



SECTION 5.9

Fire Protection



5.9 FIRE PROTECTION

This section provides an analysis of fire protection services, which is based on information provided by the Los Angeles County Fire Department (LACFD). The LACFD maintains ultimate review and approval authority over aspects of the proposed development that relate to fire protection, and may identify further recommendations and/or requirements.

5.9.1 REGULATORY SETTING

FIRE CODE

Title 22, City Fire Code, of the *Santa Clarita Municipal Code* states the City has adopted by reference the *California Code of Regulations, Title 24, Part 9*, described and referred to as the *2010 California Fire Code* published by the California Building Standards and based upon the *International Fire Code*, 2009 Edition, prepared by the International Code Council. The Santa Clarita Fire Code was adopted on November 23, 2010 and took effect on January 1, 2011. A copy of these codes is on file at the City Hall.

CITY OF SANTA CLARITA

GENERAL PLAN

Applicable goals, objectives, and policies from the *General Plan Safety, Land Use, and Conservation and Open Space Elements* are listed below.

Fire Hazards

Goal S 3: Protection of public safety and property from fires.

Objective S 3.1: Provide adequate fire protection infrastructure to maintain acceptable service levels as established by the Los Angeles County Fire Department.

Policy S 3.1.2: Program adequate funding for capital fire protection costs, and explore all feasible funding options to meet facility needs.

Policy S 3.1.3: Require adequate fire flow as a condition of approval for all new development, which may include installation of additional reservoir capacity and/or distribution facilities.

Objective S 3.2: Provide for the specialized needs of fire protection services in both urban and wildland interface areas.

Policy S 3.2.2: Enforce standards for maintaining defensible space around structures through clearing of dry brush and vegetation.

Policy S 3.2.3: Establish landscape guidelines for fire-prone areas with recommended plant materials, and provide this information to builders and members of the public.



Policy S 3.2.4: Require sprinkler systems, fire resistant building materials, and other construction measures deemed necessary to prevent loss of life and property from wildland fires.

Policy S 3.2.5: Ensure adequate secondary and emergency access for fire apparatus, which includes minimum requirements for road width, surface material, grade, and staging areas.

Policy S 3.2.6: For areas adjacent to the National Forest, cooperate with the United States Forest Service regarding land use and development issues.

Policy S 3.2.7: Continue to provide information and training to the public on fire safety in wildland interface areas.

Objective S 3.3: Maintain acceptable emergency response times throughout the planning area.

Policy S 3.3.1: Plan for fire response times of five minutes in urban areas, eight minutes in suburban areas, and 12 minutes in rural areas.

Policy S 3.3.2: Require the installation and maintenance of street name signs on all new development.

Policy S 3.3.3: Require the posting of address numbers on all homes and businesses that are clearly visible from adjacent streets.

Hazardous Materials

Goal S 4: Protection of public safety and property from hazardous materials.

Objective S 4.2: Cooperate with other agencies to ensure proper handling, storage, and disposal of hazardous materials.

Policy S 4.2.1: On the Land Use Map, restrict the areas in which activities that use or generate large amounts of hazardous materials may locate, to minimize impacts to residents and other sensitive receptors in the event of a hazardous materials incident.

Policy S 4.2.2: Through the development review process, ensure that any new development proposed in the vicinity of a use that stores or generates large amounts of hazardous materials provides adequate design features, setbacks, and buffers to mitigate impacts to sensitive receptors in the event of a hazardous materials incident.

Healthy Neighborhoods

Goal LU 3: Healthy and safe neighborhoods for all residents.



Objective LU 3.3: Ensure that the design of residential neighborhoods considers and includes measures to reduce impacts from natural or man-made hazards.

Policy LU 3.3.2: In areas subject to wildland fire danger, ensure that land uses have adequate setbacks, fuel modification areas, and emergency access routes.

Policy LU 3.3.4: Evaluate service levels for law enforcement and fire protection as needed to ensure that adequate response times are maintained as new residential development is occupied.

Policy LU 3.3.5: Through the development review process, ensure that all new residential development is provided with adequate emergency access and that subdivision and site designs permit ready access by public safety personnel.

Policy LU 3.3.7: Ensure adequate addressing in all residential neighborhoods for emergency response personnel.

Biological Resources

Goal CO 3: Conservation of biological resources and ecosystems, including sensitive habitats and species.

Objective CO 3.4: Ensure that development in the Santa Clarita Valley does not adversely impact habitat within the adjacent National Forest lands.

Policy CO 3.4.2: Consider principles of forest management in land use decisions for projects adjacent to the National Forest, including limiting the use of invasive species, discouraging off-road vehicle use, maintaining fuel modification zones and fire access roads, and maintaining fuel modification zones and fire access roads, and other measures as appropriate, in accordance with the goals set forth in the Angeles National Forest Land Management Plan.

Objective CO 3.6: Minimize impacts of human activity and built environment on natural plant and wildlife communities.

Policy CO 3.6.5: Ensure revegetation of graded areas and slopes adjacent to natural open space areas with native plants (consistent with fire prevention requirements).

5.9.2 ENVIRONMENTAL SETTING

FIRE PROTECTION SERVICES

The LACFD provides fire protection services to the City of Santa Clarita. Specifically, 14 fire stations with 12 engine companies, one assessment Engine Company, six paramedic squads, one hazardous materials squad, and two ladder trucks serve the Santa Clarita Valley. The nine-person Hazardous Materials Task Force (comprised of a four-person engine and a five-person hazardous materials squad) operates out of Fire Station 76. The 14 fire stations that serve the



Santa Clarita Valley area have approximately 67 firefighters on duty every day, 24 hours per day (does not include chief officers and fire prevention staff).

The jurisdictional station for the project site is Fire Station 107, located at 18239 West Soledad Canyon Road, which is approximately 3.0 miles west of the project site. Additional fire protection services are provided by Fire Station 132, located at 29310 Sand Canyon Road, approximately 1 mile north of the project site and Fire Station 123, located at 26321 North Sand Canyon Road, approximately 3.6 miles south of the site. Should a significant incident occur, the project site would be served by the full resources of the LACFD, not just the stations located closest to the site or the 14 that have primary jurisdiction within the Santa Clarita Valley.¹

Table 5.9-1, Los Angeles County Fire Stations Serving the Santa Clarita Valley Area, describes the fire stations within the Santa Clarita Valley and their location. A description of the operational characteristics of the stations closest to the site and, therefore, most likely to respond is provided below.

- Los Angeles County Fire Station 107 maintains a three-person engine company and a two-person paramedic squad. The response time from the station to the project site would be approximately 7.1 minutes.
- Los Angeles County Fire Station 132 maintains a four-person engine company. The response time from the station to the project site would be approximately 5 minutes.
- Los Angeles County Fire Station 123 maintains a fire engine and is supported by three firefighters. The response time from the station to the project site would be approximately 8.7 minutes.

Table 5.9-1
Los Angeles County Fire Stations Serving the Santa Clarita Valley Area

Fire Station	Location
Fire Station 73 ¹	24875 N. San Fernando Road, Newhall, CA 91321
Fire Station 76 ¹	27223 Henry Mayo Drive, Valencia, CA 91355
Fire Station 81	8710 W. Sierra Highway, Aqua Dulce, CA 91350
Fire Station 104 (Temporary)	26201 Golden Valley Road, Santa Clarita, CA 91359
Fire Station 107 ¹	18239 W. Soledad Canyon Road, Canyon Country, CA 91351
Fire Station 111 ¹	26829 Seco Canyon Road, Saugus, CA 91350
Fire Station 123	26321 N. Sand Canyon Road, Canyon Country, CA 91387
Fire Station 124 ¹	25870 Hemingway Avenue, Stevenson Ranch, CA 91381
Fire Station 126	26320 Citrus Avenue, Santa Clarita, CA 91355
Fire Station 132 (Temporary)	29310 Sand Canyon Road, Santa Clarita, CA 91387
Fire Station 149 ¹	31770 Ridge Route, Castaic, CA 91387
Fire Station 156 (Temporary)	24525 W. Copper Hill Drive, Santa Clarita, CA 91350
Source: <i>Vista Canyon Draft Environmental Impact Report</i> , Impact Sciences, Inc., October 2010.	
Notes: 1: With paramedic units.	

¹ Vista Canyon Draft Environmental Impact Report, Impact Sciences, Inc., October 2010.



The LACFD also maintains three fire camps with three fire crews, which include Los Angeles County Jail inmate teams of 12 to 15 fire laborers. These camps are located in San Francisquito Canyon, in Soledad Canyon, and at the Peter Pitchess Honor Rancho. An additional County non-inmate crew of eight to ten members provides wildland fire fighting protection for the Santa Clarita Valley area.

The level of service provided to areas within the City is determined by the LACFD, and LACFD does not calculate service-to-population ratios. Such ratios do not properly reflect the need for fire protection and emergency medical services because they do not account for demand caused by non-residential structures, vacant land with combustible vegetation, vehicular incidents, and transient population. Indicators of need for additional units or fire stations is based on a combination of response times, incident loads, resident and transient populations, and square footage of improvements. Nationally recognized response time targets for urban areas is five minutes for a basic life support unit (engine company) and eight minutes for an advanced life support unit (paramedic squad). The LACFD uses the following response guidelines:

- In urban areas, a 5-minute or less response time for the first arriving unit for fire and emergency medical service responses, and an 8-minute or less response for the advanced life support (paramedic) unit, or
- In suburban areas, an 8-minute response time for the first arriving unit, and 12 minutes for a paramedic unit.

The LACFD is currently meeting these guidelines.

The LACFD annually updates their Five-Year Capital Plan, which identifies anticipated facilities that would be constructed during the specified planning horizon. Funding used for land acquisitions, facility improvements, and partial funding of new equipment is generated through the LACFD's Developer Fee Program, and funding used for increases in staffing is generated from local property taxes. The LACFD has a developer fee in effect in the Antelope Valley, Santa Clarita Valley, and Santa Monica/Malibu Area. The Los Angeles County Board of Supervisors and City Council for Santa Clarita recently approved an update to the developer fee amount to \$0.99 per square foot of construction, effective March 1, 2010. The applicant is required to pay fees for land and construction of fire stations, and the full cost of fire fighting equipment. Application of the developer fees and property tax revenues generated by new development help ensure adequate fire service levels for future developments.²

WILDLAND FIRE HAZARD POTENTIAL

The LACFD designates lands in the County in regards to their potential for wildland fire hazards. These designations are made by the County Forester, and are based on criteria, including an area's accessibility, amount and type of vegetative cover, water availability, and topography. The two designations used by the LACFD are Moderate Fire Hazard Zone (MFHZ) and Very High Fire Hazard Severity Zone (VHFHSZ). Areas within the County not designated as either a Moderate Fire Hazard Zone or Very High Fire Hazard Severity Zone are not considered to be subject to wildland fire hazards.

² Vista Canyon Draft Environmental Impact Report, Impact Sciences, Inc., October 2010.



The differences between Moderate Fire Hazard Zone and Very High Fire Hazard Severity Zone designations are relatively minor, in that one or more of the four criteria (access, topography, vegetation, and water) may pose less of a constraint in Moderate Fire Hazard Zone than in the Very High Fire Hazard Severity Zone. Additionally, the Very High Fire Hazard Severity Zone has more restrictive building requirements than the Moderate Fire Hazard Zone, and is considered to be the most severe fire zone. The LACFD has designated the project site, consistent with the rest of the Santa Clarita Valley, as a Fire Zone 4, Very High Fire Hazard Severity Zone. Fire Zone 4 typically has the following vegetation types: chaparral, coastal sage, riparian, and oak woodlands vegetation communities. Wildland fires are relatively common occurrences in these vegetation communities, which are similar to the types found in Santa Clarita Valley and surrounding areas. The plant species characteristics of Fire Zone 4 have adapted to periodic wildland fire conditions, and maintain a healthy ecosystem in the regional vicinity. These plant communities pose the greatest threat to expanding urban development due to their high combustibility and their dense biomass. However, the frequency of fire events may be diminished as a result of fire prevention and fire suppression activities. Fire prevention activities include prescribed burns, vegetation thinning/removal, and creation of buffer zones; whereas fire suppression involves measures, which control fires once they have started (i.e., fuel breaks, use of fire fighting equipment, etc.).

Typically, during the spring months, vegetation begins to lose its moisture content and, by the summer and fall when Santa Ana wind conditions begin to occur, wildland fire conditions become extremely high. Historically, large fires tend to burn these areas every 20 to 25 years. The County Forester has indicated that wildland fire events have occurred in the region. When chaparral and coastal sage growth is younger, it is more succulent with little or no dead or dying branches, provides less horizontal fuel continuity, has higher average fuel moisture content, and is usually more fire retardant. However, as these plant species reach 20 or more years, the dead-to-live fuel ratio increases, creating more available fuel to carry fire with very high intensities and energy releases. Generally, fire prevention for urban development in wildland fire hazard areas focuses on restricting the types of building materials used, building design, and incorporating setbacks. Development within the VHFHSZ is required to meet the building construction requirements specified in the City's Building and Safety Code for construction, access, water mains, fire hydrants, fire flows, brush clearance, and fuel modifications (refer to the Fire Codes and Guidelines discussion).

The project site and surrounding area is located within a VHFHSZ that is comprised of natural brush and oak woodlands.

DEVELOPMENT REQUIREMENTS IN HIGH FIRE HAZARD ZONES

The availability of sufficient on-site water pressure is a basic requirement of the LACFD. The LACFD requires sufficient capacity for fire flow for public hydrants at residential locations of 1,250 gallons per minute (gpm) at 20 pounds per square inch (psi) residual pressure for a two-hour duration for single-family residential uses. In a situation where there are five or more single-family dwelling units with shared access on a single driveway, the minimum fire flow is increased to 1,500 gpm at 20 psi residual pressure for a two-hour duration. These rates are determined based upon square footage of proposed structures.



The Santa Clarita Water Division (SCWD) has indicated that it could provide adequate fire flows in addition to meeting domestic demands. Refer to Section 5.14, Water Supply for a discussion of water service and water supply.

Due to the relatively high fire hazard potential that exists in the Very High Fire Hazard Severity Zone, development within these areas is subject to various governmental codes, guidelines, and programs that are aimed at reducing the hazard potential to acceptable levels. The County of Los Angeles has prepared Fuel Modification Plan Guidelines, which set forth guidelines and landscape criteria for all new construction to implement ordinances relating to fuel modification planning and help reduce the threat of fires in high hazard areas. Per Section 1117.2.1 of the County Fire Code: *"A fuel modification plan, a landscape plan and an irrigation plan ... shall be submitted with any subdivision of land or prior to any new construction ... where the structure or subdivision is located within areas designated as a Very High Fire Hazard Severity Zone in the Los Angeles County Building Code."* A fuel modification plan identifies specific zones within a property, which are subject to fuel modification. A fuel modification zone is a strip of land where combustible native or ornamental vegetation has been modified and/or partially or totally replaced with drought tolerant, fire resistant plants. The City of Santa Clarita has adopted the Los Angeles County Fire Code, and the proposed project is subject to the Code requirements.

5.9.3 SIGNIFICANCE THRESHOLD CRITERIA

The *City of Santa Clarita Local CEQA Guidelines* (Resolution 05-38) adopted on April 26, 2005 and the Initial Study Environmental Checklist form in *CEQA Guidelines* Appendix G serve as the thresholds for determining the significance of impacts relating to fire protection. As such, a project would be considered to have a significant environmental impact if it would result in the following:

- Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives.

Additionally, based upon the Los Angeles County Fire Code, the proposed project would create a significant threat to the safety of future residents and users of the project site if the project would result in the following:

- Be located in a high fire hazard area (such as Very High Fire Hazard Severity Zone).
- Be located in a high fire hazard area, and is served by inadequate access due to length, width, surface material, turnarounds, or grade of access roads.
- Be located in a high fire hazard area and has more than 75 dwelling units on a single means of access.
- Be located in an area having inadequate water and pressure to meet fire flow standards.
- Be located in close proximity to potential dangerous fire hazard conditions or uses such as refineries, storage of flammable materials, or explosives manufacturing.



Based on these standards, the effects of the proposed project have been categorized as either a “less than significant impact” or a “potentially significant impact.” Mitigation measures are recommended for potentially significant impacts. If a potentially significant impact cannot be reduced to a less than significant level through the application of mitigation, it is categorized as a significant unavoidable impact.

5.9.4 PROJECT IMPACTS AND MITIGATION MEASURES

CONSTRUCTION-RELATED IMPACTS

- **CONSTRUCTION OF THE PROPOSED PROJECT COULD RESULT IN AN INCREASED DEMAND FOR FIRE PROTECTION SERVICES.**

Level of Significance Before Analysis and Mitigation: Potentially Significant Impact.

Impact Analysis: Since the project site is located within a VHFHSZ, construction activities associated with the proposed project would result in an increase in fire hazards, resulting in significant impacts unless mitigated. For projects located within a VHFHSZ, the City requires the following conditions of approval (COA) in order to reduce fire hazard impacts during construction activities:

- All proposed development on the site shall comply with applicable State, City and County code and ordinance requirements for fire protection.
- The project applicant shall prepare and submit a Fuel Modification Plan (which includes a landscape plan and irrigation plan) as required for projects located within a Very High Fire Hazard Severity Zone. The Fuel Modification Plan shall be submitted and approved by the Los Angeles County Fire Department prior to final map clearance. The Fuel Modification Plan shall depict a fuel modification zone in conformance with the Fuel Modification Ordinance in effect at the time of subdivision.
- Brush clearance shall be conducted prior to initiation of construction activities in accordance with Los Angeles County Fire Department requirements.

In addition, mitigation measures that would reduce construction-related fire impacts to a less than significant level would include availability of adequate water to service construction activities, and that all construction-related requirements of the landscape plan and irrigation plan, as approved by the LACFD, be fulfilled. Implementation of the applicable *General Plan* goals and policies, conditions of approval, and Mitigation Measures FP-1 through FP-3 would reduce impacts to a less than significant level.

Mitigation Measures:

- 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.

Level of Significance After Analysis and Mitigation: Less Than Significant Impact.

OPERATIONAL IMPACTS

- **OPERATION OF THE PROPOSED PROJECT COULD RESULT IN AN INCREASED DEMAND FOR FIRE PROTECTION SERVICES.**

Level of Significance Before Analysis and Mitigation: Potentially Significant Impact.

Impact Analysis: Although the proposed project would be in close proximity to existing fire stations, it would increase the demand on existing fire protection resources in the general area. Additional manpower, equipment, and facilities are needed in the area now, and the LACFD has long-range plans to upgrade the level of fire protection in the area and the Santa Clarita Valley as a whole. Thus, the project applicant would be required to participate in an appropriate funding mechanism, such as the Developer Fee Program or an in-kind consideration in lieu of developer fees, to provide funds for fire protection facilities, which are required by new residential, commercial, or industrial development in an amount proportionate to the demand created by the project. Currently, the developer fee is assessed per square foot of building space, adjusted annually, and is due and payable at the time a building permit is issued. Based on the LACFD's current standard developer fee of \$0.99 per square foot of development, the construction of 99 new single-family dwelling units would require the payment of approximately \$392,040 in fees.³

Since the project site is located within a VHFHSZ, the proposed project must comply with all applicable Building and Fire Code requirements for such items as types of roofing materials, building construction, brush clearance, water mains, fire hydrant flows, hydrant spacing, access and design, and other hazard reduction programs for a VHFHSZ. This would ensure that proposed project operations would not diminish the staffing or the response times of existing fire stations in the Santa Clarita Valley, and that would not create a special fire protection problem on the site that would result in a decline in existing service levels in the Valley. Implementation of the applicable *General Plan* goals and policies and Mitigation Measures FP-4 through FP-9 would ensure that operational-related fire service impacts are reduced to a less than significant level.

Mitigation Measures:

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.

³ Assuming an average residential square footage of 4,000 square feet per dwelling unit.



- 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:
- No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.
 - No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant.
 - Additional hydrants will be required if hydrant spacing exceeds specified distances.
- 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.
- 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.
- FP-8 The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Los Angeles County Fire 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.
- 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.

Level of Significance After Analysis and Mitigation: Less Than Significant Impact.

WILDLAND FIRE HAZARDS

- ***DEVELOPMENT OF THE PROPOSED PROJECT COULD INCREASE WILDLAND FIRE HAZARDS.***

Level of Significance Before Analysis and Mitigation: Potentially Significant Impact.

Impact Analysis: The project site is within a VHFHSZ that is comprised of natural brush. As such, the proposed project would be required to comply with City and County Building and Fire Code requirements for such items as types of roofing materials, building construction, brush clearance, water mains, fire hydrant flows, hydrant spacing, access and design, and other



hazard reduction programs for a VHFHSZ. Compliance with the applicable *General Plan* goals and policies, the City's conditions of approval, and implementation of the recommended Mitigation Measures FP-4 through FP-9 would reduce impacts to less than significant in this regard.

Mitigation Measures: Refer to Mitigation Measures FP-4 through FP-9. No additional mitigation measures are required.

Level of Significance After Analysis and Mitigation: Less Than Significant Impact.

5.9.5 CUMULATIVE IMPACTS AND MITIGATION MEASURES

- **DEVELOPMENT ASSOCIATED WITH THE PROPOSED PROJECT AND OTHER RELATED CUMULATIVE PROJECTS COULD INCREASE DEMANDS FOR FIRE PROTECTION SERVICES.**

Level of Significance Before Analysis and Mitigation: Potentially Significant Impact.

Impact Analysis: Future development within the City and surrounding unincorporated areas associated with the proposed project and related projects would be required to pay for LACFD Developer Fees program, as deemed appropriate by the LACFD, which would provide the tax revenues for the operation and staffing of local fire service facilities. Furthermore, the proposed project and related cumulative projects are required to meet City/County codes and requirements relative to providing adequate fire protection services to the site during both the construction and operational stages of the project. Additionally, because development projects in the Santa Clarita Valley are subject to review and approval by the LACFD, all developments must meet LACFD's fire flow, fuel modification, and site access requirements to protect developments against structure and wildland fire hazards. Consequently, operation of cumulative projects would not diminish the staffing or the response times of existing fire stations in the Santa Clarita Valley, and would not create a special fire protection problem on the various sites that would result in a decline in existing service levels in the area or pose an unacceptable fire risk to people or structures. Therefore, payment of fees and/or development of new fire facilities, as required by the LACFD, would reduce cumulative fire service impacts to a less than significant level.

Mitigation Measures: Refer to Mitigation Measures FP-1 through FP-9. No additional mitigation measures are required.

Level of Significance After Analysis and Mitigation: Less Than Significant Impact.

5.9.6 SIGNIFICANT UNAVOIDABLE IMPACTS

All potentially significant impacts related to fire protection can be reduced to a level less than significant with implementation of applicable *General Plan* goals and policies, conditions of approval, and/or applicable mitigation measures. As such, implementation of the proposed project would not result in any significant unavoidable fire protection impacts.



5.9.7 SOURCES CITED

Santa Clarita General Plan, adopted June 14, 2011.

Draft Program Environmental Impact Report for the City of Santa Clarita's Proposed One Valley One Vision General Plan, Impact Sciences, Inc., September 2010.

Final Program Environmental Impact Report for the City of Santa Clarita's Proposed One Valley One Vision General Plan, Volume I, One Valley One Vision 2010, Impact Sciences, Inc., dated May 2011, certified June 14, 2011.

County of Los Angeles Fire Department Website, <http://fire.lacounty.gov/>, accessed October 2010.

Vista Canyon Draft Environmental Impact Report, Impact Sciences, Inc., October 2010.