



APPENDIX A

Initial Study/Notice of Preparation



NOTICE OF PREPARATION

TO: Distribution List (Attached)

Lead Agency:

Agency Name: City of Santa Clarita
Street 23920 Valencia Boulevard,
Address: Suite 300
City/State/Zip: Santa Clarita, California
91355
Contact: Ms. Jessica Humphries
Assistant Planner II
Telephone: (661) 255-4330

**Consulting
Firm:**

Name: RBF Consulting
Street Address: 14725 Alton Parkway
City/State/Zip: Irvine, California 92618
Contact: Ms. Collette L. Morse, AICP
EIR Project Manager
Telephone: (949) 472-3505

**SUBJECT: Notice of Preparation of Draft Environmental Impact Report and
Public Scoping Meeting for the Mancara Residential Project**

The City of Santa Clarita will be the lead agency and will prepare an Environmental Impact Report ("EIR") for the Mancara Residential project, located at the southeast corner of the intersection of Oak Spring Canyon Road and Lost Canyon Road, in the City of Santa Clarita. The Project Applicant for the Mancara Residential project is Robinson Ranch Residential, LP.

We need to know the views of your agency as to the scope and content of the environmental information, which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project. The project description, location, and the probable environmental effects are contained in the attached materials. A copy of the Initial Study is attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice. As such, the comment period for the Initial Study/Notice of Preparation begins on April 5, 2006 and ends on May 3, 2006. Please send your written response to Jessica Humphries, Assistant Planner II at the address shown above. We would appreciate the name of a contact person in your agency.

Also, the City of Santa Clarita will conduct a public scoping meeting on Wednesday, April 26, 2006 beginning at 6:00 p.m. at City Hall located at 23920 Valencia Boulevard to accept comments on the scope of the EIR for Mancara Residential project. This meeting will serve as a public forum to discuss the environmental issues identified in the Initial Study for the Mancara Residential EIR, and any other issues identified by the public that should be included for further analysis within the Mancara Residential EIR.

Date: April 5, 2006 _____

Title: Jessica Humphries, Assistant Planner II
Telephone: (661) 255-4330

L.A. County Sheriff's Dept.
23740 Magic Mountain Parkway
Santa Clarita, CA 91355
Attn: Captain Minutello

Los Angeles County Fire Depart.
Fire Prevention Division
Land Development Unit
5823 Rickenbacker Rd.
Commerce, CA. 90040-3027

L.A. County Sanitation Districts
Ms. Ruth Charles
1955 Workman Mill Rd.
Whittier, CA. 601-1400

L.A. County Flood Control
23757 W. Valencia Blvd.
Santa Clarita, CA. 91355
Attn: Nishon

Cal. Dept. of Water Resources
Mr. David N. Kennedy
1416 9th St., #1115-1
Sacramento, CA 95801

Caltrans-District 7
Steve Buswell
120 S. Spring St., 1-10C
Los Angeles, CA 90012

South Coast Air Quality
Mr. Henry Hogo
21865 E. Copley Drive
Diamond Bar, CA 91765-4182

U.S. Army Corps of Engineers
Ms. Cheryl Conel
300 N. Los Angeles St., Rm 6062
Los Angeles, CA 90012

SCAG
818 West 7th St., 12th Floor
Los Angeles, CA 90017-3435

Office of Planning & Research
Mr. Scott Morgan
1400 Tenth St., Room 222
Sacramento, CA 95814

L.A. County Regional Planning
Ms. Angelique Carreon
320 W. Temple St., Rm 1101
Los Angeles, CA 90012

Craig David
L.A. County Dpt. Of Public Works
900 S. Fremont
Alhambra, CA 91803

California Water Impact Newtork
808 Romero Canyon Rd.
Santa Barbara, CA 93108
Attn. Carolee Krieger

Gabrieleno/Tongva Tribal Council
501 Santa Monica Blvd., Suite 500
Santa Monica, CA 90401

California Highway Patrol
Captain Greg Augusta
28648 The Old Road
Santa Clarita, CA 91355

Southern California Gas Company
Technical Services
Mr. Jim Hammel
9400 Oakdale Ave.
Chatsworth, CA 91313-2300

Southern California Edison
Mr. Steve Winegar
25625 W. Rye Canyon Road
Santa Clarita, CA 91355

SCOPE
P.O. Box 1182
Santa Clarita, CA 91386

SCV Chamber of Commerce
23920 Valencia Blvd., Suite 100
Santa Clarita, CA 91355

Comcast
22620 Market St.
Santa Clarita, CA 91321

L.A. County Regional Planning
Mr. Jim Hartl
320 W. Temple St., Rm 1346
Los Angeles, CA 90012

L.A. County Health Dept.
25050 Peachland Ave., #210
Santa Clarita, CA 91321

MTA CEQA Review
Coordination
Mail Stop 99-23-2
One Gateway Plaza
Los Angeles, CA 90012-2952
SBC
41 South Chester Avenue
Room 202
Pasadena, CA 91106
Attn: Public Works Coordinator

L.A. County 5th District
500 W. Temple St., Rm 869
Los Angeles, CA 90012

Calif. Dept. of Fish & Game
4949 Viewridge Avenue
San Diego, CA 92123
Attn: Don/Cindy

Center for Biological Diversity
1333 No. Oracle Road
Tuscon, AZ 85705
Attn: Peter Galvin

Blue Barrel Disposal Co.
25772 Springbrook Ave.
Santa Clarita, CA 91350

The Historical Society
The Signal Newspaper
24000 Creekside Drive
Santa Clarita, CA 91355
Attn: Leon Worden

Santa Monica Mtns. Conservancy
Ms. Elizabeth A. Cheadle
5750 Ramirez Canyon Rd.
Malibu, CA 90265

Hart Union High School District
Mr. Jamie L. Castellanos,
Superintendent
21515 Redview Drive
Santa Clarita, CA 91355

Santa Clarita Water Company
W.J. Manetta, Jr., President
22722 Soledad Canyon Road
Santa Clarita, CA 91350

Castaic Lake Water Agency
Dan Masnada, GM
27234 Bouquet Canyon Road
Santa Clarita, CA 91350

MTA
Susan Chapman
Transportation Planning Manager
CEQA Review
One Gateway Plaza
Mallstop 99-32-2
Los Angeles, CA 90012

Union Pacific Railroad
Freddy Cheung
19100 Slover Avenue
Bloomington, CA 92316

Angeles National Forest
Supervisor's Office
Jody Noiron, Forest Supervisor
701 N. Santa Anita Avenue
Arcadia, CA 91006

Sand Canyon HOA
Attn: Ruthann Levison
25800 Sand Canyon
Santa Clarita, CA 91387-5003

Saugus Union School District
Dr. Judy Fish, Superintendent
24930 Avenue Stanford
Santa Clarita, CA 91355

Department of Water and Power
Chief Real Estate Officer
111 N. Hope St., Room 1208
Los Angeles, CA 90012

Metropolitan Water District
700 N. Alameda Street
Los Angeles, CA 90012

Metrolink
Deadra Knox
Strategic Development Plan
700 S. Flower 26th
Los Angeles, CA 90017

LAFCO
Larry J. Calemine
700 N. Central Avenue, Suite 350
Glendale, CA 91203

JoAnn Darcy Library
18601 Soledad Canyon Road
Santa Clarita, CA 91351

Sierra Club
3435 Wilshire Blvd.
Los Angeles, CA 90010-1904

Friends of the Santa Clara River
c/o Ron Boltorff
660 Randy Drive
Newbury Park, CA 91320

Water Quality Control Board
Los Angeles Region #4
320 W. 4th St., #200
Los Angeles, CA 90013
Attn: Xavier Swamikannu

US Fish & Wildlife Offices
Ventura Field Office
2493 Portola Road, Suite B
Ventura, CA 93003

Santa Clarita Oak Conservancy
c/o Ken Buchen
P.O. Box 800520
Santa Clarita, CA 91380

Valencia Library
23742 W. Valencia Blvd
Santa Clarita, CA 91355

**INITIAL STUDY
CITY OF SANTA CLARITA**

Project Title/Master Case Number: **Master Case No. 05-349 for the Mancara Development**

- Conditional Use Permit 05-019;
- Oak Tree Permit 05-039; and
- Tentative Tract Map No. 05-010.

Lead Agency name and address: City of Santa Clarita
23920 Valencia Blvd., Suite 300
Santa Clarita, CA 91355

Contact person and phone number: Jessica Humphries, Assistant Planner II
Heather Waldstein, Associate Planner
City of Santa Clarita
Department of Planning and Building Services
23920 Valencia Boulevard
Santa Clarita, California 91355
(661) 255-4330

Project location: The project site is located in the City of Santa Clarita in the County of Los Angeles (APN 2840-0-001-118, 119, & 2840-015-031 through 035, 045, 047). Exhibit 1 (Regional Location) illustrates the project site in a regional context. The project site is located at the southeast corner of the Oak Spring Canyon Road and Lost Canyon Road intersection, and is roughly bounded by the Santa Clara River to the north, Oak Spring Canyon Road to the west, the Robinson Ranch Golf Club to the south, and the Angeles National Forest to the east; refer to Exhibit 2 (Project Site Vicinity).

Applicant's name and address: Robinson Ranch Residential, LP
8447 Wilshire Boulevard, Suite 100
Beverly Hills, CA 90211

General Plan designation: Single Family Residential

Zoning: Residential Low (RL), and Residential Very Low (RVL)

Description of project and setting: The proposed project is a rural residential equestrian-based community that involves the development of 106 single-family residential units and open space areas within 109 lots on approximately 185 acres of land. Of the 109 proposed lots, 106 would be residential lots, two would be open space lots, and one lot would be for a desilting water quality basin along the eastern portion of the site. The residential lots would range in size from approximately 0.7-acre to two or more acres; refer to Exhibit 3 (Project Site Plan). The proposed project is consistent with the General Plan and Zoning designations of Residential Low (RL) and Residential Very Low (RVL). Refer to Exhibit 3 (Project Site Plan) for an illustration of the proposed project.

The proposed project would require 420,000 cubic yards of grading which would be balanced on-site, plus 80,000 cubic yards of removal and recompaction, for a total of 500,000 cubic yards of earthwork. A conditional use permit is required for the grading volume, as well as for the proposed access gates for the community. Additional requested entitlements for the proposed

project would include an Oak Tree Permit and a Tentative Tract Map. Traffic improvements include new internal roadways an undercrossing for Lost Canyon Road at the Southern Pacific railroad tracks in the northern portion of the site, and a new roadway connection to the Robinson Ranch Golf Club immediately to the south.

The existing open space area along the northern project boundary, adjacent to the Santa Clara River, would be developed with a 5-acre neighborhood park and an equestrian trailhead. The project would include an on-site multi-use trail system that would be accessible from every residential lot. This trail system would connect to the City's regional trail system, and would also include a 30-foot-wide public trail segment along the south side of the Union Pacific Railroad right-of-way, which would be dedicated to the City of Santa Clarita. Additionally, lots situated along Oak Spring Canyon Wash would extend into the wash's floodway, and therefore no structures would be permitted within this restricted use area. A 100-foot-wide Southern California Gas Company pipeline easement also bisects the project site in a southwest-northeast direction, within which no structures would be permitted, although roadways and other infrastructure are planned.

Surrounding land uses:

Land uses in the surrounding area include the Santa Clara River and the Antelope Valley Freeway to the north, the Angeles National Forest to the east, Oak Spring Canyon Road and residential uses to the west, and the Robinson Ranch Golf Club to the south.

Other public agencies whose approval may be required:

Los Angeles County Sanitation Districts, Los Angeles County Fire Department, Los Angeles Regional Water Quality Control Board, Los Angeles County Flood Control District, Castaic Lake Water Agency, California Department of Fish and Game, and Army Corps of Engineers.

A. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "**Potentially Significant Impact**" as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources	<input checked="" type="checkbox"/> Air Quality
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Geology /Soils
<input type="checkbox"/> Hazards & Hazardous Materials	<input checked="" type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Land Use / Planning
<input type="checkbox"/> Mineral Resources	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Population / Housing
<input checked="" type="checkbox"/> Public Services	<input checked="" type="checkbox"/> Recreation	<input checked="" type="checkbox"/> Transportation/Traffic
<input checked="" type="checkbox"/> Utilities / Service Systems	<input checked="" type="checkbox"/> Mandatory Findings of Significance	

B. DETERMINATION:

On the basis of this initial evaluation:

- ☐ [] I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ [] I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ [] I find that the proposed project, as reflected in the application for the discretionary entitlements does not require the preparation of a subsequent EIR pursuant to CEQA Guidelines 15162.
- ☒ [X] I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ [] I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ [] I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature/Title

Jessica Humphries, Assistant Planner II, City of Santa Clarita

Date 04/04/06

C. EVALUATION OF ENVIRONMENTAL IMPACTS:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
I. AESTHETICS - Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, primary/secondary ridgelines, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
II. AGRICULTURE RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	[X]	[]	[]	[]
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	[X]	[]	[]	[]
d. Expose sensitive receptors to substantial pollutant concentrations?	[X]	[]	[]	[]
e. Create objectionable odors affecting a substantial number of people?	[X]	[]	[]	[]
f. Other _____	[]	[]	[]	[X]

IV. BIOLOGICAL RESOURCES – Would the project:

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

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Affect a Significant Ecological Area (SEA) or Significant Natural Area (SNA) as identified on the City of Santa Clarita ESA Delineation Map?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
V. CULTURAL RESOURCES - Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy or impact a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VI. GEOLOGY AND SOILS - Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
iv. Landslides?	[X]	[]	[]	[]
b. Result in substantial wind or water soil erosion or the loss of topsoil, either on or off site?	[X]	[]	[]	[]
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	[X]	[]	[]	[]
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	[X]	[]	[]	[]
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	[]	[]	[]	[X]
f. Change in topography or ground surface relief features?	[X]	[]	[]	[]
g. Earth movement (cut and/or fill) of 10,000 cubic yards or more?	[X]	[]	[]	[]
h. Development and/or grading on a slope greater than 10% natural grade?	[X]	[]	[]	[]
i. The destruction, covering or modification of any unique geologic or physical feature?	[]	[]	[X]	[]
j. Other -- Fill existing wash with soil from project site.	[X]	[]	[]	[]

VII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	[]	[]	[X]	[]
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving explosion or the release of hazardous materials into the environment (including, but not limited to oil, pesticides, chemicals, fuels, or radiation)?	[]	[]	[X]	[]

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

VIII. HYDROLOGY AND WATER QUALITY - Would the project:

a. Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	[X]	[]	[]	[]
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	[X]	[]	[]	[]
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	[X]	[]	[]	[]
f. Otherwise substantially degrade water quality?	[X]	[]	[]	[]
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	[X]	[]	[]	[]
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	[X]	[]	[]	[]
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	[]	[]	[X]	[]
j. Inundation by seiche, tsunami, or mudflow?	[]	[]	[]	[X]
k. Changes in the rate of flow, currents, or the course and direction of surface water and/or groundwater?	[X]	[]	[]	[]
l. Other modification of a wash, channel creek or river?	[X]	[]	[]	[]
m. Impact Stormwater Management in any of the following ways:	[]	[]	[]	[]
i. Potential impact of project construction and project post-construction activity on storm water runoff?	[X]	[]	[]	[]

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
ii. Potential discharges from areas for materials storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?	[X]	[]	[]	[]
iii. Significant environmentally harmful increase in the flow velocity or volume of storm water runoff?	[X]	[]	[]	[]
iv. Significant and environmentally harmful increases in erosion of the project site or surrounding areas?	[X]	[]	[]	[]
v. Storm water discharges that would significantly impair or contribute to the impairment of the beneficial uses of receiving waters or areas that provide water quality benefits (e.g. riparian corridors, wetlands, etc.)	[X]	[]	[]	[]
vi. Cause harm to the biological integrity of drainage systems, watersheds, and/or water bodies?	[X]	[]	[]	[]
vii. Does the proposed project include provisions for the separation, recycling, and reuse of materials both during construction and after project operation?	[X]	[]	[]	[]

IX. LAND USE AND PLANNING - Would the project:

a. Disrupt or physically divide an established community (including a low-income or minority community)?	[]	[]	[]	[X]
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	[]	[]	[]	[X]
c. Conflict with any applicable habitat conservation plan, natural community conservation plan, and/or policies by agencies with jurisdiction over the project?	[]	[]	[]	[X]

X. MINERAL AND ENERGY RESOURCES - Would the project:

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

XI. NOISE - Would the project result in:

a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XII. POPULATION AND HOUSING – Would the project:

a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere (especially affordable housing)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIII. PUBLIC SERVICES - Would the project result in:

a. Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XIV. RECREATION - Would the project:

a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XV. TRANSPORTATION/TRAFFIC – Would the project:

a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Hazards or barriers for pedestrians or bicyclists?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVI. UTILITIES AND SERVICE SYSTEMS - Would the project:

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

- | | | | | |
|--|-----|-----|-----|-----|
| a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | [X] | [] | [] | [] |
| b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | [X] | [] | [] | [] |
| c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | [X] | [] | [] | [] |

D. DISCUSSION OF ENVIRONMENTAL IMPACTS AND/OR EARLIER ANALYSIS:

Section and Subsections	Evaluation of Impacts
I. AESTHETICS	<p>a. <u>Potentially Significant Impact.</u> – Approval of the proposed project would change the existing visual character of the site by converting a vacant site, which currently allows views through and across the site to surrounding uses, to urban uses. Although there are no designated scenic vistas within project site, a designated secondary ridgeline exists to the west, southwest, and south. The area to the north includes railroad tracks, the Santa Clara River, and the Antelope Valley Freeway. Land uses to the south include the Robinson Ranch Golf Club. It should be noted that the proposed rural residential equestrian-based community project is consistent with Zoning and General Plan designations. The EIR will evaluate the potential for project implementation to substantially affect the existing scenic vistas.</p> <p>b. <u>Potentially Significant Impact.</u> – Scenic resources in the project area include the Santa Clara River, located north of the project site, and the secondary ridgeline located to the west, southwest, and south. Under the proposed project, access to the Santa Clara River Trail would be maintained and the proposed equestrian area would serve as a buffer between the river and the proposed development, thereby preserving views of the Santa Clara River. Although the secondary ridgeline and Santa Clara River occur outside of the project site, it is possible that the proposed development could obstruct or otherwise degrade scenic resources, due to the proximity to the project site. As such, the EIR will evaluate the potential for project implementation to substantially damage these existing scenic resources.</p> <p>c. <u>Potentially Significant Impact.</u> – Implementation of the proposed project would change the existing visual character of the site by converting a vacant site to a residential equestrian-based community. Therefore, further analysis in the EIR is required.</p> <p>d. <u>Potentially Significant Impact.</u> – Development of the proposed project would introduce new sources of light and glare that may impact surrounding uses. Further analysis in the EIR is required.</p> <p>e. <u>No Impact.</u> – No additional impacts are anticipated with regards to aesthetics.</p> <p>Potential impacts may result from the proposed project and will be evaluated within the EIR. Any mitigation measures to reduce impacts to less than significant will be listed in the EIR Mitigation Monitoring and Reporting Program.</p>
II. AGRICULTURE RESOURCES	<p>a. <u>No Impact.</u> – No agricultural-related impacts would result from the development of the proposed residential equestrian-based community. No Prime Farmland, Unique Farmland, or Farmland of Statewide Importance would be converted to a non-agricultural use because no designated farmland soils exists on-site, nor in proximity to the proposed development. Therefore, no impacts would result from the construction and operation of the proposed project. No further analysis is required.</p>

Section and Subsections	Evaluation of Impacts
	<p>b. <u>No Impact.</u> – No conflict with the Williamson Act contract would occur because no portion of the site is within an agricultural zone or in a Williamson Act contract. Therefore, no impacts would result from the construction and operation of the proposed project. No further analysis is required.</p> <p>c. <u>No Impact.</u> – The proposed project would not cause any changes in the existing environment that would result in the conversion of farmland to non-agricultural use because the site is not located in or adjacent to any agricultural land. Therefore, no impacts would result from the construction and operation of the proposed project. No further analysis is required.</p> <p>d. <u>No Impact.</u> – No additional impacts are anticipated with regard to agricultural resources.</p> <p>Development of the proposed project would not result in any potentially significant impacts to agricultural resources. Thus, further analysis of agricultural resources within the EIR is not required.</p>
III. AIR QUALITY	<p>a. <u>Potentially Significant Impact.</u> – The project site is located within the South Coast Air Basin (SCAB), an area monitored by the South Coast Air Quality Management District (SCAQMD). SCAB is identified as non-attainment for Ozone (O₃), Carbon Monoxide (CO) and Particulate Matter (PM₁₀). Additional analysis is required to confirm the proposed project's status in terms of compliance/conflict with current SCAQMD plans and guidelines. As such, further analysis in the EIR is required.</p> <p>b. <u>Potentially Significant Impact.</u> – Construction and buildout of the proposed project would result in pollutant emissions from three different sources, including: (1) short-term construction emissions; (2) long-term mobile emissions from trucks and vehicles traveling to and from the site once the project is operational; and (3) long-term stationary emissions from power and gas consumption and machinery and equipment on-site. The greatest potential for air quality impacts from the proposed project would be attributed to mobile emissions. The proposed project's potential air quality impacts on a local and regional level require an evaluation pursuant to the SCAQMD and California Air Resources Board (CARB) requirements and methodology. Additional analysis is required to quantify potential project-related air quality impacts (both short-term and long-term) and potential mitigation that would be effective in reducing pollutant emissions. Further analysis in the EIR is required.</p> <p>c. <u>Potentially Significant Impact.</u> – The proposed project could potentially result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard. Therefore, further analysis in the EIR is required.</p> <p>d. <u>Potentially Significant Impact.</u> – The project site is located adjacent to the Robinson Ranch Golf Club to the south, as well as in</p>

Section and Subsections	Evaluation of Impacts
	<p>proximity to other residential uses within the vicinity of the project site. These residential uses are considered sensitive receptors. Therefore, further analysis in the EIR is required.</p> <p>e. <u>Potentially Significant Impact.</u> – Operation of the residential units is not anticipated to generate objectionable odors. However, objectionable odors may be associated with the proposed equestrian uses. As such, further analysis in the EIR is required.</p> <p>e. <u>No Impact.</u> – No additional impacts are anticipated with regards to air quality. No further analysis is required.</p> <p>Potential impacts may result from the proposed project and will be evaluated within the EIR. Any mitigation measures to reduce impacts to less than significant will be listed in the EIR Mitigation Monitoring and Reporting Program.</p>
<p>IV. BIOLOGICAL RESOURCES</p>	<p>a. <u>Potentially Significant Impact.</u> – On-site vegetation includes chaparral, alluvial fan scrub, and coast live oak woodland. Additionally, portions of the project site have been characterized as non-native, ruderal and disturbed. The proposed project site contains habitats for special-status species including: vegetation classified by the U.S. Fish and Wildlife Service as Critical Habitat for the federally threatened coastal California gnatcatcher, and habitat for least Bell's vireo, southwestern willow flycatcher, and arroyo toad. Future development could change the diversity of on-site plant species. Additional analysis is required to assess potential impacts on candidate, sensitive, and special-status species located on-site or in the project vicinity. Therefore, further analysis in the EIR is required.</p> <p>b. <u>Potentially Significant Impact.</u> – Various oak trees protected by the City's Oak Tree Ordinance exist on the site. Due to the size of the lots, the number of oak trees needed to be relocated would be minimal. An oak tree report has been prepared for the project analyzing the impacts to the oaks. The EIR will incorporate the findings and mitigation measures identified in the oak tree report to determine the number of impacted oaks in accordance with the City's Ordinance. Further analysis in the EIR is required.</p> <p>c. <u>Potentially Significant Impact.</u> – The project site exists south of the Santa Clara River and north of Oak Spring Canyon Wash. The California Department of Fish and Game and the U.S. Army Corps of Engineers will determine the boundaries to wetlands, and/or blue-line streams, and will have jurisdiction. Further analysis in the EIR is required.</p> <p>d. <u>Less Than Significant Impact.</u> – The proposed project does not include modifications to any waterway that would harbor fish. Because of the rural nature of the surrounding environment, wildlife such as coyotes likely use the site and the surrounding area. However, because of residential development on three sides of the project site, the site's ability to serve as a wildlife corridor is limited. In addition, because the proposed project is limited in size, the</p>

Section and Subsections	Evaluation of Impacts
	<p>movement of wildlife species through open spaces areas surrounding the project site would not be curtailed by project development. No established native resident or migratory wildlife corridors or native wildlife nurseries are present on the project site or in its vicinity. Therefore, a less than significant impact is anticipated in this regard. No further analysis is required.</p> <p>e. <u>Potentially Significant Impact.</u> – On-site vegetation includes coast live oak woodland. Removal or relocation of these trees may be required to accommodate the proposed residential development and associated roadways. Further analysis in the EIR is required to determine the potential conflicts associated with these trees.</p> <p>f. <u>No Impact.</u> – The project area is not part of an adopted Habitat Conservation Plan, Natural Community Conservation Plan (NCCP), or other approved local, regional or state habitat conservation plan. Therefore, no impact is anticipated in this regard. No further analysis is required.</p> <p>g. <u>Potentially Significant Impact.</u> – The area is adjacent to the Santa Clara River, which is designated a Significant Natural Area (SNA) and a Significant Ecological Area (SEA). Further analysis is in the EIR required to assess potential conflicts with the SEA.</p> <p>h. <u>No Impact.</u> – No additional biological resources impacts have been identified at this time.</p> <p>Potential impacts may result from this proposal and will be evaluated within the EIR. Any mitigation measures to reduce impacts to less than significant will be listed in the EIR Mitigation Monitoring and Reporting Program.</p>
V. CULTURAL RESOURCES	<p>a. <u>No Impact.</u> – As indicated in the Open Space and Conservation Element of the <i>City of Santa Clarita General Plan</i>, the project site is vacant and undeveloped, is not listed in any register of historical resources, and does not contain any structures with distinctive characteristics of a region or period. The project site does not meet any criteria set forth in the California Environmental Quality Act (CEQA) to identify the site as an historical resource. Therefore, no impacts would result from the construction and operation of the proposed project. No further analysis is required.</p> <p>b. <u>Less Than Significant Impact.</u> – The project site does not contain any known archaeological resources, and no significant archaeological resources are anticipated to be impacted by project implementation. Per City requirements, as a standard condition of approval, an archaeological monitor would oversee all grading activities on-site. The monitor would conduct a pre-grading survey to identify any undiscovered resources, and would also halt grading and/or construction activities if resources are encountered. Given compliance with standard City requirements for archaeological monitoring, impacts would be less than significant in this regard. No further analysis is required.</p> <p>c. <u>Less Than Significant Impact.</u> – Although the project site is not known to contain any unique paleontological features or fossil</p>

Section and Subsections	Evaluation of Impacts
	<p>resources, the geologic formations on-site could potentially contain fossil resources that could be disturbed by project grading activities. Per City requirements, as a standard condition of approval, a paleontological monitor would oversee all grading activities on-site. The monitor would conduct a pre-grading survey to identify any undiscovered resources, and would also halt grading and/or construction activities if fossils are encountered. Given compliance with standard City requirements for paleontological monitoring, impacts would be less than significant in this regard. No further analysis is required.</p> <p>d. <u>Less Than Significant Impact.</u> – No disturbance of human remains, including those interred outside of formal cemeteries is anticipated. However, should any human remains be discovered during earthmoving, all grading activities in the immediate area would be halted, and the Los Angeles County Coroner would be contacted to inspect the remains, as is standard practice. The Coroner would assess the remains and determine the nature of the find. If appropriate, the Native American Heritage Commission would be contacted and the next of kin notified in order to allow for proper handling and burial of the remains. Impacts would be less than significant in this regard, and no further analysis is required.</p> <p>e. <u>No Impact.</u> – No additional cultural resources impacts have been identified at this time.</p> <p>Development of the proposed project would not result in any potentially significant impacts to cultural resources. Thus, further analysis of cultural resources within the EIR is not required.</p>
<p>VI. GEOLOGY AND SOILS</p>	<p>a(i). <u>No Impact.</u> – Southern California has numerous active and potentially active faults that could affect the project site. However, the project area is not within a special study zone and no active faults are known to exist on or in proximity to the project site. Therefore, there would be no impacts in this regard. No further analysis is required.</p> <p>a(ii). <u>Potentially Significant Impact.</u> – Southern California has numerous active and potentially active faults that could produce strong ground shaking that could impact the project site. The project area is not within a special study zone and no active faults are known to exist on or in proximity to the project site. The California Building Code requires structural design and construction methods that minimize the effects of strong seismic ground shaking. The California Building Code requirements would be applied to the proposed project as standard conditions of project approval. Due to the potential for ground shaking impacts, further analysis in an EIR is required.</p> <p>a(iii). <u>Potentially Significant Impact.</u> – According to the <i>City of Santa Clarita General Plan</i>, the region is susceptible ground failure, including liquefaction. The project site is not within a special study zone and no active faults are known to existing on or in proximity to the subject area. Although, the California Building Code requires</p>

Section and Subsections	Evaluation of Impacts
	<p>structural design and construction methods that minimize the effects of an earthquake and liquefaction on structures, the soil conditions on-site could result in seismically induced ground failure, and therefore further analysis in the EIR is required.</p> <p>a(iv). <u>Potentially Significant Impact.</u> – According to the <i>City of Santa Clarita General Plan</i>, the project site is located within an area that is susceptible to landslides. The project site and surrounding area exhibit varying topography, which could pose a risk to the proposed development. Therefore, further analysis in the EIR is required.</p> <p>b. <u>Potentially Significant Impact.</u> – The approval of the proposed project would result in disruption, displacement, compaction and over-covering of soil. The areas of the site to be developed will require grading activities causing potentially significant soil erosion impacts and further analysis in the EIR is required.</p> <p>c. <u>Potentially Significant Impact.</u> – The proposed project is located in hillside areas, adjacent to the Santa Clara River, and the Oak Spring Canyon Wash. Modification of the hillside could possibly expose people or property to geologic hazards such as landslides, mudslides, ground failure, or any similar type hazard. All of Southern California is located in an earthquake-prone region. The potential impacts will require additional analysis in the EIR.</p> <p>d. <u>Potentially Significant Impact.</u> – Based on the well-drained nature of the alluvial soils in the area, the soil and bedrock materials on-site are expected to have a low expansion potential. However, these conditions require verification during future geotechnical studies and during rough grading of the site. As such, further analysis in the EIR is required.</p> <p>e. <u>No Impact.</u> – The project does not propose to install septic tanks on-site. Therefore, project-level impacts to geology and soils would not result from construction of the proposed project in this regard. No further analysis is required.</p> <p>f. <u>Potentially Significant Impact.</u> – The project site has moderate to severe slopes, which require substantial topographical modifications. Therefore, there may be significant impacts as a result and further analysis in the EIR is required.</p> <p>g. <u>Potentially Significant Impact.</u> – The project proposes a total of approximately 500,000 cubic yards of grading, which would be balanced on-site. Further analysis in the EIR is necessary to determine the potential impacts of the project in regards to earth movement.</p> <p>h. <u>Potentially Significant Impact.</u> – The project area has significant slopes of greater than 10 percent, which will require extensive grading. As such, further analysis in the EIR is required.</p> <p>i. <u>Less Than Significant Impact.</u> – The project site is predominantly vacant and does not contain any known unique geologic features.</p>

Section and Subsections	Evaluation of Impacts
	<p>The site is adjacent to a secondary ridgeline, but this feature is not located on-site, and would therefore not be modified as part of project implementation. Therefore, a less than significant impact is anticipated in this regard. No further analysis is required.</p> <p>j. <u>Potentially Significant Impact.</u> – The project will create changes in soil deposition, erosion, and siltation. The project will be subject to National Pollution Discharge Elimination System (NPDES) permits during project construction and operation, which will require mechanisms that will minimize soil deposition, erosion or siltation. As such, further analysis in the EIR is required.</p> <p>Potential impacts may result from this proposal and will be evaluated within the EIR. Any mitigation measures to reduce impacts to less than significant will be listed in the DEIR Mitigation Monitoring and Reporting Program.</p>
<p>VII. HAZARDS AND HAZARDOUS MATERIALS</p>	<p>a. <u>Less Than Significant Impact.</u> – No impacts would result from the construction and operation of the proposed project with respect to the transport, use, or disposal of hazardous materials. The project site would consist of residential equestrian community. Residential uses do not typically include the use of hazardous materials for storage or operation. Should any future uses require the storage or use of hazardous materials, they would be subject to all applicable agency requirements. Therefore, no impacts would result from the construction and operation of the proposed project. No further analysis is required.</p> <p>b. <u>Less Than Significant Impact.</u> – The proposed development would not create a significant hazard to the public or the environment by creating a reasonably foreseeable upset or accident because the proposed project does not include any substantial use, storage, handling, or disposal of hazardous materials. The residential equestrian-based community would only utilize limited quantities of household chemicals for routine cleaning, landscaping, and from vehicle operation. Therefore, no significant impacts would result from the construction and operation of the proposed project. No further analysis is required.</p> <p>c. <u>Less Than Significant Impact.</u> – Sulphur Springs Elementary School is located ½-mile to the west. However, as previously stated, the proposed project would not involve the transport, use, handling, or disposal of notable quantities of hazardous materials, aside from normal household chemicals and landscaping applications. Therefore, the proposed project would not pose a health risk to nearby schools, and no significant impacts to schools would result from the construction and operation of the proposed project. No further analysis is required.</p> <p>d. <u>No Impact.</u> – The project site does not contain any hazardous materials sites, as identified by Government Code 65692.5. Therefore, no impacts would result from the construction and operation of the proposed project. No further analysis is required.</p> <p>e. <u>No Impact.</u> – The project site is not located within two miles of any public airport or within an airport land use plan. Therefore, no</p>

Section and Subsections	Evaluation of Impacts
	<p>impacts would result from the construction and operation of the proposed project. No further analysis is required.</p> <p>f. <u>No Impact.</u> – The project site is not located within the vicinity of a private airstrip. Therefore, no impacts would result from the construction and operation of the proposed project. No further analysis is required.</p> <p>g. <u>No Impact.</u> – Emergency vehicles would continue to have access to project related and surrounding roadways upon the completion of the proposed project. The proposed project would not impact access to emergency response. In addition, the proposed project would not place temporary or permanent barriers on existing roadways or reconfigure existing roadways. Therefore, no impacts would result from the construction and operation of the proposed project. No further analysis is required.</p> <p>h. <u>Less Than Significant Impact.</u> – The project area is located west of the Angeles National forest and in proximity of a brush fire area. However, the proposed project would require approval from the Los Angeles County Fire Department's Fuel Modification Unit to ensure selected vegetation is fire resistant and adequately spaced. The site would be within a developed area bounded by residential development to the west, the Santa Clara River and Antelope Valley Freeway to the north, and Robinson Ranch Golf Club to the south. Therefore, the risk involving wildland fires is considered less than significant. No further analysis is required.</p> <p>i. <u>Less Than Significant Impact.</u> – A 100-foot gas line easement crosses the project site. However the project proposes a right of way over the designated easement. The project does not propose to obstruct the easement, place structures within the easement, or expose people to any sources of potential health hazards. The project would comply with all applicant requirements for development on, or near, natural gas transmission lines. Therefore, any potential impacts would be less than significant. No further analysis is required.</p> <p>j. <u>No Impact.</u> – No additional impacts are anticipated with regards to hazards.</p> <p>Development of the proposed project would not result in any potentially significant impacts in regards to hazards and hazardous materials. Thus, further analysis of hazards and hazardous materials within the EIR is not required.</p>
<p>VIII. HYDROLOGY AND WATER QUALITY</p>	<p>a. <u>Potentially Significant Impact.</u> – The proposed project has the potential to violate or exceed water quality standards or waste discharge requirements. The property is adjacent to the Santa Clara River, the lower reaches of which are listed as a 303(d) impaired water body. Therefore, further analysis in the EIR is required.</p> <p>b. <u>Potentially Significant Impact.</u> – The project site is currently vacant, and therefore implementation of the proposed project would</p>

Section and Subsections	Evaluation of Impacts
	<p>substantially increase the amount of impervious surfaces on-site. The Santa Clara River, which is immediately north of the project site, is a groundwater recharge area, to which runoff leaving the project site would ultimately flow. Therefore, the implementation of the proposed project could have a substantial impact on groundwater hydrology and recharge, and further analysis in the EIR is required.</p> <p>c. <u>Potentially Significant Impact.</u> – The proposed project would substantially alter the existing drainage pattern of the project site through grading and development of urban uses on vacant land. Although, the applicant would be required to implement Best Management Practices (BMPs), Standard Urban Storm Water Mitigation Plan (SUSMP) requirements, and meet all National Pollution Discharge Elimination System (NPDES) requirements of the California Regional Water Quality Board (RWQCB) and the City of Santa Clarita, changes to the drainage pattern of the project site could result in significant impacts related to erosion and sedimentation. Therefore, further analysis in the EIR is required.</p> <p>d. <u>Potentially Significant Impact.</u> – The proposed project would result in the urbanization of vacant land with residential development, which would require substantial grading. The alteration of the project site could result in flooding impacts during storm events. As such, further analysis in the EIR is required.</p> <p>e. <u>Potentially Significant Impact.</u> – The proposed project has the potential to create substantial additional sources of polluted runoff. Therefore, further analysis in the EIR is required.</p> <p>f. <u>Potentially Significant Impact.</u> – As previously discussed, the proposed project has the potential to create substantial additional sources of polluted runoff. Therefore, further analysis in the EIR is required.</p> <p>g. <u>Potentially Significant Impact.</u> – Portions of the proposed project are located within the 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map. These flood hazard areas mainly occur in the Spring Canyon Wash Floodway boundary. Further analysis in the EIR is required to determine the impacts in this regard.</p> <p>h. <u>Potentially Significant Impact.</u> – Portions of the project site are located within the 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map, and therefore, the proposed project may construct any structures to impede or redirect flood flows. Therefore, further analysis in the EIR is required.</p> <p>i. <u>Less Than Significant Impact.</u> – Although the project site lies near the confluence of the Santa Clara River and the Oak Spring Canyon Wash, there are not any nearby levees or dams that would potentially impact the project site. Additionally, the proposed project would be subject to review by the Los Angeles County Flood</p>

Section and Subsections	Evaluation of Impacts
	<p>Control District. Therefore, less than significant impacts are anticipated in this regard. No further analysis is required.</p> <p>j. <u>No Impact.</u> – There are no large bodies of water within the vicinity of the project site that would cause inundation by seiche, tsunami, or mudflow. Therefore, no impacts would result from the construction and operation of the proposed project. No further analysis is required.</p> <p>k. <u>Potentially Significant Impact.</u> – Implementation of the proposed project could result in changes to the course or direction of surface water and/or groundwater. The restricted use areas within the project site occur within the floodway boundary of the Oak Spring Canyon Wash. Therefore, further analysis in the EIR is required.</p> <p>l. <u>Potentially Significant Impact.</u> – A portion of the project site is located within the Oak Spring Canyon Wash, and the site is just south of, and adjacent to, the Santa Clara River. Therefore, further analysis in the EIR is required to determine potential impacts in this regard.</p> <p>m(i). <u>Potentially Significant Impact.</u> – Project implementation could result in project construction and post-construction impacts to surface water quality. Short-term surface water quality impacts may occur from soil erosion during construction, with long-term impacts on surface water quality occurring primarily from the addition of project-related automobile trips that generate pollutants (i.e., oil, tire particles, etc.) and landscape area maintenance (i.e., fertilizers). The proposed project requires further analysis of stormwater quality impacts. Therefore, further analysis in the EIR is required.</p> <p>m(ii). <u>Potentially Significant Impact.</u> – The proposed project involves a residential development, which could introduce vehicle-related pollutants and other constituents, such as runoff from vehicle washing and landscape maintenance, into stormwater flows. As such, further analysis in the EIR is required.</p> <p>m(iii). <u>Potentially Significant Impact.</u> – Implementation of the proposed project would increase the amount of impervious surfaces, thereby increasing the potential volume and/or velocity of stormwater runoff. Therefore, further analysis in the EIR is required.</p> <p>m(iv). <u>Potentially Significant Impact.</u> – Project implementation would involve the construction of impervious surfaces, which would lead to a decrease in ground absorption on-site, an increase in the quantity of surface water and possible changes to existing drainage patterns. The possible changes in drainage patterns, altered absorption rates, and runoff volumes from the site could result in erosion on- or off-site. As such, further analysis in the EIR is required.</p> <p>m(v). <u>Potentially Significant Impact.</u> – The proposed project may have a substantial increase in stormwater discharges from the site and may impair the beneficial uses of receiving waters or areas that</p>

Section and Subsections	Evaluation of Impacts
	<p>provide water quality benefits. Further analysis in the EIR is required.</p> <p>m(vi). <u>Potentially Significant Impact</u>. – The proposed project may have a substantial increase in stormwater discharges from the site and may cause harm to the biological integrity of drainage systems and water bodies. Therefore, further analysis in the EIR is required.</p> <p>m(vii). <u>Potentially Significant Impact</u>. – Development of the proposed project would result in an increase in solid waste, which may impact solid waste disposal services and incrementally reduce the lifespan of the regional landfills. Therefore, further analysis in the EIR is required.</p> <p>Potential impacts may result from the proposed project and will be evaluated within the EIR. Any mitigation measures to reduce impacts to less than significant will be listed in the EIR Mitigation Monitoring and Reporting Program.</p>
<p>IX. LAND USE AND PLANNING</p>	<p>a. <u>No Impact</u>. – The proposed rural residential and equestrian uses would not disrupt or physically divide an established community because the project site is located directly adjacent to residential areas, and would be compatible with these uses. A residential equestrian community on this project site is appropriate given the current site conditions as well as surrounding uses. Therefore, no impacts would result from the construction and operation of the proposed project. No further analysis is required.</p> <p>b. <u>No Impact</u>. – The project as proposed is consistent with the current Residential Low (RL) and Residential Very Low (RVL) <i>General Plan</i> and zoning designations. Therefore, no further analysis is required.</p> <p>c. <u>No Impact</u>. – The construction and operation of the proposed project would not conflict with any applicable habitat conservation plan, natural community conservation plan, and/or policies by agencies because site preparation work, including grading and excavation, has already occurred on the project site. Therefore, no impacts would result from the construction and operation of the proposed project. No further analysis is required.</p> <p>Development of the proposed project would not result in any potentially significant impacts to land use and planning. Thus, further analysis of land use and planning within the EIR is not required.</p>
<p>X. MINERAL AND ENERGY RESOURCES</p>	<p>a. <u>No Impact</u>. – No impacts would result from the construction and operation of the proposed project, as the site is not located within a designated mineral resource zone. The <i>City of Santa Clarita General Plan</i> identifies limited mineral resources within the City, including the Santa Clara River, which is an aggregate resource area. However, the river bed is not currently mined for mineral resources, and the proposed project would not result in the loss of, or loss of access to, any aggregate resources on- or off-site. Therefore, no impacts would result from implementation of the proposed project. No further analysis is required.</p>

Section and Subsections	Evaluation of Impacts
	<p>b. <u>No Impact.</u> – The <i>City of Santa Clarita General Plan</i> does not identify any locally important mineral resources within project site. As previously stated, the Santa Clara River is an aggregate resource area, located immediately north of the project site, but is not mined for any such materials. Therefore, no impacts would result from implementation of the proposed project. No further analysis is required.</p> <p>c. <u>Less Than Significant Impact.</u> – Implementation of the proposed project would consume non-renewable resources for construction of proposed structures and infrastructure, and during project operation (e.g., vehicle and heating fuels). However, these materials would not be used in a wasteful and inefficient manner, because the proposed project would be required to implement a construction waste recycling program per City requirements, and proposed structures would be required to comply with Title 24 building energy efficiency standards. Therefore, impacts would be less than significant. No further analysis is required.</p> <p>Development of the proposed project would not result in any potentially significant impacts to mineral resources. Thus, further analysis of mineral resources within the EIR is not required.</p>
XI. NOISE	<p>a. <u>Potentially Significant Impact.</u> – The proposed project could potentially generate short-term construction related noise impacts in excess of the City's standards. Additionally, increases in traffic due to the proposed project could potentially increase noise levels above the City standards to off-site sensitive receptors. Therefore, further analysis in the EIR is required.</p> <p>b. <u>Potentially Significant Impact.</u> – Construction of the proposed project could potentially expose persons to groundborne vibration or groundborne noise levels as a result of pile driving activities, if required. Therefore, further analysis in the EIR is required.</p> <p>c. <u>Potentially Significant Impact.</u> – The proposed project could potentially result in a permanent increase in ambient noise levels within the project area. Therefore, further analysis in the EIR is required.</p> <p>d. <u>Potentially Significant Impact.</u> – Construction of the proposed project could potentially expose new residents of the project to temporary or periodic noise levels in excess of those in the <i>City of Santa Clarita General Plan</i> Noise Element. Therefore, further analysis in the EIR is required.</p> <p>e. <u>No Impact.</u> – Construction of the proposed project would have no impact with regards to airports. The project area is not located within two miles of any public airport or within an airport land use plan. Therefore, no impacts would result from the construction and operation of the proposed project. No further analysis is required.</p> <p>f. <u>No Impact.</u> – The construction of the project would have no impact with regards to private airstrips. The project area is not located</p>

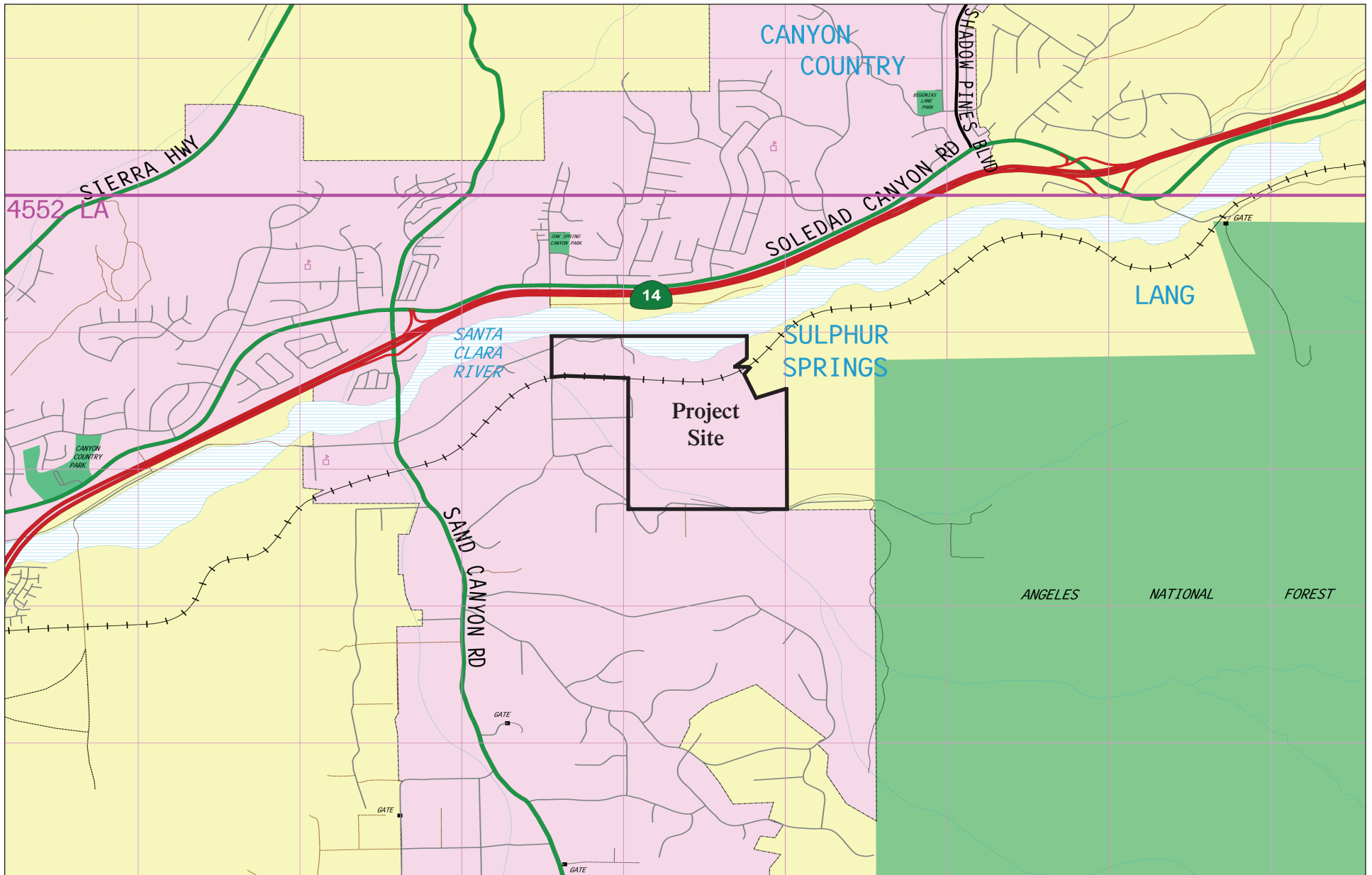
Section and Subsections	Evaluation of Impacts
	<p>within the vicinity of a private airstrip. Therefore, no impacts would result from the construction and operation of the project. No further analysis is required.</p> <p>Potential impacts may result from the proposed project and will be evaluated within the EIR. Any mitigation measures to reduce impacts to less than significant will be listed in the EIR Mitigation Monitoring and Reporting Program.</p>
XII. POPULATION AND HOUSING	<p>a. <u>Less Than Significant Impact.</u> – As of January 1, 2005, the City's total population was estimated at 167,954 persons. The proposed project would directly induce population growth by adding 106 new residential units on a 185-acre site, thereby inducing direct population growth. Based on an estimate of 3.124 persons per household (State of California Department of Finance, 2005), the increase of 106 housing units resulting from project implementation could potentially increase the City's population by approximately 331 persons. This represents an increase of approximately 0.2 percent of the City's current population. The project site is also designated Residential Low (RL), and Residential Very Low (RVL), therefore, new residential development and the resultant population increases were anticipated for the site in the <i>General Plan</i>. Therefore, a less than significant impact is concluded in this regard. No further analysis is required.</p> <p>b. <u>No Impact.</u> – The proposed project would not displace any existing housing necessitating the construction of replacement housing elsewhere because no housing exists on the project site. Therefore, no impacts would result from the construction and operation of the proposed project. No further analysis is required.</p> <p>c. <u>No Impact.</u> – The proposed project would not displace any people, necessitating the construction of replacement housing elsewhere because no housing exists on the project site. Therefore, no impacts would result from the construction and operation of the project. No further analysis is required.</p> <p>Development of the proposed project would not result in any potentially significant impacts regarding population and housing. Thus, further analysis of population and housing within the EIR is not required.</p>
XIII. PUBLIC SERVICES	<p>a(i). <u>Potentially Significant Impact.</u> – The proposed project includes 106 new single-family residences that would increase service demand on existing fire protection resources. In addition, the proposed project would be required to contribute fees necessary to operate adequate fire protection. The development fees would offset the increase in demand for services. Further analysis in the EIR is required.</p> <p>a(ii). <u>Potentially Significant Impact.</u> – The proposed project would increase service demands on existing police protection resources. As such, further analysis in the EIR is required.</p> <p>a(iii). <u>Potentially Significant Impact.</u> – The proposed project involves the development of 106 single-family residential units, thereby inducing</p>

Section and Subsections	Evaluation of Impacts
	<p>direct student population growth within local school districts. Therefore, further analysis in the EIR is required.</p> <p>a(iv). <u>Potentially Significant Impact</u>. – The proposed project would involve development of 106 residential units, which would result in an increase in the resident population utilizing parks, which would partially be met by the proposed on-site 5-acre neighborhood park. However, the proposed development may result in demand for parks and recreational facilities beyond those provided on-site. Therefore, further analysis in the EIR is required.</p> <p>Potential impacts may result from the proposed project and will be evaluated within the EIR. Any mitigation measures to reduce impacts to less than significant will be listed in the EIR Mitigation Monitoring and Reporting Program.</p>
XIV. RECREATION	<p>a. <u>Potentially Significant Impact</u>. – The project proposes the development of a rural residential equestrian-based community that includes 106 residential lots, two open space lots, and a 5-acre neighborhood park. The proposed project would contribute open space areas as well as equestrian and multi-use trails that would be incorporated into the community, thereby creating new opportunities for passive recreational activities. The proposed project would create additional demands for active parks and recreational facilities, which would partially be met by the proposed on-site 5-acre neighborhood park. However, the proposed development may result in demand for parks and recreational facilities beyond those provided on-site. As such, further analysis in the EIR is required.</p> <p>b. <u>Potentially Significant Impact</u>. – The proposed project includes common open space recreational areas, a 5-acre neighborhood park, and equestrian and multi-use trails to serve the project residents, which would be directly linked to the City's regional trail network. The proposed project would create additional demands for active parks and recreational facilities, which would partially be met by the proposed on-site 5-acre neighborhood park. However, the proposed development may result in demand for parks and recreational facilities beyond those provided on-site. As such, further analysis in the EIR is required.</p> <p>Potential impacts may result from the proposed project and will be evaluated within the EIR. Any mitigation measures to reduce impacts to less than significant will be listed in the EIR Mitigation Monitoring and Reporting Program.</p>
XV. TRANSPORTATION/ TRAFFIC	<p>a. <u>Potentially Significant Impact</u>. – Due to the proposed development of 106 residential lots, the proposed project has the potential to increase traffic in the project vicinity. Therefore, further analysis in the EIR is required.</p> <p>b. <u>Potentially Significant Impact</u>. – The proposed project has the potential to exceed existing level of service standards for surrounding roadways and intersections. Therefore, further</p>

Section and Subsections	Evaluation of Impacts
	<p>analysis in the EIR is required.</p> <p>c. <u>No Impact.</u> – The proposed project would not result in a change in air traffic patterns, and no impact to air traffic would occur. No further analysis is required.</p> <p>d. <u>Less Than Significant Impact.</u> – The proposed project would not create any hazards due to design features or incompatible uses. However, the existing intersection of Lost Canyon Road and Sand Canyon Road is currently unsignalized, though signalization was previously recommended as mitigation for prior development in the area. However, the signalization was not implemented due to physical right-of-way constraints and local resident opposition. The four-way stop intersection could increase risks of traffic collisions or other accidents, including bicycle and pedestrian accidents. This is an existing condition within the project area, and although the proposed project would increase utilization of this intersection, the potential for damage or injuries caused by the unsignalized four-way stop is not attributable to the proposed project. Impacts would be less than significant in this regard. No further analysis is required.</p> <p>e. <u>Less Than Significant Impact.</u> – The proposed project would not significantly impact the adequacy of existing and future emergency services. Constructed roadways and driveways are required to meet access standards of the Los Angeles County Fire Department. Therefore, significant impacts would not result from the construction and operation of the proposed project. No further analysis is required.</p> <p>f. <u>Less Than Significant Impact.</u> – The proposed project is required to comply with the City's parking requirements for residential uses, and would be subject to review and approval of the Planning Division and Building and Engineering Department. Therefore, no significant impacts would result from the construction and operation of the proposed project. No further analysis is required.</p> <p>g. <u>Less Than Significant Impact.</u> – The proposed project would not conflict with adopted policies, plans or programs supporting alternative transportation. Santa Clarita Transit provides service along one route through the study area. Route 6 travels from Shadow Pines Boulevard to Stevenson Ranch via Valencia Town Center and Downtown Newhall. In addition, the City's backbone river trail system runs directly adjacent to the site. None of these modes of transportation would be substantially changed by the proposed project. Therefore, less than significant impacts would result from the construction and operation of the proposed project. No further analysis is required.</p> <p>h. <u>No Impact.</u> – The proposed project would not create new hazards or barriers to pedestrians or bicyclists. In addition, the proposed project would be directly linked to the City's backbone river trail system, which is regularly used by pedestrians and cyclists. Therefore, no impacts would result from the construction and</p>

Section and Subsections	Evaluation of Impacts
	<p>operation of the project. No further analysis is required.</p> <p>Potential impacts may result from the proposed project and will be evaluated within the EIR. Any mitigation measures to reduce impacts to less than significant will be listed in the EIR Mitigation Monitoring and Reporting Program.</p>
XVI. UTILITIES AND SERVICE SYSTEMS	<p>a. <u>Less Than Significant Impact.</u> – The proposed project would not exceed wastewater treatment requirements because the applicant would be required to obtain all permits and operate in compliance with all Regional Water Quality Control Board approvals. Therefore, any potential impacts would be less than significant. No further analysis is required.</p> <p>b. <u>Potentially Significant Impact.</u> – Existing water and wastewater treatment facilities in the area are expected to have sufficient capacity to serve the proposed project. However, given the level of development within the Santa Clarita Valley, further analysis would be required to confirm that adequate treatment capacity exists to serve the proposed project. As such, further analysis in the EIR is required.</p> <p>c. <u>Potentially Significant Impact.</u> – Existing stormwater drainage facilities may not have sufficient capacity to serve the proposed project, once constructed. Therefore, further analysis in the EIR is required to determine if existing facilities are adequate, or if new or expanded drainage facilities are required.</p> <p>d. <u>Potentially Significant Impact.</u> – The proposed project, which would develop 106 single-family homes on the project site, would create an incremental increase in demands for existing and future water supplies. The extent to which the proposed project would increase demands for domestic water supplies requires additional study. However, neither a Water Supply Assessment or Water Supply Verification, as required by Senate Bills 610 (Costa) and 221 (Kuehl), are required for the proposed project, since the proposed number of residential units is well below the 500 dwelling unit threshold. Because the proposed project would only entail the development of 106 dwelling units, a formal Water Supply Assessment or written Water Supply Verification are not warranted. Nonetheless, further analysis in the EIR is required to assess potential impacts.</p> <p>e. <u>Potentially Significant Impact.</u> – The proposed project has the potential to impact existing and future wastewater treatment capacity. Therefore, further analysis in the EIR is required.</p> <p>f. <u>Potentially Significant Impact.</u> – The proposed project would incrementally increase the amount of solid waste requiring disposal at landfills serving the Santa Clarita Valley. Given the regional limitations on landfill disposal capacity, further analysis in the EIR is required.</p> <p>g. <u>Potentially Significant Impact.</u> – The proposed project would</p>

Section and Subsections	Evaluation of Impacts
	<p>comply with all applicable solid waste regulations, including those required by AB 939 for waste diversion. Although the proposed project would implement, and be supportive of, all programs intended to reduce solid waste generation and disposal, it is possible that the proposed project would not achieve all applicable goals related to waste reduction during construction and operation. As such, further analysis in the EIR is required.</p> <p>Potential impacts may result from the proposed project and will be evaluated within the EIR. Any mitigation measures to reduce impacts to less than significant will be listed in the EIR Mitigation Monitoring and Reporting Program.</p>
<p>XVII. MANDATORY FINDINGS OF SIGNIFICANCE</p>	<p>a. <u>Potentially Significant Impact.</u> – As discussed in section IV, Biological Resources, the proposed project has the potential to create impacts that are generally considered to be potentially significant impacts. As such, further analysis in the EIR is required.</p> <p>b. <u>Potentially Significant Impact.</u> – The proposed project may have impacts that are individually limited, but cumulatively considerable. Therefore, further analysis in the EIR is required.</p> <p>c. <u>Potentially Significant Impact.</u> – The proposed project could have environmental effects, including seismic, noise, and air quality impacts, which could cause adverse effects on human beings, either directly or indirectly. Further analysis in the EIR is required.</p>



Source: Thomas Bros. Map, Los Angeles County, 2006.

— - Project Site

NOT TO SCALE

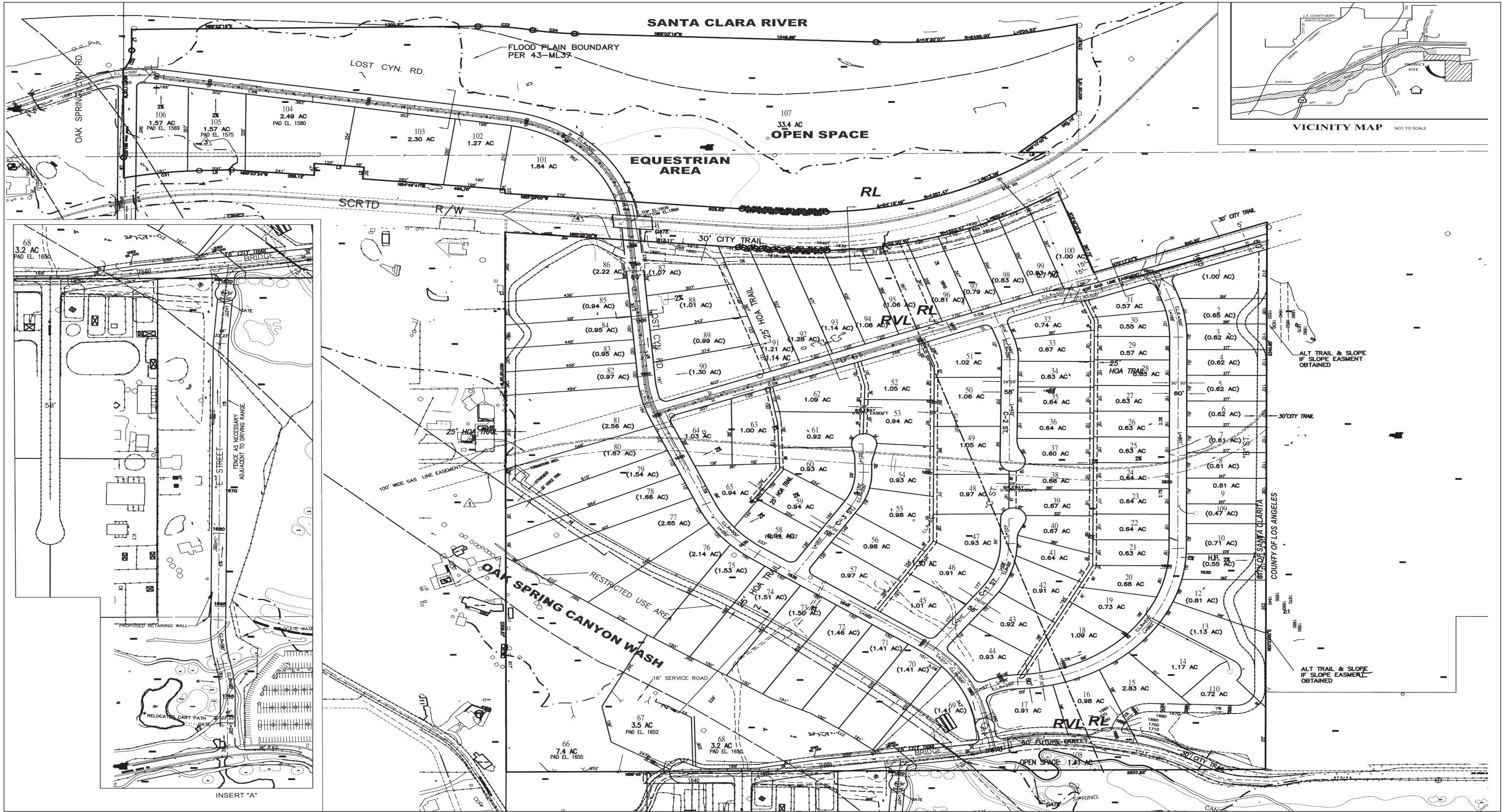
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INITIAL STUDY
MANCARA RESIDENTIAL PROJECT
Project Site Vicinity

Exhibit 2



Source: Sikand, October 13, 2005.

NOT TO SCALE



03/06 • JN 10-104854

INITIAL STUDY
MANCARA RESIDENTIAL PROJECT

Project Site Plan

Exhibit 3