basis.	Potentially Significant Impact.	Refer to Mitigation Measures GHG-1 and GHG-2. No additional mitigation measures are required.	Less Than Significant Impact.
<b>NOISE</b>			
<b>Construction-Related Noise and Vibration</b>			
Project-related grading and construction activities could result in temporary noise impacts on nearby noise-sensitive receptors.	Potentially Significant Impact.	<p>N-1 Prior to the issuance of a grading permit, the project applicant shall demonstrate, to the satisfaction of the Santa Clarita Public Works Department that the construction contractor complies with the following:</p> <ul style="list-style-type: none"> <li>All construction equipment shall be equipped with improved noise muffling, and have the manufacturers' recommended noise abatement measures, such as mufflers, engine covers, and engine isolators in good working condition.</li> <li>Stationary construction equipment that generates noise levels in excess of 65 dBA Leq shall be located as far away from existing residential areas as possible. If required to minimize potential noise conflicts, the equipment shall be shielded from sensitive noise receptors by using temporary walls, sound curtains, or other similar devices.</li> <li>Heavy-duty vehicle storage and start-up areas shall be located a minimum of 150 feet from occupied residences where feasible.</li> <li>All equipment shall be turned off if not in use for more than five minutes.</li> <li>An information sign shall be posted at the entrance to each construction site that identifies</li> </ul>	Significant Unavoidable Impact.



Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive noise levels. Any reasonable complaints shall be rectified within 24 hours of their receipt.</p> <p>N-2 Pursuant to Municipal Code Section 11.44.080, construction work shall occur within 300 feet of occupied residences only between the hours of 7:00 AM and 7:00 PM Monday through Friday, and between 8:00 AM and 6:00 PM on Saturday. No construction work shall occur on Sundays or on the following public holidays: New Year's Day, Independence Day, Thanksgiving, Christmas, Memorial Day, and Labor Day.</p> <p>N-3 Prior to approval of the project plans and specifications, the City Engineer, or his designee, shall confirm that the plans and specifications stipulate the following:</p> <ul style="list-style-type: none"> <li>• Use of a resilient yet stiff shock-absorbing pad between the ram and the pile cap;</li> <li>• Use of a sound muffler on the pile rig to reduce the hammer's air exhaust noise;</li> <li>• Use of sound damping materials across the web of each pile driver to reduce the ringing sound of steel piles;</li> <li>• Use of cast-in-place or auger cast piles for a pile-supported transfer slab foundation system; and</li> <li>• Notify all adjacent property owners within 300 feet of pile driving activities a minimum of 48 hours prior to commencement of pile driving.</li> </ul> <p>N-4 A person qualified in construction noise and vibration assessment shall prepare construction vibration mitigation plans, which shall be reviewed for</p>	



Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>adequacy by the City Public Works Department. The plans shall describe measures to reduce construction vibrations to the maximum extent possible. Vibration monitoring shall be performed during construction activities occurring in proximity to surrounding residents to establish the maximum level of vibration. If vibrations reach levels that disrupt surrounding residents, alternative work methods and/or equipment shall be employed to reduce vibration levels to non-harmful levels.</p> <p>N-5 Impact equipment (e.g., jack hammers, pavement breakers, and rock drills) used for construction shall be hydraulically or electrical powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatically powered tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used.</p>	
<b>Operational Noise and Vibration</b>			
Development of the proposed project could permanently increase noise in the project area.	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
<b>Cumulative Impacts</b>			
Development associated with the proposed project and other related cumulative projects could result in cumulatively considerable noise impacts.	Potentially Significant Impact.	Refer to Mitigation Measure N-1. No additional mitigation measures are required.	Less Than Significant Impact.
<b>HYDROLOGY AND WATER QUALITY</b>			
<b>Construction-Related Surface Water Quality Impacts</b>			
Construction activities associated with development of the proposed project could result in adverse impacts to surface water quality.	Potentially Significant Impact.	<p>HWQ-1 All on- and off-site flood control improvements necessary to serve the project site are to be constructed to the satisfaction of the City of Santa Clarita and/or County of Los Angeles Department of Public Works Flood Control Division.</p> <p>HWQ-2 Prior to start of soil-disturbing activities at the site, a Risk Determination, Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) shall be prepared in accordance with and in order to partially</p>	Less Than Significant Impact.



Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>fulfill the California State Water Resources Control Board Order No. 2009-0009-DWQ NPDES General Permit No. CAS000002 (Construction General Permit). The SWPPP shall meet the applicable provisions of Sections 301 and 402 of the CWA by requiring controls of pollutant discharges that utilize best available technology economically achievable (BAT) and best conventional pollutant control technology (BCT) to reduce pollutants. The SWPPP shall be certified by the Legally Responsible Person (the owner of the project) according to the requirements of the Construction General Permit and implemented concurrently with commencement of the soil disturbing activity.</p> <p>HWQ-3 Per the General Construction Permit, a contingency "Sampling and Analysis Plan" shall be developed in the event that the BMPs implemented at the construction site fail to prevent non-visible pollutants from discharging from the site. BMPs shall be inspected weekly, 48 hours prior to storm events, every 24 hours during extended events, and within 48 hours after the storm events to ensure proper function of the BMPs and to identify necessary repairs in a timely manner. A record of the inspections and repairs shall be documented in the SWPPP. All inspections shall be summarized in the Annual Report as required by the Construction General Permit. Additional measures, as required by the project Risk Level, shall be followed.</p> <p>HWQ-4 Following the completion of the construction and when the project site has been stabilized, a Notice of Termination shall be filed with the RWCQB.</p> <p>HWQ-5 During all construction phases, temporary erosion control provisions to retain soil and sediment on the site shall be implemented, including:</p>	



Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> <li>• Re-vegetating exposed areas as quickly as possible;</li> <li>• Minimizing disturbed areas;</li> <li>• Diverting runoff from downstream drainages with earth dikes, temporary drains, slope drains, etc.;</li> <li>• Velocity reduction through outlet protection, check dams, and slope roughening/terracing;</li> <li>• Dust control measures, such as sand fences, watering, etc.;</li> <li>• Stabilizing all disturbed areas with blankets, reinforced channel liners, soil cement, fiber matrices, geotextiles, and/or other erosion resistant soil coverings or treatments;</li> <li>• Stabilizing the construction entrance/exits with aggregate underdrain with filter cloth or other comparable method;</li> <li>• Placing sediment control BMPs at appropriate locations along the site perimeter and all operational internal inlets to the storm drain system at all times during the rainy season (sediment control BMPs may include filtration devices and barriers, such as fiber rolls, silt fence, straw bale barriers, and gravel inlet filters, and/or with setting devices, such as sediment traps or basins; and/or</li> <li>• Eliminating or reducing, to the extent feasible, non-storm water discharges (e.g., pipe flushing, and fire hydrant flushing, over-watering during dust control, vehicle and equipment wash down) from the construction site through the use of appropriate sediment control BMPs.</li> <li>• Communicating with the Los Angeles Regional Board prior to discharge of non-storm water to</li> </ul>	



Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>determine the need for additional permits, including Waste Discharge Requirements.</p> <p>HWQ-6 All necessary permits, agreements, letters of exemption or a Verification Request Letter from the Army Corps of Engineers, Los Angeles Regional Water Quality Control Board, and/or the California Department of Fish and Game for project-related development are to be obtained prior to issuance of grading permits.</p> <p>HWQ-7 By October 1st of each year, a separate erosion control plan for construction activities shall be submitted to the City of Santa Clarita Public Works Department describing the erosion control measures that would be implemented during the rainy season (October 1 through April 15).</p> <p>HWQ-8 The project applicant shall comply with post-construction Best Management Practices requirements as detailed in the Los Angeles County Standard Urban Stormwater Mitigation Plan.</p>	
<b>Surface Water Hydrology and Drainage Impacts</b>			
<p>Development of the proposed project could result in adverse impacts related to exceedance of storm drainage capacity and flooding on- and off-site.</p>	<p>Potentially Significant Impact.</p>	<p>HWQ-9 The on-site storm drain (pipes and reinforced concrete boxes) and open channels shall be designed and constructed for either the 25-year or 50-year capital storm.</p> <p>HWQ-10 Debris basins shall be constructed pursuant to Los Angeles County Department of Public Works requirements to intercept flows from undeveloped areas entering into the developed portions of the site.</p> <p>HWQ-11 Energy dissipaters consisting of either rip-rap or larger standard impact type energy dissipaters shall be installed as required by LACDPW at outlet locations to reduce velocities of runoff into the channel where necessary to prevent erosion.</p> <p>HWQ-12 The project is required to comply with the RWQCB Municipal</p>	<p>Less Than Significant Impact.</p>



Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>Permit (General MS4 Permit) Order NO. 01-187, NPDES No. CAS004001, and with the California State Water Resources Control Board Order No. 2009-009-DWQ NPDES General Permit No. CAS000002 (Construction General Plan Permit).</p> <p>HWQ-13 A final developed condition hydrology analysis shall be prepared in conjunction with final project design when precise engineering occurs. This final analysis would be done to confirm that the final project design is consistent with the analysis. Those final calculations shall establish design features for the project that satisfy the criterion that post development peak storm water runoff discharge rates, velocities, and duration in natural drainage systems mimic pre-development conditions. All elements of the storm drain system shall conform to the policies and standards of the City of Santa Clarita and/or the Los Angeles County Department of Public Works, Flood Control Division, as applicable.</p> <p>HWQ-14 Ultimate project hydrology and debris production calculations shall be prepared by the project engineer in conjunction with final project design when precise engineering occurs to verify the requirements for debris basins and/or desilting debris.</p> <p>HWQ-15 In conjunction with the final project design when precise engineering occurs, debris basins shall be designed and constructed to reduce debris being discharged from the site pursuant to the City of Santa Clarita and/or LACDPW Flood Control requirements to intercept flows from undeveloped areas entering into the developed portions of the site.</p> <p>HWQ-16 Prior to certificate of occupancy, the project applicant shall secure from FEMA: 1) conditional letter of map revision and 2) letter of map revision.</p>	





Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<b>Operational Surface Water Quality Impacts</b>			
Operation of the proposed project could result in adverse surface water quality impacts.	Potentially Significant Impact.	HWQ-17 The project applicant shall implement all of the conditions imposed on the SUSMP by the County of Los Angeles Department of Public Works and the City of Santa Clarita to each agency's satisfaction during the grading and building process.	Less Than Significant Impact.
<b>GROUNDWATER QUALITY IMPACTS</b>			
Development of the proposed project could result in adverse groundwater quality impacts.	Potentially Significant Impact.	Refer to Mitigation Measure HWQ-8. No additional mitigation measures are required.	Less Than Significant Impact.
<b>Cumulative Impacts</b>			
Development associated with the proposed project and other related cumulative projects could contribute to cumulative hydrology and water quality impacts.	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
<b>GEOLOGY, SOILS, AND SEISMICITY</b>			
<b>Seismic Groundshaking</b>			
Development of the proposed project could expose people or structures to potential substantial adverse effects from seismic groundshaking.	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
<b>Ground Failure</b>			
Development of the proposed project could expose people or structures to potential substantial adverse effects from ground failure, including settlement, collapse, ground lurching, liquefaction, or lateral spreading.	Potentially Significant Impact.	GEO-1 The proposed development shall incorporate all applicable recommendations contained in Sections 7.2, 7.3, 7.4, 7.5, and 7.7 of the <i>Geotechnical Assessment</i> related to liquefaction, seismically induced ground settlement, and lateral spreading. Such recommendations shall include subsequent investigation to more accurately delineate areas of potential ground failure, remediation of affected soils, and proper foundation design. Any recommendations in the <i>Geotechnical Assessment</i> shall be implemented during site grading and construction.	Less Than Significant Impact.
<b>Landslides and Slope Stability</b>			
Development of the proposed project could expose people or structures to potential substantial adverse effects from landslides or other slope failures.	Potentially Significant Impact.	GEO-2 The proposed project shall incorporate all applicable recommendations contained in Section 7.3 of the <i>Geotechnical Assessment</i> regarding slope stability, including those related to cut and fill slope design and subsequent subsurface explorations and shear tests. Any subsequent recommendations resulting from	Less Than Significant Impact.



Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		additional investigations and analysis shall then be incorporated into the design of the proposed project.	
<b>Expansive Soils</b>			
On-site expansive soils could pose a risk to people and structures associated with proposed project.	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
<b>Grading</b>			
Development of the proposed project could result in a change in topography or ground surface relief features, earth movement of 10,000 cubic yards or more.	Potentially Significant Impact.	GEO-3 The proposed development shall incorporate all applicable recommendations contained in Sections 7.2 and 7.3 of the <i>Geotechnical Assessment</i> related to grading and slopes. Any recommendations in the <i>Geotechnical Assessment</i> shall be implemented during site grading and construction.	Less Than Significant Impact.
<b>Cumulative Impacts</b>			
Development associated with the proposed project and other related cumulative projects could contribute to cumulatively considerable geology, soils, and seismicity impacts.	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
<b>FIRE PROTECTION</b>			
<b>Construction-Related Impacts</b>			
Construction of the proposed project could result in an increased demand for fire protection services.	Potentially Significant Impact.	FP-1 Concurrent with the issuance of building permits, the project applicant shall participate in the Developer Fee Program to the satisfaction of the Los Angeles County Fire Department and/or City of Santa Clarita.  FP-2 Adequate access to all buildings on the project site shall be provided for emergency vehicles during the building construction process.  FP-3 Adequate water availability shall be provided to service construction activities.	Less Than Significant Impact.
<b>Operational Impacts</b>			
Operation of the proposed project could result in an increased demand for fire protection services.	Potentially Significant Impact.	FP-4 Every building constructed shall be accessible to Los Angeles County Fire Department apparatus by way of access roadways, with an all-weather surface of not less than the prescribed width, unobstructed, clear-to-sky. The edge of the roadway shall be within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.	Less Than Significant Impact.



Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>FP-5 Residential development shall require fire flow up to 1,250 gpm at 20 pounds psi residual pressure for a two-hour duration, unless otherwise deemed appropriate by the Los Angeles County Fire Department. Final fire flows shall be based on the size of the buildings, their relationship to other structures, property lines, and types of construction used. Fire hydrant spacing shall be 300 feet and shall meet the following requirements:</p> <ul style="list-style-type: none"> <li>• No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.</li> <li>• No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant.</li> <li>• Additional hydrants will be required if hydrant spacing exceeds specified distances.</li> </ul> <p>FP-6 Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Los Angeles County Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in length. All on-site driveways shall provide a minimum unobstructed width of 28 feet, clear-to-sky. The on-site driveway is to be within 150 feet of all portions of the exterior walls of the first story of any building. The centerline of the access driveway shall be located parallel to, and within 30 feet of an exterior wall on one side of the proposed structure.</p> <p>FP-7 Any access way less than 34 feet in width shall be labeled "Fire Lane" on the final recording map and final building plans.</p> <p>FP-8 The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Los Angeles County Fire</p>	



Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>Department approved signs stating "NO PARKING – FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Los Angeles County Fire Department use.</p> <p>FP-9 All proposals for traffic calming measures (speed humps/bumps/cushions, traffic circles, roundabouts, etc.) shall be submitted to the Los Angeles County Fire Department for review and approval, prior to issuance of building permit.</p>	
<b>Wildland Fire Hazards</b>			
Development of the proposed project could increase wildland fire hazards.	Potentially Significant Impact.	Refer to Mitigation Measures FP-4 through FP-9. No additional mitigation measures are required.	Less Than Significant Impact.
<b>Cumulative Impacts</b>			
Development associated with the proposed project and other related cumulative projects could increase demands for fire protection services.	Potentially Significant Impact.	Refer to Mitigation Measures FP-1 through FP-9. No additional mitigation measures are required.	Less Than Significant Impact.
<b>POLICE PROTECTION</b>			
<b>Construction-Related Impacts</b>			
Construction of the proposed project could result in an increase demand for police protection.	Potentially Significant Impact.	<p>PP-1 During construction, private security patrols shall be utilized to protect the project site.</p> <p>PP-2 Prior to construction activities, the project applicant shall have a construction traffic control plan approved by the City of Santa Clarita.</p>	Less Than Significant Impact.
<b>Operational Impacts</b>			
Operation of the proposed project could result in an increased demand for police protection.	Potentially Significant Impact.	<p>PP-3 As building plans are submitted to the City for approval in the future, Los Angeles County Sheriff's Department design requirements which reduce demands for service and ensure adequate public safety (such as those pertaining to site access, site security lighting), shall be incorporated into building designs.</p> <p>PP-4 Project design shall provide clearly visible address signs for easy identification during emergencies.</p> <p>PP-5 Project design shall provide lighting, to the satisfaction of the Los Angeles County Sheriff's Department, around and throughout the development to enhance crime prevention and enforcement efforts.</p>	Less Than Significant Impact.



Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<b>Cumulative Impacts</b>			
Development associated with the proposed project and other related cumulative projects could increase demands for police protection services.	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
<b>SCHOOLS/EDUCATION</b>			
<b>Sulphur Springs District</b>			
Development of the proposed project could increase student enrollment within the Sulphur Springs District.	Potentially Significant Impact.	SE-1 The project applicant shall pay \$5.06 per square foot to the Sulphur Springs District.	Less Than Significant Impact.
<b>William S. Hart Union High School District</b>			
Development of the proposed project would increase student enrollment within the William S. Hart Union High School District.	Potentially Significant Impact.	SE-2 The project applicant shall pay the required mitigation fees to the William S. Hart Union High School District, as stipulated in the School Facilities Funding and Mitigation Agreement. Payment of the mitigation fees shall provide full funding of the costs to construct facilities necessary to house the additional students generated by the project.	Less Than Significant Impact.
<b>Cumulative Impacts</b>			
Development associated with the proposed project and other related cumulative projects could increase the demand for school facilities within the Sulphur Springs and William S. Hart Union High School Districts.	Potentially Significant Impact.	Refer to Mitigation Measures SE-1 and SE-2. No additional mitigation measures are required.	Less Than Significant Impact.
<b>PARKS AND RECREATION</b>			
<b>Neighborhood and Community Parks</b>			
Development of the proposed project could increase usage of neighborhood and community parks.	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
<b>Regional Parks</b>			
Development of the proposed project could increase usage of regional parks.	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
<b>State and Federal Recreation Areas and National Forests</b>			
Development of the proposed project could increase usage of State and Federal recreation facilities and/or national forests.	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
<b>Local and Regional Trails</b>			
Development of the proposed project could increase usage of local and regional trails.	Less Than Significant Impact.	No mitigation measures are required.	Beneficial Impact.



Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<b>Cumulative Impacts</b>			
Development associated with the proposed project and related cumulative projects could increase demands for parks and recreational facilities in the Santa Clarita Valley.	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
<b>SOLID WASTE</b>			
<b>Construction Impacts</b>			
Construction of the proposed project could generate solid waste, which could decrease the capacity and lifespan of landfills.	Potentially Significant Impact.	<p>SW-1 The project application shall complete and submit to the Building &amp; Safety Division a Construction and Demolition Materials Management Plan (C&amp;DMMP), approved by the City's Director of Public Works, or the Director's Designee, on a C&amp;DMMP form approved by the City. The completed C&amp;DMMP, at a minimum, shall indicate all of the following:</p> <ol style="list-style-type: none"> <li>1. the estimated weight of project C&amp;D materials, by materials type, to be generated;</li> <li>2. the maximum weight of C&amp;D materials that it is feasible to divert, considering cost, energy consumption and delays, via reuse or recycling;</li> <li>3. the vendor or facility that the applicant proposes to use to collect, divert, market, reuse or receive the C&amp;D materials;</li> <li>4. the estimated weight of residual C&amp;D materials that would be transported for disposal in a landfill or transformation facility; and</li> <li>5. The estimated weight of inert waste to be removed from the waste stream and not disposed of in a solid waste landfill.</li> </ol> <p>(General Plan Program EIR Mitigation Measure 3.17-6)</p>	Less Than Significant Impact.
<b>Operational Impacts</b>			
Operation of the proposed project could generate solid waste which could decrease the capacity and lifespan of landfills.	Potentially Significant Impact.	<p>SW-2 If possible, kitchen, garage or garden design shall accommodate trash and recyclable components to assist in the City's recycling efforts.</p> <p>SW-3 Property buyers shall receive educational material on the City's waste management efforts.</p>	Less Than Significant Impact.



Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>SW-4 The project applicant shall comply with all applicable state and Los Angeles County regulations and procedures for the use, collection and disposal of solid and hazardous wastes.</p> <p>SW-5 Property buyers shall receive information and carts for manure recycling.</p>	
<b>Cumulative Impacts</b>			
Development associated with the proposed project and related cumulative projects could increase the demand for landfill disposal capacity.	Potentially Significant Impact.	Refer to Mitigation Measures SW-1 through SW-5 and General Plan EIR Mitigation Measures 3.17-1 to 3.17-6. No additional mitigation measures are required.	Less Than Significant Impact.
<b>WATER SUPPLY</b>			
Construction and operation of the proposed project could result in an increased demand for water.	Potentially Significant Impact.	<p>WS-1 Landscape irrigation plans shall include drought-tolerant and native plants (consistent with General Plan EIR Mitigation Measures 3.13-6 and 3.13-11).</p> <p>WS-2 Landscape irrigation plans shall incorporate low-water-use devices (such as ET controllers, drip irrigation, etc.), to the extent feasible (consistent with General Plan EIR Mitigation Measures 3.13-6 and 3.13-11).</p> <p>WS-3 Water conservation measures as required by the State of California shall be incorporated into all irrigation systems.</p> <p>WS-4 The project applicant shall require the installation of low-flow fixtures in all residential 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 ((consistent with General Plan EIR Mitigation Measures 3.13-7 and 3.13-13).</p> <p>WS-5 Prior to commencement of use, all uses of recycled water shall be reviewed and approved by the State of California Health and Welfare Agency, Department of Health Services.</p>	Less Than Significant Impact.



Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		WS-6 Prior to the issuance of building permits, the project applicant shall finance the expansion costs of water service extension to the subdivision through the payment of connection fees to the appropriate water agency(ies).	
<b>Cumulative Impacts</b>			
Implementation of the proposed project and other related cumulative projects could increase the demand for water in the Santa Clarita Valley.	Potentially Significant Impact.	Refer to Mitigation Measures WS-1 through WS-6 and General Plan EIR Mitigation Measures 3.13-1 to 3.13-22. No additional mitigation measures are required.	Less Than Significant Impact.
<b>WASTEWATER</b>			
Development of the proposed project could generate wastewater that could exceed the capacity of conveyance and treatment facilities that serve the project area.	Potentially Significant Impact.	WW-1 Payment of connection fees shall be made prior to issuance of a permit to connect (directly or indirectly) to the CSDLAC's Sewerage System.	Less Than Significant Impact.
<b>Cumulative Impacts</b>			
Development associated with the proposed project and other related cumulative projects would increase demand for wastewater conveyance and treatment capacity.	Potentially Significant Impact.	Refer to Mitigation Measure WW-1. No additional mitigation measures are required.	Less Than Significant Impact.
<b>ELECTRICITY</b>			
Development of the proposed project could increase demands on electricity supplies and distribution infrastructure.	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
<b>Cumulative Impacts</b>			
Development associated with the proposed project and other related cumulative projects in the Santa Clarita Valley, would increase demands on electricity supplies and distribution infrastructure.	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
<b>NATURAL GAS</b>			
Development of the proposed project would increase demands on natural gas supplies and distribution infrastructure.	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
Development of the proposed project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	Potentially Significant Impact.	NG-1 The project applicant/and construction contractor shall comply with all Southern California Gas Company requirements for pre-construction, construction, and operation. Proof of compliance shall be provided to the City of Santa Clarita and the Southern California Gas Company.  NG-2 The project applicant shall work with the City of Santa Clarita and the	Less Than Significant Impact.





Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>Southern California Gas Company to determine if additional setbacks or parcel-specific standards beyond the Unified Development Code from the transmission pipeline easement are necessary to further improve resident safety. If additional standards are agreed upon by all three parties, the standards shall be shown on the final tract map and/or included in the proposed project's Homeowner's Association (HOA) Covenants, Conditions, and Restrictions (CC&amp;Rs).</p> <p>NG-3 As part of the sale of individual properties, the project applicant/developer shall disclose to all buyers of Tract 063022 the location of the SCGC transmission pipeline easement.</p> <p>NG-4 The project applicant, construction contract or individual property owners must call Underground Service Alert (USA) by dialing 811 at least two working days in advance of any underground digging work. USA provides a free service for marking underground utilities prior to digging.</p>	
<b>Cumulative Impacts</b>			
Development associated with the proposed project and other related cumulative projects in the Santa Clarita Valley, would incrementally increase demands on natural gas supplies and distribution infrastructure.	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.