# Appendix A:
# Initial Study, Notice of Preparation, and Responses to NOP

## Part 1: Initial Study

# CITY OF SANTA CLARITA

## BOUQUET CANYON ROAD RESIDENTIAL COMMUNITY

### INITIAL STUDY

*Prepared for:*

CITY OF SANTA CLARITA
COMMUNITY DEVELOPMENT DEPARTMENT
23920 VALENCIA BLVD., SUITE 302
SANTA CLARITA

*Prepared by:*

Michael Baker
INTERNATIONAL

3760 KILROY AIRPORT WAY, SUITE 270
LONG BEACH, CA 90806

**DECEMBER 2018**

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# INITIAL STUDY
# CITY OF SANTA CLARITA

| | |
|---|---|
| **Project title/master case number:** | Bouquet Canyon Road Residential Community/Master Case No. 18-089 |
| **Lead agency name and address:** | City of Santa Clarita<br>Community Development Department<br>23920 Valencia Blvd., Suite 302<br>Santa Clarita, CA 91355 |
| **Contact person and phone number:** | Hai Nguyen, Associate Planner<br>(661) 255-4365 |
| **Project location:** | Approximately 57 acres of mostly undeveloped land in the community of Saugus in the City of Santa Clarita, in the County of Los Angeles. Specifically, the site is located on the eastern and southern sides of Bouquet Canyon Road, between Copper Hill Drive to the north and Plum Canyon Road to the south.<br><br>The subject property is designated as Assessor's Parcel Numbers: 2812-008-003; 2812-008-013; 2812-008-021; 2812-008-022; and 2812-008-031.<br><br>Please refer to Figure 1-Regional Location Map and Figure 2-Project Vicinity Map. |
| **Applicant's name and address:** | Bouquet Canyon Project Owner, LLC, Contact: Scott Covington 888 San Clemente Drive #100, Newport Beach, CA 92660 |
| **General Plan designation:** | Urban Residential 2 (UR2), 5 du/acre and Urban Residential 5 (UR5), 19-30 du/acre |
| **Zoning:** | Urban Residential 2 (UR2) and Urban Residential 5 (UR5) |
| **Description of project and setting:** | <u>Project Description</u><br><br>Development of a new residential community of 461 housing units with related infrastructure, dedicated open space areas, public trails, public parks, private recreation, and landscape elements on approximately 57 acres of primarily undeveloped land. Proposed homes would be located within five distinct planning areas, and would consist of 45 single-family detached units, 102 bungalows, 132 row homes, 90 homes configured in motor courts, and 92 townhomes. Parkland and recreational amenities include a hilltop park, five neighborhood parks, a linear park, a tot lot, and two private recreation sites.<br><br>A major project component includes the closure of a portion of Bouquet Canyon Road, between Pam |

Court and Hob Avenue, and the construction of a new alignment of Bouquet Canyon Road, consistent with the Santa Clarita General Plan Circulation Element. The new roadway would be constructed between segments of existing Bouquet Canyon Road, from approximately 1,500 feet north of Plum Canyon Road to approximately 700 feet south of Shadow Valley Lane. The new road segment would include a bridge over a seasonal stream course.

Site access to four of the five planning areas would be provided from Bouquet Canyon Road via two gated entries—one in the northwest corner area, opposite Pam Court, and the other on the southern side, from the new section of the street. Access to the fifth planning area, which is located along the northeastern edge of the site, would be from a drive located opposite David Way.

The project anticipates minimizing grading on the significant ridgeline to the greatest extent possible while providing the necessary cut and fill to establish the new Bouquet Canyon Road alignment.

Additionally, the project includes the channelization of part of the flood zone through the northeastern part of the site to carry high storm flows while retaining a natural stream course for low flows; as a result, a majority of the natural landscape in that area would be altered to construct flood control improvements.

Please refer to Figure 3-Proposed Site Plan for a depiction of the proposed development plan.

Required City Approvals

- Tentative Tract Map 82126 – to subdivide the subject property into 70 lots for residential land uses, streets, private drives, drainage infrastructure, slopes, and various open space lots.
- Conditional Use Permit 18-004 – for private gating of multi-family units, building heights greater than 35 feet, cluster development, and any import/export of dirt greater than 100,000 cubic yards of earth.
- Architectural Design Review 18-010 – for the proposed building design, styles, and forms.
- Development Review 18-009 – for the proposed physical design and layout of the project.
- Hillside Development Review Class IV 18-001 – to develop land with average cross slopes of 10 percent or more.
- Ridgeline Alteration Permit 18-001 – for development near a designated significant ridgeline in the ridgeline preservation overlay zone.

- Oak Tree Permit – required for any encroachments or removals of protected oak trees.

Project Setting

The project site is framed by steep slopes on the western and southern edges, with relatively flat land in the northern perimeters that is partially disturbed and partially in a natural state, with riparian vegetation. A variety of trees occur in the northern part of the site along the edge of Bouquet Canyon Road and within the lower interior area. Low-lying shrubs dominate the landscape in the flatter central portion of the site. A significant ridgeline feature is located on the northwestern portion of the site. The site is bisected by a seasonal creek bed. A portion of the project site is in a Federal Emergency Management Agency (FEMA) flood zone. One single-family residence is on site, on the western side, with access from Bouquet Canyon Road, near Fan Court.

**Surrounding land uses:**

Neighborhoods of single-family homes surround the site to the west, north, and southeast. Two probation camps operated by the County of Los Angeles are located just east of the site, and a neighborhood commercial center is located along Bouquet Canyon Road, just southwest of the site.

The local land use pattern is shown in Figure 4-Aerial View of Site and Surroundings.

**Other public agencies whose approval is or may be required:**

- California Department of Fish and Wildlife, Lakebed and Stream Alteration Permit
- Federal Emergency Management Agency, Conditional Letter of Map Revision and Letter of Map Revision
- Los Angeles Regional Water Quality Control Board, National Pollution Discharge Elimination System (NPDES) General Construction Permit, Clean Water Act Section 401 Certification
- U.S. Army Corps of Engineers, Clean Water Act Section 404 Permit


**FIGURE 1**

Regional Location Map

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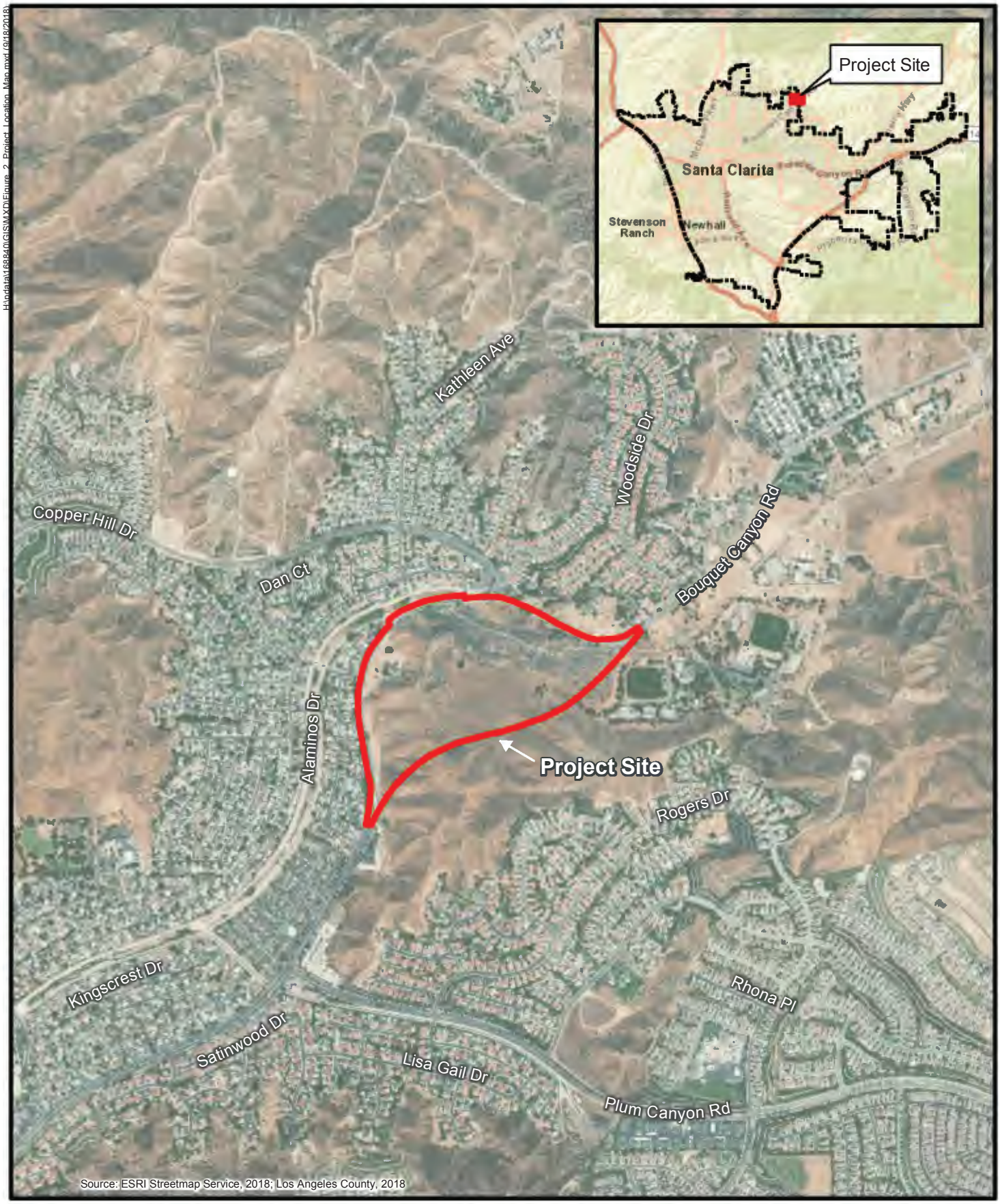


500 0 500
Feet

**FIGURE 2**
Project Location Map

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INTERNATIONAL

## BOUQUET CANYON SITE CALCULATIONS

| PLANING AREA | SQ FT SUMMARY | UNITS |
|---|---|---|
| PA 1 | 118,500 | 45 |
| PA 2 | 237,915 | 102 |
| PA 3 | 232,518 | 132 |
| PA 4 | 165,460 | 90 |
| PA 5 | 176,847 | 92 |
| Buildable Square Footage | 931,240 | 461 |
| Parks | 3.28 | AC |
| Entries | 0.45 | AC |

**PA 1**
45' x 80' SFD - Two Story

| | | | Plan | Mix | Percent | Sq. Ft. | Total Sq. Ft | Bed/Bath |
|---|---|---|---|---|---|---|---|---|
| Acres | 5.68 | | Plan 1 | 15 | 33% | 2,450 | 36,750 | 4 Bed/3.5 Ba |
| Total Lots | 45 | | Plan 2 | 15 | 33% | 2,600 | 39,000 | 4 Bed/3.5 Ba |
| Avg. Sq. Ft. | 2,633 | | Plan 3 | 15 | 33% | 2,850 | 42,750 | 5 Bed/4.5 Ba |
| Density | 7.92 | DU/AC | | | 100% | | | |
| | | | | | | Buildable Sq Ft | 118,500 | |

**PA 2**
UA BUNGALOW

| | | | Plan | Mix | Percent | Sq. Ft. | Total Sq. Ft | Bed/Bath |
|---|---|---|---|---|---|---|---|---|
| Acres | 7.30 | | Plan 1 | 25 | 25% | 2,136 | 53,400 | 3bd/3 Ba |
| Total Units | 102 | | Plan 2 | 36 | 35% | 2,201 | 79,236 | 3bd/3.5 Ba |
| Avg. Sq. Ft. | 2,386 | | Plan 3 | 28 | 27% | 2,505 | 70,140 | 4 bd/3.5 Ba |
| Density | 13.97 | DU/AC | Plan 4 | 13 | 13% | 2,703 | 35,139 | 4 bd/3 Ba |
| | | | | | 100% | | | |
| | | | | | | Buildable Sq Ft | 237,915 | |

**PA 3**
UA ROW

| | | | Plan | Mix | Percent | Sq. Ft. | Total Sq. Ft | Bed/Bath |
|---|---|---|---|---|---|---|---|---|
| Acres | 5.31 | | Plan 1 | 30 | 23% | 1,517 | 45,510 | 3 Bed/2 Ba |
| Total Units | 132 | | Plan 2 | 30 | 23% | 1,570 | 47,340 | 2 Bed/2 Ba |
| Avg. Sq. Ft. | 1,738 | | Plan 3 | 30 | 23% | 1,857 | 55,710 | 3 Bed/3 Ba |
| Density | 24.86 | DU/AC | Plan 4 | 42 | 32% | 1,999 | 83,958 | 3 Bed/3 Ba |
| | | | | | 100% | | | |
| | | | | | | Buildable Sq Ft | 232,518 | |

**PA 4**
UA MOTOR COURT

| | | | Plan | Mix | Percent | Sq. Ft. | Total Sq. Ft | Bed/Bath |
|---|---|---|---|---|---|---|---|---|
| Acres | 4.85 | | Plan 1 | 20 | 22% | 1,699 | 33,980 | 2bd/2.5 Ba |
| Total Units | 90 | | Plan 2 | 20 | 22% | 1,830 | 36,600 | 3bd/2 Ba |
| Avg. Sq. Ft. | 1,852 | | Plan 3 | 20 | 22% | 1863 | 37,260 | 3bd/2 Ba |
| Density | 18.56 | DU/AC | Plan 4 | 20 | 22% | 1,894 | 37,880 | 3bd/3 Ba |
| | | | Plan 5 | 10 | 11% | 1,974 | 19,740 | 4bd/2.5 Ba |
| | | | | | 100% | | | |
| | | | | | | Buildable Sq Ft | 165,460 | |

**PA 5**
UA 40 TOWNS

| | | | Plan | Mix | Percent | Sq. Ft. | Total Sq. Ft | Bed/Bath |
|---|---|---|---|---|---|---|---|---|
| Acres | 4.47 | | Plan 1 | 27 | 29% | 1,791 | 48,357 | 2 Bed/2.75 Ba |
| Total Units | 92 | | Plan 2 | 35 | 38% | 1,908 | 66,780 | 3 Bed/3.25 Ba |
| Avg. Sq. Ft. | 1,919 | | Plan 3 | 30 | 33% | 2,057 | 61,710 | 3 Bed/3.25 Ba |
| Density | 20.58 | DU/AC | | | 100% | | | |
| | | | | | | Buildable Sq Ft | 176,847 | |


Source: Urban Arena, 2018

0 200 400
FEET

**FIGURE 3**
Site Plan

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900 0 900
Feet

Source: NearMap Imagery July 7, 2018

**FIGURE 4**
Aerial View of Site and Surroundings

Michael Baker INTERNATIONAL

## A. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

| | | | | | |
|---|---|---|---|---|---|
| [X] | Aesthetics | [ ] | Agriculture and Forestry Resources | [X] | Air Quality |
| [X] | Biological Resources | [X] | Cultural Resources | [X] | Geology /Soils |
| [X] | Greenhouse Gas Emissions | [X] | Hazards & Hazardous Materials | [X] | Hydrology/Water Quality |
| [ ] | Land Use/Planning | [ ] | Mineral Resources | [X] | Noise |
| [ ] | Population/Housing | [X] | Public Services | [ ] | Recreation |
| [X] | Transportation/Traffic | [ ] | Tribal Cultural Resources | [X] | Utilities/Service Systems |
| [X] | 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.

[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
Name, Title Hai Nguyen, Associate Planner

Date 11/29/2018

Signature
Name, Title Patrick Leclair, Senior Planner

Date 11/29/18

**C. EVALUATION OF ENVIRONMENTAL IMPACTS**:

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **I. AESTHETICS** – Would the project: | | | | |
| a) Have a substantial adverse effect on a scenic vista? | [X] | [ ] | [ ] | [ ] |
| b) Substantially damage scenic resources, including, but not limited to, primary/secondary ridgelines, trees, rock outcroppings, and historic buildings within a state scenic highway? | [X] | [ ] | [ ] | [ ] |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | [X] | [ ] | [ ] | [ ] |
| d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? | [X] | [ ] | [ ] | [ ] |
| **II. AGRICULTURE AND FORESTRY RESOURCES** – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project: | | | | |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use? | [ ] | [ ] | [ ] | [X] |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | [ ] | [ ] | [ ] | [X] |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? | [ ] | [ ] | [ ] | [X] |
| d) Result in the loss of forestland or conversion of forestland to non-forest use? | [ ] | [ ] | [ ] | [X] |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or conversion of forestland to non-forest use? | [ ] | [ ] | [ ] | [X] |
| **III. AIR QUALITY –** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project: | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | [X] | [ ] | [ ] | [ ] |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | [X] | [ ] | [ ] | [ ] |

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)? | [X] | [ ] | [ ] | [ ] |
| d) Expose sensitive receptors to substantial pollutant concentrations? | [X] | [ ] | [ ] | [ ] |
| e) Create objectionable odors affecting a substantial number of people? | [ ] | [ ] | [X] | [ ] |
| **IV. BIOLOGICAL RESOURCES** – Would the project: | | | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? | [X] | [ ] | [ ] | [ ] |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or 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, including oak trees? | [X] | [ ] | [ ] | [ ] |
| f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan? | [ ] | [ ] | [ ] | [X] |
| g) Affect a Significant Ecological Area (SEA) or Significant Natural Area (SNA) as identified on the City of Santa Clarita ESA Delineation Map? | [ ] | [ ] | [ ] | [X] |
| **V. CULTURAL RESOURCES** – Would the project: | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? | [X] | [ ] | [ ] | [ ] |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? | [X] | [ ] | [ ] | [ ] |
| c) Directly or indirectly destroy or impact a unique paleontological resource or site or unique geologic feature? | [X] | [ ] | [ ] | [ ] |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | [ ] | [ ] | [X] | [ ] |

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **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: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | [ ] | [ ] | [X] | [ ] |
| ii) Strong seismic ground shaking? | [X] | [ ] | [ ] | [ ] |
| iii) Seismic-related ground failure, including liquefaction? | [X] | [ ] | [ ] | [ ] |
| iv) Landslides? | [X] | [ ] | [ ] | [ ] |
| b) Result in substantial wind or water soil erosion or the loss of topsoil, either on- or off-site? | [X] | [ ] | [ ] | [ ] |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? | [X] | [ ] | [ ] | [ ] |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | [X] | [ ] | [ ] | [ ] |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | [ ] | [ ] | [ ] | [X] |
| f) Result in a change in topography or ground surface relief features? | [X] | [ ] | [ ] | [ ] |
| g) Result in earth movement (cut and/or fill) of 10,000 cubic yards or more? | [X] | [ ] | [ ] | [ ] |
| h) Involve development and/or grading on a slope greater than 10% natural grade? | [X] | [ ] | [ ] | [ ] |
| i) Result in the destruction, covering, or modification of any unique geologic or physical feature? | [ ] | [ ] | [ ] | [X] |
| **VII. GREENHOUSE GAS EMISSIONS** – Would the project: | | | | |
| a) Generate greenhouse gas emission, either directly or indirectly, that may have a significant impact on the environment? | [X] | [ ] | [ ] | [ ] |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | [X] | [ ] | [ ] | [ ] |

**VIII. HAZARDS AND HAZARDOUS MATERIALS** – Would the project:

| | | | | |
|---|---|---|---|---|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | [ ] | [ ] | [X] | [ ] |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving explosion or the release of hazardous materials into the environment (including, but not limited to oil, pesticides, chemicals, fuels, or radiation)? | [X] | [ ] | [ ] | [ ] |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | [ ] | [ ] | [ ] | [X] |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | [ ] | [ ] | [ ] | [X] |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | [ ] | [ ] | [ ] | [X] |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | [ ] | [ ] | [ ] | [X] |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | [ ] | [ ] | [ ] | [X] |
| h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | [X] | [ ] | [ ] | [ ] |
| i) Expose people to existing sources of potential health hazards (e.g., electrical transmission lines, gas lines, oil pipelines)? | [ ] | [ ] | [X] | [ ] |

**IX. HYDROLOGY AND WATER QUALITY** – Would the project:

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

| | | | | |
|---|---|---|---|---|
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | [X] | [ ] | [ ] | [ ] |
| f) Otherwise substantially degrade water quality? | [X] | [ ] | [ ] | [ ] |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | [X] | [ ] | [ ] | [ ] |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | [X] | [ ] | [ ] | [ ] |
| i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam? | [X] | [ ] | [ ] | [ ] |
| j) Inundation by seiche, tsunami, or mudflow? | [X] | [ ] | [ ] | [ ] |
| k) Result in changes in the rate of flow, currents, or the course and direction of surface water and/or groundwater? | [X] | [ ] | [ ] | [ ] |
| l) Other modification of a wash, channel creek, or river? | [ ] | [ ] | [X] | [ ] |
| m) Impact stormwater management in any of the following ways: | [X] | [ ] | [ ] | [ ] |
| i) Potential impact of project construction and project post-construction activity on stormwater runoff? | [X] | [ ] | [ ] | [ ] |
| ii) Potential discharges from areas for materials storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas? | [X] | [ ] | [ ] | [ ] |
| iii) Significant environmentally harmful increase in the flow velocity or volume of stormwater runoff? | [X] | [ ] | [ ] | [ ] |
| iv) Significant and environmentally harmful increases in erosion of the project site or surrounding areas? | [X] | [ ] | [ ] | [ ] |
| v) Stormwater discharges that would significantly impair or contribute to the impairment of the beneficial uses of receiving waters or areas that provide water quality benefits (e.g., riparian corridors, wetlands, etc.)? | [X] | [ ] | [ ] | [ ] |
| vi) Cause harm to the biological integrity of drainage systems, watersheds, and/or water bodies? | [X] | [ ] | [ ] | [ ] |
| vii) Does the proposed project include provisions for the separation, recycling, and reuse of materials both during construction and after project occupancy? | [ ] | [ ] | [X] | [ ] |
| **X. 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] |

**XI. MINERAL AND ENERGY RESOURCES** – Would the project:

| | | | | |
|---|---|---|---|---|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | [ ] | [ ] | [ ] | [X] |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? | [ ] | [ ] | [ ] | [X] |
| c) Use nonrenewable resources in a wasteful and inefficient manner? | [X] | [ ] | [ ] | [ ] |

**XII. NOISE –** Would the project result in:

| | | | | |
|---|---|---|---|---|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | [X] | [ ] | [ ] | [ ] |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | [X] | [ ] | [ ] | [ ] |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | [X] | [ ] | [ ] | [ ] |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | [X] | [ ] | [ ] | [ ] |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | [ ] | [ ] | [ ] | [X] |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | [ ] | [ ] | [ ] | [X] |

**XIII. POPULATION AND HOUSING** – Would the project:

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

**XIV. PUBLIC SERVICES** – Would the project result in:

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

**XV. RECREATION** – Would the project:

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

**XVI. TRANSPORTATION/TRAFFIC** – Would the project:

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| a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | [X] | [ ] | [ ] | [ ] |
| b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | [X] | [ ] | [ ] | [ ] |
| 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? | [ ] | [ ] | [ ] | [X] |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | [X] | [ ] | [ ] | [ ] |
| e) Result in inadequate emergency access? | [X] | [ ] | [ ] | [ ] |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | [X] | [ ] | [ ] | [ ] |

**XVII. TRIBAL CULTURAL RESOURCES** – Would the project cause a change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

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| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or | [ ] | [X] | [ ] | [ ] |
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | [ ] | [X] | [ ] | [ ] |

**XVIII. UTILITIES AND SERVICE SYSTEMS** – Would the project:

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

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**:

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

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| 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 |
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| **I. AESTHETICS** | **a)** **Potentially Significant Impact:** A scenic vista or viewshed may include views of both natural and built environments, and per the General Plan Conservation and Open Space Element (Santa Clarita 2011), may include views of scenic resources such as mountains and canyons, woodlands, water bodies, and/or specific resources such as Vasquez Rocks County Park. A "viewshed" is the range of vision in which scenic resources can be observed, defined by physical features that frame the boundaries or context of one or more scenic resources. Bouquet Canyon is one of 11 canyons identified in the Conservation and Open Space Element as a major scenic canyon that provides a visual backdrop to the urban environment and creates a sense of place for adjoining neighborhoods. Following the course of Bouquet Creek, Bouquet Canyon extends from Bouquet Reservoir south to the junction of Bouquet Canyon Road and Soledad Canyon Road. Bouquet Canyon is characterized by oak, willow, and sycamore groves and a rural development character in the area north of Saugus.<br><br>This proposed development would be located on a 57.1-acre, primarily vacant site east of Bouquet Canyon Road and south of Copper Hill Drive in the community of Saugus. The proposed project features a significant ridgeline, as shown in the General Plan Conservation and Open Space Element Exhibit CO-1 (Hillsides and Ridgelines) (Santa Clarita 2011, p. CO-7).<br><br>The project site is surrounded by existing single-family residences to the north and west, vacant open space and the Canyon Center commercial center to the south, and Los Angeles County Probation Department property to the east. Motorists driving along Bouquet Canyon Road and the surrounding uses have views of the significant ridgeline and the natural open landscape in the northern part of the site. Further analysis is required to determine whether the proposed project would have a significant adverse effect on a scenic vista and, if so, to develop measures to avoid, reduce, or otherwise mitigate the effect to a level of less than significant, if possible. Further analysis will be provided in the EIR to be prepared for this project.<br><br>**b)** **Potentially Significant Impact:** The closest officially designated state scenic highway is part of the Angeles Crest Scenic Byway, State Highway 2, from near La Cañada-Flintridge north to the San Bernardino County line. This state scenic highway is approximately 30 miles from the project site. State Route 110 (SR 110), Arroyo Seco Historic Parkway, between milepost 25.7 and 31.9 in Los Angeles, is approximately 35 miles from the project site (Caltrans 2018). The distance and the mountainous terrain within the Santa Clarita Valley make it unlikely that the proposed project would be visible from a state scenic highway. As such, the proposed project would not adversely affect the viewshed from a state scenic highway. The Conservation and Open Space Element of the City's General Plan does not identify a scenic route or highway in the area. Exhibit CO-9 (Master Plan of Trails), of the Conservation and Open Space Element does identify a proposed Class I bicycle route to run along Bouquet Creek, terminating at Hob Avenue, directly north of the project site; however, no completion date is given in the General Plan (Santa Clarita 2011). If this trail were to be completed, cyclists would have a view of the ridgeline on |

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| | | the northwest side of the property and the flat, grassland on the north side of the property.<br><br>The project site features a significant ridgeline on the northwestern portion of the site, as shown in the General Plan Conservation and Open Space Element Exhibit CO-1 (Santa Clarita 2011, p. CO-7). The proposed project would grade a portion of the ridgeline, while preserving some of this as public open space, and would provide a walking trail to the knoll top. A number of trees are found on the project site, which vary in size, species, and health, and there are a number of mature trees along the edge of Bouquet Canyon Road. No rock outcroppings or other unique natural geologic features exist on the project site. There are no cultural features, except one single-family residence on the western side that is mostly obscured from view by surrounding trees.<br><br>Further analysis is required to determine whether the proposed project would substantially damage scenic resources, such as the ridgeline on the northwest side of the property, the natural landscape elements on the north side of the property, and existing trees, and if so, to develop measures to avoid, reduce, or otherwise mitigate the effect to a level of less than significant, if possible. Further analysis will be provided in the EIR to be prepared for this project. |
| | **c)** | **Potentially Significant Impact:** The proposed project would substantially alter the visual character of the site, which is primarily undeveloped hillsides, natural landscape, and open grassland. This includes extensive grading and landform alteration associated with developing residential building pads, streets, and infrastructure, and construction of 461 new homes and the structural massing that will add to the site. A conditional use permit would be required for import/export of dirt (in excess of 100,000 cubic yards of earth); cluster development, which would concentrate development away from the steepest ridgelines on the property; and for building heights greater than 35 feet. Additionally, the proposed project would require hillside development review by the City; such review is required to develop on land with average cross slopes of 10 percent or more. As such, further analysis is required to determine whether the proposed project would substantially degrade the existing visual character or quality of the site and, if so, to develop measures to avoid, reduce, or otherwise mitigate the effect to a level of less than significant, if possible. Further analysis will be provided in the EIR to be prepared for this project. |
| | **d)** | **Potentially Significant Impact:** The project site is primarily vacant, apart from one single-family home on the western side, and has little or no night lighting. The site is surrounded by development with a variety of low-intensity outdoor night lighting sources located at single-family homes to the north, west, and farther southeast, and a strip commercial center to the south. A Los Angeles County Probation Department property, to the east, has pole-mounted lighting in two fields. Further, the City of Santa Clarita operates street lights on Bouquet Canyon Road, as well as David Way and Hob Court to the north; Nicholas Circle to the southeast; and on Benz Road, Russ Jay Street, and Steve Jon Street to the west (Santa Clarita 2018).<br><br>The proposed project would contain multiple new sources of outdoor night lighting, such as security lighting along internal walkways and on building exteriors, accent lighting on homes, in landscape areas and possibly at gated entries, the outside of residential homes, and street and parking area |

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| | lighting. As such, further analysis is required to determine whether the proposed project would create a new source of substantial light or glare adversely affecting day or nighttime views and, if so, to develop measures to avoid, reduce, or otherwise mitigate the effect to a level of less than significant, if possible. Further analysis will be provided in the EIR to be prepared for this project.<br><br>***Sources of Information***<br><br>Caltrans (California Department of Transportation). 2018. California Scenic Highway Mapping System: Los Angeles County. Website. Accessed September 12. http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways.<br><br>Santa Clarita, City of. 2011. *General Plan Conservation and Open Space Element*. https://www.codepublishing.com/CA/SantaClarita/html/SantaClaritaGP/6%20-%20Conservation%20and%20Open%20Space%20Element.pdf.<br><br>———. 2018. Online GIS Mapping System. Accessed September 12.<br><br>http://gis.santa-clarita.com/html5/MasterPUB.html. |
| **II. AGRICULTURE AND FORESTRY RESOURCES** | **a)** **No Impact:** The proposed project site is not in an area of Prime Farmland, Unique Farmland, Farmland of Statewide Importance, Farmland of Local Importance, Farmland of Local Potential, or Grazing Land as identified by the California Department of Conservation's (2016) California Important Farmland Finder. The site is classified as Other land type, which is described on the Important Farmland Finder as land that is not included in any of the other mapping categories. This land type category includes lands that are vacant and nonagricultural and are greater than 40 acres in size surrounded by urban development, such as the project site. Since the project site is not designated farmland, and would not convert designated farmland to non-agricultural uses, the proposed project would have no impact to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.<br><br>**b)** **No Impact:** Santa Clarita does not have agricultural preserve areas. Further, there is no Williamson Act contract land in the city. No land in Santa Clarita is zoned exclusively for agricultural use. Therefore, the proposed project would not conflict with zoning for agricultural use or Williamson Act contracts and would have no related impacts.<br><br>**c)** **No Impact:** The proposed project site has a General Plan land use designation of Urban Residential 2 (UR2) and Urban Residential 5 (UR5) and is zoned Urban Residential 2 (UR2) and Urban Residential 5 (UR5). The project site is not located in an area zoned as Open Space-National Forest (OS-NF). Therefore, implementation of the proposed project would not conflict with the existing zoning for, or cause rezoning of, forestland, timberland, or timberland zoned as Timberland Production. No impact would occur.<br><br>**d)** **No Impact:** The project site does contain mature trees, which are scattered throughout the 57.1-acre site; however, there is no substantial concentration of trees that would constitute a forest. The site has not been managed as timberland or managed to produce forest products. There would be no loss of forestland or the conversion of forestland; therefore, no impact would occur.<br><br>**e)** **No Impact:** There are currently no agricultural operations being conducted on the project site, and the site is not zoned for agricultural uses. In |

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| | addition, no forestland is located on the proposed project site or in the vicinity. No farmland or forestland would be converted to other uses under the proposed project, and no impact would occur.<br><br>***<u>Sources of Information</u>***<br><br>California Department of Conservation. 2016. California Important Farmland Finder. https://maps.conservation.ca.gov/dlrp/ciff/.<br><br>Hennesy, Patrick. 2018. Research Data Specialist II, California Department of Conservation. Telephone call with Kara Palm, Michael Baker International Senior Planner, regarding farmland classification of project site. September 20. |
| **III. AIR QUALITY** | **a)** **Potentially Significant Impact:** Both the U.S. Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established ambient air quality standards for common pollutants. Those ambient air quality standards represent safe levels of contaminants that avoid specific adverse health effects associated with each pollutant. The ambient air quality standards cover what are called "criteria" pollutants because the health and other effects of each pollutant are described in criteria documents. Areas that meet ambient air quality standards are classified as attainment areas, while areas that do not meet these standards are classified as nonattainment areas.<br><br>The Bouquet Canyon Residential Project is in a nonattainment basin—the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is required, pursuant to the federal Clean Air Act and the California Clean Air Act, to reduce emissions of criteria pollutants for which the basin is in nonattainment, which include ozone, coarse particulate matter (PM10), fine particulate matter (PM2.5), and lead. Because of the violations of ambient air quality standards, an Air Quality Management Plan (AQMP) is required to be prepared for the SCAB. The AQMP analyzes air quality on a regional level and identifies region-wide attenuation methods to achieve the air quality standards. The current AQMP was adopted in 2016.<br><br>The proposed project would produce emissions both during grading and construction in the short term and primarily by the generation of vehicle traffic during long-term operation. Such emissions could generate criteria pollutants emissions that could result in significant impacts to air quality in the area, and which could result in conflicts with the current AQMP.<br><br>Further analysis and quantification of the project's emissions of criteria air pollutants is required to determine whether the project could conflict with the applicable provisions and broader goals of the 2016 AQMP. This analysis, which may also include mitigation measures, will be provided in the EIR to be prepared for this project.<br><br>**b)** **Potentially Significant Impact:** Existing air quality is measured at established SCAQMD air quality monitoring stations. Monitored air quality is evaluated in the context of ambient air quality standards. These standards are the levels of air quality that are considered safe, with an adequate margin of safety, to protect the public health and welfare. Further analysis and quantification of the project's emissions of criteria air pollutants is required to determine whether the project would violate any applicable air quality standards or contribute to an existing air quality standard violation. This analysis, which may also include mitigation measures, will be provided in the EIR to be prepared for this project. |

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| | **c)** **Potentially Significant Impact:** As discussed in response a) above, the SCAB is in nonattainment for ozone (both the 1-hour state standard and the 8-hour federal and state standards), $PM_{10}$ (state standards), $PM_{2.5}$ (federal and state standards), and lead (federal standards). The SCAQMD established these thresholds in consideration of cumulative air pollution in the air basin. As such, projects that do not exceed the SCAQMD's thresholds are not considered to significantly contribute to cumulative air quality impacts. Further analysis and quantification of the project's emissions of the non-attainment criteria air pollutants is required to determine whether these emissions would be cumulatively considerable. This analysis, which may also include mitigation measures, will be provided in the EIR to be prepared for this project. |
| | **d)** **Potentially Significant Impact:** Ambient air quality standards have been established to represent the levels of air quality considered sufficient, with a margin of safety, to protect public health and welfare. They are designed to protect that segment of the public most susceptible to respiratory distress, such as children under 14, the elderly over 65, persons engaged in strenuous work or exercise, and people with cardiovascular and chronic respiratory diseases. Most sensitive receptor locations are therefore schools, hospitals, and residences. Sensitive receptors likely to be affected by air quality impacts associated with project construction include the existing residences to the north, south, and west of the site.<br><br>The project would generate air pollutant emissions in the short term during construction from construction vehicle and machinery exhaust fumes and dust particles released during land disturbance. Moreover, the development of 461 new homes would add to vehicular traffic exhaust emissions on the local circulation network. No stationary sources of air emissions are proposed by the project. As such, there is the potential for both short-term and long-term air emissions to impact nearby sensitive receptors.<br><br>Further analysis and quantification of the project's emissions of air pollutants is required to determine whether these emissions would be significant enough to result in adverse effects to neighboring sensitive receptors. This analysis, which may also include mitigation measures, will be provided in the EIR to be prepared for this project. |
| | **e)** **Less Than Significant Impact:** Established requirements addressing construction equipment operations and construction material use, storage, and disposal act to minimize odor impacts that may result from construction activities. Moreover, construction-source odor emissions would be highly localized, temporary, short term, and intermittent in nature and would not result in persistent impacts that would affect substantial numbers of people. The project's potential construction-source odor impacts are therefore considered less than significant.<br><br>The SCAQMD CEQA Air Quality Handbook (1993) identifies certain land uses as sources of odors: agriculture (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and fiberglass molding. The proposed project would not include any of the land uses identified by the SCAQMD as odor sources.<br><br>The developed residential community would generate odors on an occasional and temporary basis from sources such as outdoor barbecues, repainting of exterior building surfaces, and exhaust from combustion-powered landscape machinery. Each home would have covered trash |

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| | receptacles or covered dumpsters that may serve several homes. This method of trash storage would limit rain intrusion and the release of any trash odors to the atmosphere and would thus prevent release of significant rubbish odors from regular household trash. With the normal storage of closed trash containers and through compliance with the SCAQMD's Rule 402 (Nuisance), which restricts the discharging of air contaminants that could result in injury, detriment, nuisance, or annoyance—including odors—to the public, no significant impact related to odors would occur during the ongoing operations of the proposed project. Odors associated with daily residential activities would be minor and less than significant.<br><br>***Sources of Information***<br><br>SCAQMD (South Coast Air Quality Management District). 1993. CEQA Air Quality Handbook. http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook.<br><br>———. 2016. Air Quality Management Plan. https://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan/final-2016-aqmp. |
| **IV. BIOLOGICAL RESOURCES** | **a)** Potentially Significant Impact: The natural landscape on-site may support riparian or other sensitive habitat, along with wildlife species that forage or nest on a regular basis. The on-site drainage feature is a tributary to the Santa Clara River and would fall under the jurisdictional authority of the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and the California Department of Fish and Wildlife (CDFW). It should also be noted that the CDFW's California Natural Diversity Database and the California Native Plant Society's (CNPS) Electronic Inventory of Rare and Endangered Vascular Plants of California database identify 15 special-status plant species, 26 special-status wildlife species, and 4 special-status plant communities as having the potential to occur within the vicinity of the project site. With extensive landform and landscape alterations proposed to create the proposed development plan, the project could adversely affect a variety of biological resources, including riparian vegetation and habitat that support rare, threatened, or endangered plants and wildlife species such as the burrowing owl and coastal California gnatcatcher. Thus, there is the potential for the construction and operation of the project to impact special-status species and habitat through converting the undisturbed land to suburban land uses.<br><br>Further research and site surveys by professional terrestrial biologists are required to determine the presence and extent of sensitive habitat and the occurrence of sensitive plants or wildlife species that are protected under state or federal regulations, or which are considered to be at risk due to habitat loss and encroachment by urbanized land uses. Based upon the findings of this research, an assessment of the project's impacts due to construction activities and over the long-term operating life is needed to determine whether the project could result in significant impacts to sensitive biological resources. This research and impact assessment will be conducted as part of an EIR to be prepared for this project. If potentially significant impacts are identified, measures to avoid or mitigate those impacts will be developed.<br><br>**b)** **Potentially Significant Impact:** The project site supports a vegetated drainage course that is a tributary to the Santa Clara River; therefore, there is the potential for the presence of riparian habitat surrounding the drainage. Additionally, there are low-lying shrubs and trees scattered |

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| | throughout the site, which may provide habitat for wildlife species and vegetation that may constitute a sensitive natural community. The extensive land disturbance and construction of 461 residential units and associated infrastructure would substantially alter the largely undeveloped nature of the approximately 57-acre project site, and thus could result in a significant impact to any riparian habitat or sensitive natural communities that occur within this area.<br><br>Further research and site surveys by professional terrestrial biologists are required to determine the presence and extent of riparian habitat or sensitive natural communities. Based upon the findings of this research, an assessment of the project's impacts due to construction activities and over the long-term operating life is needed to determine whether the project could result in significant impacts to riparian or sensitive natural communities. This research and impact assessment will be conducted as part of an EIR to be prepared for this project. If potentially significant impacts are identified, measures to avoid or mitigate those impacts will be developed.<br><br>**c)** **Potentially Significant Impact:** Wetlands are defined by Section 404 of the federal Clean Water Act as land that is flooded or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that normally does support, a prevalence of vegetation adapted to life in saturated soils. Wetlands include areas such as swamps, marshes, and bogs.<br><br>The on-site drainage feature is a tributary to the Santa Clara River, and may contain wetland features. As shown on Exhibit CO-5 (Significant Ecological Areas) of the General Plan Conservation and Open Space Element (2011, p. CO-32), while the project site does not lie within the Cruzan Mesa Vernal Pools Significant Ecological Area (SEA), this SEA is within the vicinity of the project site, east of Bouquet Canyon and Bouquet Canyon Road.<br><br>Further site investigations, including a delineation of jurisdictional water features, will be required to determine the presence and extent of any wetlands or other jurisdictional water features on-site. Based upon the findings of this research, an assessment of the project's impacts due to construction activities and over the long-term operating life is needed to determine whether the project could result in significant impacts to jurisdictional waters. This research and impact assessment will be conducted as part of an EIR to be prepared for this project. If potentially significant impacts are identified, measures to avoid or mitigate those impacts will be developed.<br><br>**d)** **Potentially Significant Impact:** The project site is not located in any designated area that has a defined role in promoting wildlife movement, and there is no wildlife nursery on or near the project site. However, an SEA, as discussed in response c) above, is within the vicinity of the project site. SEAs play a key role in maintaining habitat connectivity in the region. Given the proximity of the project site to this resource, it is likely that common or sensitive wildlife moves through this area to some extent. Additionally, fish and wildlife movement may be facilitated by the drainage that runs through the project site.<br><br>The land clearance, earthwork, and development of 461 residential units and the associated infrastructure, including the alignment of the new Bouquet Canyon Road, could inhibit, disturb, or alter the existing patterns of wildlife movement across the primarily undeveloped project site. |

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| | Further research and site surveys by professional wildlife biologists are required to determine existing movement patterns, if any, throughout the site and any potential impacts to wildlife movement. Based upon the findings of this research, an assessment of the project's impacts due to construction activities and over the long-term operating life is needed to determine whether the project could result in significant impacts to wildlife movement and corridors. This research and impact assessment will be conducted as part of an EIR to be prepared for this project. If potentially significant impacts are identified, measures to avoid or mitigate those impacts will be developed.<br><br>**e)** **Potentially Significant Impact:** The City defines oak trees as all species of the genus Quercus, including, but not limited to, valley oak (*Quercus lobata*), California live oak (*Q. agrifolia*), canyon oak (*Q. chrysolepis*), interior live oak (*Q. wislizenii*) and scrub oak (*Q. dumosa*), regardless of size. Pursuant to the City's Zoning Code, no person shall cut, prune, remove, relocate, endanger, damage, or encroach into the protected zone of any protected oak tree on any public or private property in Santa Clarita except in accordance with the conditions of a valid oak tree permit issued by the City, in conformance with Municipal Code Section 17.23.170 (Oak Tree Permit). The City defines a protected oak tree as any oak meeting the minimum circumference of 6 inches (approximately 2-inch diameter) at 4.5 feet above natural grade (breast height). To obtain a permit, an oak tree report is required that includes diameter, species, health assessment, appraisals of each tree's value according to the International Society of Arboriculture's current edition of the *Guide for Plant Appraisal*, photographs, and trunk, dripline, and protected zone location information. There are a number of trees on the project site and some of those may be oaks that are protected by the City's Oak Tree Permit standards. The proposed project development footprint would remove many of the trees on-site, and therefore could potentially impact protected oak trees.<br><br>An oak tree survey is required to determine the presence and/or location of protected trees. The findings of the survey will be summarized in an oak tree report. The report will include an assessment of the project's impacts due to construction activities and over the long-term operating life to determine whether the project could result in significant impacts to protected trees. The survey and report will be conducted as part of an EIR to be prepared for this project. If potentially significant impacts are identified, measures to avoid or mitigate those impacts will be developed.<br><br>**f)** **No Impact:** As with all of Santa Clarita, the project site is not within a habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan. Therefore, the project would not conflict with any adopted habitat conservation plans, and the project would have no related impacts.<br><br>**g)** **No Impact:** The project site is not within an SEA as identified on Exhibit CO-5 of the City's General Plan Conservation and Open Space Element (Santa Clarita 2011, p. CO-32). The project site is also not within a Significant Natural Area identified by the CDFW. Therefore, the proposed project would not affect an SEA or Significant Natural Area.<br><br>***Sources of Information***<br><br>California Department of Fish and Wildlife. 2018. California Natural Diversity Database. Accessed July 19. https://www.wildlife.ca.gov/data/cnddb. |

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| | California Native Plant Society. 2018. *Inventory of Rare and Endangered Plants of California (online edition, v8-03 0.39)*. Accessed July 19. http://www.rareplants.cnps.org.<br><br>Santa Clarita, City of. 2011. *General Plan Conservation and Open Space Element*. https://www.codepublishing.com/CA/SantaClarita/html/SantaClaritaGP/6%20-%20Conservation%20and%20Open%20Space%20Element.pdf. |
| **V. CULTURAL RESOURCES** | **a)** **Potentially Significant Impact:** A review of the City's Historical Resources Map in the General Plan Conservation and Open Space Element (Santa Clarita 2011, p. CO-43) does not identify any known historical resources or landmarks at or within the vicinity of the project site. However, the project site is primarily undeveloped land, and there is some potential for discovering historical resources from prior human activities during the earthwork phase of project construction. A cultural resources records search and field survey are required to determine whether any historic resources have been documented on or in the vicinity of the site and to help determine the historic context and prospects of finding historic artifacts during construction. This research will be conducted as part of a cultural resources study to be included in the EIR to be prepared for this project. If potential for a significant impact to historic resources is identified, mitigation measures such as monitoring of earthwork will be recommended.<br><br>**b)** **Potentially Significant Impact:** There are no known prehistoric or historic archaeological sites on the project site. However, the project site is largely undeveloped and project implementation will result in ground disturbance that may unearth previously unknown resources. Moreover, Native American settlements and ceremonial sites were often located in river valleys, such as the proposed project site. An archaeological resources records search and field survey are required to determine whether any resources have been documented on or in the vicinity of the site and to help determine the prehistoric and historic context and prospects of finding archaeological materials during construction. This research will be conducted as part of a cultural resources study to be included in the EIR to be prepared for this project. If potential for a significant impact to archaeological resources is identified, mitigation measures such as monitoring of earthwork will be recommended.<br><br>**c)** **Potentially Significant Impact:** The presence of fossil-bearing rock or geologic formations underlying the project site has not been determined. Ground-disturbing activities could potentially result in disturbance of paleontological resources, if they occur within the disturbance area. Further analysis is required to determine if the geologic structure is known to have yielded fossil finds in Santa Clarita or other areas, and to determine if the proposed grading plan could result in disturbance of those materials within the proposed grading depths. This analysis will be conducted as part of the EIR to be prepared for this project. If potential for a significant impact to paleontological resources is identified, mitigation measures such as monitoring of earthwork will be recommended.<br><br>**d)** **Less Than Significant Impact:** There are no known human remains on the site. The project site is not part of a formal cemetery and is not known to have been used for disposal of historic or prehistoric human remains. Thus, human remains are not expected to be encountered during construction of the proposed project. In the unlikely event that human remains are encountered during project construction, California Health and |

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| | Safety Code Section 7050.5 requires the project to halt until the county coroner has made the necessary findings as to the origin and disposition of the remains pursuant to Public Resources Code Section 5097.98. Compliance with these regulations would ensure the proposed project would not significantly impact human remains.<br><br>***<u>Sources of Information</u>***<br><br>Santa Clarita, City of. 2011. *General Plan Conservation and Open Space Element*. https://www.codepublishing.com/CA/SantaClarita/html/SantaClaritaGP/6%20-%20Conservation%20and%20Open%20Space%20Element.pdf. |
| **VI. GEOLOGY AND SOILS** | **a-i) Less Than Significant Impact:** The Santa Clarita area contains and is within the vicinity of several known active and potentially active earthquake faults and fault zones. Active faults are those having historically produced earthquakes or shown evidence of movement within the past 11,000 years, and potentially active faults are those demonstrating displacement within the last 1.6 million years. The California Geological Survey establishes regulatory zones around active faults, called Alquist-Priolo Earthquake Fault Zones. These zones extend from 200 to 500 feet on each side of the known fault, identifying areas where potential surface fault rupture could prove hazardous for buildings used for human occupancy. The City of Santa Clarita's General Plan Safety Element shows that the project site is not within an Alquist-Priolo Earthquake Fault Zone (Santa Clarita 2011a, p. S-4). Further, no faults are known to pass directly beneath the project site. The closest active fault is the San Gabriel fault (approximately 2 miles to the southwest of the project site). Given the distance to the project site, the potential for surface rupture beneath the proposed project would be low; therefore, the threat to people or structures resulting from rupture of a known fault line is considered to be less than significant.<br><br>**a-ii) Potentially Significant Impact:** The project site could be subject to significant seismic ground shaking given the proximity to the San Gabriel fault line, as well as others in the area (e.g., the Tick Canyon fault, the Pelona fault, or the San Francisquito fault); however, the proposed development would be designed in accordance with the City and County building code regulations governing the construction of buildings in California to withstand minor earthquakes without major damage. That said, further analysis is required to determine the scope and magnitude of project impacts relating to placing people and structures at risk of loss, injury, or death due to strong seismic ground-shaking and whether any significant impact can be avoided, reduced, or otherwise mitigated through mitigation measures. Further analysis will be provided in the EIR to be prepared for this project.<br><br>**a-iii, a-iv) Potentially Significant Impact.** Regarding ground failure such as liquefaction and landslides, the project site contains liquefaction hazard zones, as well as earthquake-induced landslide hazard zones identified by the California Division of Mines and Geology in its Seismic Hazard Zone Maps (California Geological Survey 1999). Further analysis is required, based on the results of a preliminary geotechnical investigations and report. This analysis would determine the scope and magnitude of project impacts relating to placing people and structures at risk of loss, injury, or death due to landslides and liquefaction, and to develop mitigation measures to avoid, reduce, or otherwise mitigate such impacts through |

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| | appropriate project design and construction methods. Further analysis will be provided in the EIR to be prepared for this project.<br><br>**b)** **Potentially Significant Impact:** The proposed development would include extensive grading activities that would remove existing ground cover and disturb existing soils. These disturbed soils could be exposed to wind and rain, thus potentially resulting in soil erosion. However, construction activities would need to comply with existing erosion control requirements. For example, the proposed development would comply with Southern California Air Quality Management District Rule 403, which would reduce the potential for wind erosion through a variety of dust control measures such as covering soil stockpiles, ceasing grading during high winds, and providing temporary soil binders. The project must also comply with the conditions of a General Construction Permit, pursuant to the National Pollutant Discharge Elimination System, which would reduce water erosion through requiring best management water quality control practices (e.g., erosion control measures) during construction. Compliance with these existing regulatory standards would generally avoid or reduce potential erosion impacts during construction to less than significant. Work within the floodplain and the stream course in the northern part of the site will require temporary means of maintaining storm flows while construction is in process. Further information and analysis of the construction activities in the floodplain and stream course area is required to determine whether the proposed plan contains sufficient measures to prevent erosion impacts and to identify additional measures, if warranted.<br><br>Upon completion, the project would greatly reduce or eliminate erosion potential as compared with existing site conditions through construction of impervious surfaces throughout the developed areas. Landscaped areas, as well as manufactured slopes, would greatly reduce erosion potential when compared with existing conditions. Finally, the project proposes to channelize the flood zone in order to manage stormwater during high storm flows; this would reduce the potential for streambed erosion during storm events when stormwater flows could cause streambed scouring.<br><br>Further analysis is needed to determine if the site runoff would substantially increase flows that could trigger erosion of the natural stream course in that area of the site. This analysis will also consider the potential beneficial effects of the proposed channel and revegetation improvements. Further analysis would identify measures to avoid, reduce, or otherwise mitigate potentially significant impacts through mitigation measures such as project design and construction methods. This analysis will be provided in the EIR to be prepared for this project.<br><br>**c)** **Potentially Significant Impact:** As stated earlier in response a-iii, a-iv), the proposed project is located within a liquefaction hazard zone and an earthquake-induced landslide hazard zone. Given the scale of the proposed project, as well as the undulating terrain on which it would be constructed, further analysis is required, based on the results of a preliminary geotechnical investigation and report. This report would investigate possible geotechnical hazards that may affect the site, such as risks posed by landslides, liquefaction, and unstable soils resulting in lateral spreading, subsidence, or collapse. Further analysis would determine the scope and magnitude of project impacts related to unstable soil conditions and would identify measures to avoid, reduce, or otherwise mitigate potentially significant impacts through project design and construction methods. Further analysis will be provided in the EIR to be prepared for this project. |

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| | **d)** **Potentially Significant Impact:** Further analysis is required to determine the subsurface conditions of the project site and whether the new homes, roads, and infrastructure would be located on any expansive soils. This additional analysis will be conducted as part of a geotechnical investigation and report to be completed and discussed in the EIR to be prepared for this project.<br><br>**e)** **No Impact.** All of the wastewater generated by the proposed homes and on-site recreation facilities with plumbing systems would be discharged into the City of Santa Clarita municipal sewer system. No septic systems or other soil-based wastewater disposal systems would be part of the proposed project; therefore, the proposed project would have no impact related to soils incapable of supporting use of septic tanks.<br><br>**f–h)** **Potentially Significant Impact:** The project site is characterized by steep hillsides in the southern and western portions of the project site, with a relatively flat northern portion of the site. The proposed project plan and grading envelope would disturb a majority of the site and substantially alter the existing ground surface character. The elevation ranges from approximately 1,365 feet above mean sea level (AMSL) near the northwest corner of the site to 1,520 feet AMSL near the southeastern corner of the site. A Conditional Use Permit would be required for this project site for the import/export of dirt in excess of 100,000 cubic yards of earth. Additionally, the proposed project would develop on land with average cross slopes of 10 percent or more, thus requiring Hillside Development Review by the City of Santa Clarita. Further analysis is required to determine the total volume of grading associated with the proposed project, and to evaluate the potential impacts of slope alterations, landform alterations, and extensive grading of the project site. This analysis would be informed by further geotechnical investigations and would determine whether any significant impact can be avoided, reduced, or otherwise mitigated through mitigation measures. Further analysis will be provided in the EIR to be prepared for this project.<br><br>**i)** **No Impact:** Based on a field survey of the project site, and a review of the City of Santa Clarita's General Plan Safety Element (2011a) and Conservation and Open Space Element (2011b), there are no unique geologic or physical features on the project site. As such, the proposed project would have no impact resulting from destruction, covering, or modification of a unique geological or physical feature. No further review is required.<br><br>***Sources of Information***<br><br>California Geological Survey. 1999. Earthquake Zones of Required Investigation: Mint Canyon Quadrangle.<br><br>Santa Clarita, City of. 2011a. General Plan Safety Element. Exhibit S-1 Earthquake Faults in Southern California Region. https://www.codepublishing.com/CA/SantaClarita/html/SantaClaritaGP/7%20-%20Safety%20Element.pdf.<br><br>———. 2011b. General Plan Conservation and Open Space Element. https://www.codepublishing.com/CA/SantaClarita/html/SantaClaritaGP/6%20-%20Conservation%20and%20Open%20Space%20Element.pdf. |
| **VII. GREENHOUSE GAS EMISSIONS** | **a)** **Potentially Significant Impact:** Gases that absorb and re-emit infrared radiation in the atmosphere are called greenhouse gases (GHGs). Based on numerous studies by climate scientists around the world, it has been shown that global temperatures have been rising as a result of more heat being |

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| | | trapped by GHGs near the earth's surface. GHGs produced from human sources are widely seen as an important contributor to human-induced climate change. Globally, climate change has the potential to affect numerous environmental resources through impacts related to future air, land, and water temperatures and precipitation patterns. More specifically, according to the California Environmental Protection Agency's Climate Change Research Plan for California (2015), potential impacts of climate change in California may include worsened air quality, decreased snowpack and water supplies, sea level rise, an increase in extreme heat days per year, high ground-level ozone days, large forest fires, and drought.<br><br>Both natural processes and human activities emit GHGs, including the combustion of fossil fuels, agricultural practices, and landfills. The major sources of GHGs in California are transportation and industrial sources.<br><br>Construction of the proposed project would directly generate temporary GHG emissions, primarily due to the operation of construction equipment and truck trips. Site preparation and grading typically generate the greatest amount of emissions due to the use of grading equipment and soil hauling.<br><br>During the lifetime of the project, sources of GHG emissions include combustion of natural gas from heating and cooking related to the residential land uses, combustion of fossil fuels at electrical power generating plants that supply electricity to the local grid in this area, and automotive exhaust emissions from project-related vehicle trips. Other sources of GHG emissions may occur as a result of the use of consumer products, landscape maintenance, and the application of architectural coatings.<br><br>Further analysis is needed to quantify the project's direct and indirect generation of GHG emissions, and to examine the project's energy footprint with respect to applicable GHG reduction plans, policies and programs, as noted in the following response. This analysis will be conducted as part of the EIR being prepared for the project. If potentially significant impacts are identified, measures to avoid or mitigate those impacts will be developed. |
| | **b)** | **Potentially Significant Impact:** In 2012, the City of Santa Clarita adopted a Climate Action Plan (CAP), which identifies the amount of GHGs emitted in Santa Clarita. The CAP establishes a 2005 base year and outlines a set of strategies to reduce the amount of GHGs produced in the city to a level that is consistent with the reduction goals identified in the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32) (Health and Safety Code Sections 38500, 38501, 28510, 38530, 38550, 38560, 38561–38565, 38570, 38571, 38574, 38580, 38590, 38592–38599). The CAP's target is to reduce total citywide emissions in 2020 to about 4 percent below the 2005 baseline level and to approximately 17 percent below a hypothetical 2020 business-as-usual level (defined as a level projected from anticipated growth, but without the local emissions reduction strategies set forth in the CAP). Although the project will ultimately be complete post-2020, it is appropriate to examine the project's characteristics relative to the applicable strategies in the City's CAP.<br><br>Other reduction plans and programs that may be considered to determine whether the project's GHG footprint could be significant include the 2016 Regional Transportation Plan/Sustainable Communities Strategy, prepared by the Southern California Association of Governments, pursuant |

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| | to Senate Bill 375, and the California Air Resources Board's most recent Climate Change Scoping Plan.<br><br>The project's GHG footprint will be examined in relation to the applicable plans, policies, and regulations adopted with the intent to reduce GHG emissions. This evaluation will be conducted as part of the EIR being prepared for the project. If potentially significant impacts are identified, measures to avoid or mitigate those impacts will be developed.<br><br>***Sources of Information***<br><br>California Environmental Protection Agency. *2015 Climate Change Research Plan for California*. http://climatechange.ca.gov/climate_action_team/reports/CAT_research_plan_2015.pdf.<br><br>Santa Clarita, City of. 2012. *Climate Action Plan*. http://greensantaclarita.com/files/2012/10/APPROVED-CAP-AUGUST-2012.pdf. |
| **VIII. HAZARDS AND HAZARDOUS MATERIALS** | **a) Less Than Significant Impact:** Materials are generally considered hazardous if they are poisonous (toxicity), can be ignited by open flame (ignitability), corrode other materials (corrosivity), or react violently, explode, or generate vapors when mixed with water (reactivity). The term "hazardous material" is defined in California Health and Safety Code Section 25501 as any material that, because of quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment. The code additionally states that a hazardous material becomes a hazardous waste once it is abandoned, discarded, or recycled.<br><br>The transportation, use, and disposal of hazardous materials, as well as the potential releases of hazardous materials to the environment, are closely regulated through many state and federal laws.<br><br>As a residential land use, the proposed project would involve the routine transport, use, and disposal of minor quantities of common household hazardous materials. These materials could include cleaning products, paints, solvents, adhesives, other chemical materials used in building maintenance and interior improvements, automotive lubricants, small combustion engine fuels and lubricants, expired pharmaceuticals, mercury thermometers, sharp or used needles, pesticides and herbicides, and electronic wastes from household and car batteries that are typical of residential land uses. This level of hazardous materials usage is considered acceptable in residential areas and has not been identified as a significant threat to the environment. Residents can dispose of household hazardous materials for free at any of the Los Angeles County Sanitation Districts' permanent disposal centers, and electronics can be disposed of at several private locations or electronic recycling events. The Los Angeles County Sanitation Districts and the Los Angeles County Department of Public Works sponsor household hazardous waste roundups, which are one-day events hosted on Saturdays at various locations around Los Angeles County. Also, S.A.F.E. (Solvents/Automotive/Flammables/Electronics) Collection Centers are permanent facilities that are open every weekend. The centers closest to the project site are in Sun Valley and Northridge.<br><br>Based on the type of land use and the relatively minor level of usage, storage, and disposal of hazardous materials, along with the ready availability of household hazardous waste and electronic waste collection |

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| | | centers, the proposed project would not result in a significant impact involving the routine transport, use, or disposal of hazardous materials. |
| | **b)** | **Potentially Significant Impact:** A foreseeable upset or accident involving hazardous materials could occur if project-related activities resulted in the release of hazardous materials or wastes. In general, this occurs if construction activities disturb contaminated soils or groundwater associated with current or past land uses on or within the vicinity of a site. The approximately 57-acre site is currently undeveloped, except for one single-family residence on the west side, and while there are no apparent hazardous materials concerns, additional research is needed to examine the potential for site contamination from prior land uses.<br><br>Further evaluation of the project site in accordance with the American Society for Testing Materials Standard E1527-13 is required to determine the land use history of the project site and if there are any indicators that the project could result in an upset or accidental release of hazardous materials. This analysis, which may also include mitigation measures, will be provided in the EIR to be prepared for this project. |
| | **c)** | **No Impact:** There are no schools located within one-quarter mile of the project site. The nearest school is Plum Canyon Elementary School, approximately 1.5 miles south/southwest of the project site. Moreover, the proposed residential development would not generate hazardous emissions or involve the handling of acutely hazardous materials, substances, or wastes. Regular handling of minor quantities of common household chemical agents and related materials would occur; however, as discussed in response a), a significant threat to the environment would not occur. |
| | **d)** | **No Impact:** A review of the Geotracker database maintained by the California Water Resources Control Board, the Envirostar database maintained by the California Department of Toxic Substances Control, and the Cleanup Community Mapping maintained by the U.S. Environmental Protection Agency did not reveal the project site as listed on any databases compiled pursuant to Government Code Section 65962.5. Therefore, no impact would occur in relation to this issue. |
| | **e)** | **No Impact:** There are no airports located within 2 miles of the project site, and the project site is not within an airport land use plan. The nearest public use airport is Van Nuys Airport, approximately 20 miles to the south. Therefore, the project would not result in a safety hazard for people residing or working in proximity to an airport, and the proposed project would have no associated impacts. |
| | **f)** | **No Impact:** The project site is not in the vicinity of a private airstrip. There are no air transportation facilities, public or private, within 2 miles of the project site. Therefore, the project would not result in a safety hazard for people residing or working in proximity to a private airstrip, and the proposed project would have no associated impacts. |
| | **g)** | **No Impact:** Both City and County emergency plans provide operational concepts, describe responsibilities, and outline procedures for emergency response. The County has adopted an Operational Area Emergency Response Plan, which describes the planned responses to emergencies associated with natural and man-made disasters and technological incidents. The City's 2003 Standardized Emergency Management Systems (SEMS) Multi-Hazard Functional Plan addresses planned responses to emergencies associated with natural disasters and technological incidents. |

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| | The plan also identifies appropriate land use, design, and construction regulations to reduce losses from disasters.<br><br>In addition, in 2006, the City of Santa Clarita adopted and implemented the National Incident Management System (NIMS), which provides another method of relaying emergency-related information is through the City's e-alert system.<br><br>In relation to emergency evacuation, the Santa Clarita Valley has freeway access along three routes—Interstate 5 and State Route 14 going north and south, and State Route 126 going east and west—to use in the event of an emergency such as a fire or an earthquake. In addition, detour routes have been established through the Santa Clarita Valley if the local freeways are closed. Bouquet Canyon Road is not specifically designated as an emergency evacuation route. Traffic control during evacuation procedures would be based on the nature of the emergency and the condition of the roads. Temporary signage would be placed by the City and County Public Works Departments to ensure that evacuation routes are clearly marked for motorists.<br><br>During the City's development review process for all pending development projects, emergency access is evaluated by the Los Angeles County Fire Department. Adequate road and driveway widths are required to provide access to fire trucks, along with turnouts and turnaround areas where deemed necessary. Given the size of the project (greater than 150 residential units), two access points are required. The project would provide a total of three access points: two along the current alignment of Bouquet Canyon Road and one along the future alignment of the new Bouquet Canyon Road.<br><br>Furthermore, the project site is not utilized by any emergency response agencies, and no emergency response facilities exist in the project vicinity. Therefore, the proposed project would have no impact related to emergency response planning.<br><br>**h)** **Potentially Significant Impact:** The project site is on approximately 57 acres of undeveloped land that is in a Fire Zone as designated on the City of Santa Clarita Fire Zone Map (Santa Clarita 2013) and within a Very High Fire Hazard Severity Zone on the California Department of Forestry and Fire Protection (2011) Local Responsibility maps. The project site, like many other undeveloped lands in the valley, is in a Very High Fire Hazard Severity Zone due to a combination of hilly terrain, dry weather conditions, and the presence of flammable native vegetation. In addition, the steep slopes on-site allow for the quick spread of flames during fires and pose difficulty for fire suppression due to access problems for firefighting equipment. The project applicant is required to comply with Los Angeles County Code Section 4908.1, Fuel Modification Plan in Fire Hazard Severity Zones, which requires any structure over 120 square feet located in a Very High Fire Hazard Severity Zone to create a fuel modification plan. Every fuel modification plan shall be reviewed by the Los Angeles County Fire Department Fuel Modification Unit for defensible space, fire safety, and compliance with Sections 325.2.1, 325.2.2, 325.10, and 503.2.1 of the Los Angeles County Code, the Fire Department's fuel modification guidelines, and California Code of Regulations, Title 14, Division 1.5, Chapter 7, subchapter 2. Compliance with these existing regulatory standards is mandatory, to be enforced through the City's standard building permit process. |

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| | Further evaluation of the project is required to more closely examine development of a sizeable residential community in this wildland fire hazard area and compliance with applicable codes. This analysis, which may also include mitigation measures, will be provided in the EIR to be prepared for this project.<br><br>**i)** **Less Than Significant Impact:** Hazards associated with overhead transmission lines range from exposure to electrical magnetic fields to live wires and flashovers when a person or equipment gets too close to an overhead line. Surface or subsurface-level natural gas or other fuel lines can pose risks when improper contact is made, resulting in leaks, fire, and/or explosions.<br><br>No electrical transmission lines, gas lines, or other types of fuel lines extend across the site. Currently, there is an overhead electricity transmission line that extends from transmission poles aligned along Bouquet Canyon Road to the single-family residence in the western portion of the project site. Thus, the proposed project would not expose people to existing sources of potential health hazards from existing electrical, natural gas, or oil pipelines.<br><br>The City of Santa Clarita Natural Hazard Mitigation Plan (2015) identifies that new development is to participate in undergrounding utilities when possible (Strategy SW-EW003); furthermore, the City's Municipal Code 17.57 requires that all utility lines less than 34 kilovolts are to be undergrounded and Municipal Code 4.04.480 requires that all utilities that can be undergrounded shall be undergrounded. Pursuant to these existing regulatory standards, all of the project's utility lines would be placed underground, in accordance with the specifications of the utility purveyor and the City's building codes, which are designed to ensure safe installations within residential communities. Proper compliance with the applicable standards for installation of underground utilities would reduce potential hazards associated with the project's on-site utility infrastructure to less than significant.<br><br>***Sources of Information***<br><br>California Department of Forestry and Fire Protection. 2011. *Fire Hazard Severity Zones in Local Responsibility Area.* http://www.fire.ca.gov/fire_prevention/fhsz_maps/FHSZ/los_angeles/Santa_Clarita.pdf.<br><br>California Department of Toxic Substances Control. 2018. *EnviroStor Database.* Accessed September 19, 2018. https://www.envirostor.dtsc.ca.gov/public/.<br><br>Santa Clarita, City of. 2013. *City of Santa Clarita Fire Zone Map*. https://www.santa-clarita.com/home/showdocument?id=2320.<br><br>———. 2015. *Local Hazard Mitigation Plan*. http://filecenter.santa-clarita.com/EmergencyMgmt/2015%20Hazard%20Mitigation%20Plan-Final%20Draft.pdf.<br><br>State Water Resources Control Board. 2018. *Geotracker Database*. Accessed September 19, 2018. https://geotracker.waterboards.ca.gov/. |
| **IX. HYDROLOGY AND WATER QUALITY** | **a)** **Potentially Significant Impact:** The proposed project would change the site through extensive landform modification and by adding impermeable surfaces and urban land uses that would alter hydrological patterns and introduce new sources of water pollutants in site runoff. There is the potential for water pollutants to be generated in the short term during |

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| | construction activities and in the long term due to the permanent changes to the site.<br><br>Construction-related pollutants might include loose soils, liquid and solid construction materials and wastes, and accidental spills of concrete, fuels, and other materials. As an urban development, the proposed project would add typical, nonpoint-source pollutants to stormwater runoff, primarily due to runoff from impervious surfaces where a variety of pollutants can collect over time, such as driveways, streets, roofs, patios, and other paved surfaces. Landscaped areas can also generate water pollutants such as fertilizers and weed control agents, as well as green waste from landscape maintenance cuttings. Several measures to protect water quality and limit discharges are directed and implemented both through the preparation of various plans and adherence to established programs. As discussed below, the project will be required to demonstrate compliance with such plans and programs.<br><br>Santa Clarita, including the project site, is mainly within the jurisdiction of the Los Angeles Regional Water Quality Control Board (RWQCB), which is tasked with protecting the region's water quality and developing the region's water quality objectives that meet the standards set forth in Section 303 of the federal Clean Water Act and the state Porter-Cologne Water Quality Control Act. The Los Angeles RWQCB defines water quality objectives and identifies strategies to protect the beneficial uses of regional waters through its Basin Plan.<br><br>In addition, the National Pollutant Discharge Elimination System (NPDES) program (Section 402 of the Clean Water Act) regulates point source and nonpoint-source discharges to surface waters. Under this section, municipalities are required to obtain permits for the water pollution generated by stormwater in their jurisdictions. These permits are known as municipal separate storm sewer system (MS4) permits. Because the proposed project's stormwater runoff would be discharged into the local municipal storm drain system, it must be demonstrated that the runoff would be consistent with the standards established in the MS4 permit.<br><br>Moreover, the City's Zoning Code Chapter 17.95, Standard Urban Stormwater Mitigation Plan Implementation, contains requirements for post-construction stormwater activities and facility operations of development and redevelopment projects to comply with the current MS4. In part, adherence requires that water quality impacts of development projects be lessened by using smart growth practices and integrating low-impact development (LID) design principles to mimic predevelopment hydrology through infiltration, evapotranspiration, and rainfall harvest. A LID plan is required for the proposed project to demonstrate compliance with the provisions of the City's Zoning Code.<br><br>Lastly, to control construction-phase stormwater pollutants, the project applicant is required to prepare a stormwater pollution prevention plan (SWPPP), pursuant to the Statewide General Construction Permit (State Water Resources Control Board 2009-0009-DWQ Construction General Permit). The SWPPP must contain details of best management practices, including desilting basins or other temporary drainage or control measures, or both, as may be necessary to control construction-related pollutants. The City cannot issue a grading permit for the project until the SWPPP has been submitted to and approved by the City engineer.<br><br>As with most residential developments, the project is a nonpoint source of pollution (pollutants resulting from diffused sources) and is not subject to |

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| | waste discharge requirements of the Los Angeles RWQCB, which regulates point-source pollutants that originate from a single identifiable source. However, further research of the project's construction and long-term operational water quality impacts is required to determine whether there could be a conflict with the water quality objectives for this area, as established in the RWQCB Basin Plan. This analysis will include review of a preliminary SWPPP, a pre- and post-development hydrology study, and a LID plan as part of the EIR to be prepared for this project. If potentially significant impacts are identified, measures to avoid or mitigate those impacts will be developed.<br><br>**b)** **Potentially Significant Impact:** The project does not include any groundwater extraction wells because all water demand would be met through piped connections to the Santa Clarita Valley Water Agency's municipal water system.<br><br>In relation to groundwater recharge, the Santa Clara River and its tributaries are the primary groundwater recharge areas for the Santa Clarita Valley. According to the Santa Clarita General Plan Conservation and Open Space Element (Santa Clarita 2011a), it appears that portions of the project site may be within the Saugus and Alluvial Aquifer recharge areas. As discussed in response a) above, the proposed project would alter site drainage through extensive landform modifications and by adding impermeable surfaces, which could change the rate of groundwater recharge. Further evaluation is required to determine whether the proposed development plan could significantly affect groundwater recharge to the extent that it could reduce the level of a groundwater aquifer and/or adversely affect the performance of existing groundwater wells in the vicinity. This additional analysis will be conducted as part of the EIR to be prepared for the proposed project. If potentially significant impacts are identified, measures to avoid or mitigate those impacts will be developed.<br><br>**c)** **Potentially Significant Impact:** The proposed project would channelize part of the flood zone through the site to carry high storm flows, and the natural landscape in that area would be altered to construct flood control improvements. Further analysis of the proposed flood control improvements is needed to examine the potential to induce or worsen potential erosion due to channelizing storm flows. Additionally, site conditions would transition from primarily undeveloped to, post-development, a combination of impervious surfaces and landscaped conditions, which would increase the rate and amount of site runoff that might result in increased erosion potential, on- or off-site. Further analysis of the hydrological characteristics of the developed site is required to determine whether the proposed drainage system and site improvements could induce or worsen erosion on- or off-site.<br><br>This additional analysis will be conducted as part of the EIR to be prepared for this project. If potentially significant impacts are identified, measures to avoid or mitigate those impacts will be developed.<br><br>**d)** **Potentially Significant Impact:** There is a Federal Emergency Management Agency (FEMA) designated flood hazard zone mapped along the drainage course that traverses from the north-central portion to the northeastern portion of the site. The project would channelize part of the flood zone through the site to carry high storm flows while retaining a natural stream course for low flows. Proposed project changes to the existing hydrology and the modification or elimination of the existing flood hazard zone must be approved by FEMA. |

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| | Further evaluation is required to determine the amount and pattern of runoff as a result of site modifications, including channelization of the flood zone and the increase in impervious surfaces, and if the project could result in significant flooding impacts on- or off-site. This evaluation will be conducted as part of the EIR to be prepared for this project. If potentially significant impacts are identified, measures to avoid or mitigate those impacts will be developed.<br><br>**e)** **Potentially Significant Impact:** The project will alter the existing landscape through grading and excavation and the construction of 461 residential units and associated infrastructure, which will introduce impervious surfaces into the project area. Collectively, these modifications would change the pattern and volume of runoff from present conditions and, potentially, the amount of stormwater that enters the municipal storm drain system. Based upon a preliminary review of the proposed project, it does not appear that the project would generate a substantial additional source of stormwater pollutants beyond those typical of residential land uses. Nonetheless, in addition to evaluating the ability of the municipal storm drain system to accommodate the project, further evaluation of the project's new sources of runoff and potential to generate any unusual water pollutants will be included in the EIR being prepared for this project. If potentially significant impacts are identified, measures to avoid or mitigate those impacts will be developed.<br><br>**f)** **Potentially Significant Impact:** While no other potential sources of water quality degradation have been identified beyond those discussed in responses a), c), and e), further evaluation of the project's runoff characteristics and storm drainage plan will be conducted in the EIR to be prepared for the proposed project. If potentially significant impacts are identified, measures to avoid or mitigate those impacts will be developed.<br><br>**g)** **Potentially Significant Impact:** The FEMA Flood Insurance Rate Map (FIRM) for the project area identifies the northeastern part of the project site as being in a Zone A flood hazard area, which is an area subject to flooding in the 100-year event. A 100-year event is defined as any area that has a 1 percent chance of flooding in any given year. The project includes the channelization of the flood zone and the retention of the natural drainage course to accommodate low flows, and adjustments to the existing base flood mapping. Based on the proposed site plan, the project would not place any homes within a flood hazard zone. However, the proposed modifications to the base flood mapping will require FEMA approval, including a Conditional Letter of Map Revision prior to the issuance of grading permits and a Letter of Map Revision prior to the issuance of occupancy permits. Further review of the project's hydrology study regarding modifications to the base flood mapping is required to ensure that the hydrology analysis is consistent with FEMA standards and City criteria and to verify that the project would not place housing within a designated flood hazard area and would cause no related significant impacts. This additional review will be conducted as part of the EIR to be prepared for the proposed project.<br><br>**h)** **Potentially Significant Impact:** See response g) above. Additional analysis is also required to verify that no structures would be placed within the modified flood hazard zone that could impede or redirect flood flows. This analysis will be conducted as part of the EIR to be prepared for the proposed project. |

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| | **i)** **Potentially Significant Impact:** According to Figure S-3 (Seismic Hazards) in the City's General Plan Safety Element (Santa Clarita 2011b, p. S-12), the project site may be in an inundation area as a result of the failure of the dam along the Bouquet Reservoir. Therefore, the proposed project may expose people or structures to a risk of loss, injury, or death involving flooding as a result of the failure of a levee or dam, and this will be further evaluated in the EIR being prepared for the proposed project. If potentially significant impacts are identified, measures to avoid or mitigate those impacts will be developed.<br><br>**j)** **Potentially Significant Impact:** There are no bodies of water near the project site that are capable of producing a seiche or tsunami. Mudflows occur in areas where slope stability is compromised. As discussed in Section VI, Geology and Soils, of this Initial Study, the project's slope stability and susceptibility to landslides or other ground or slope failure will be further evaluated as part of the EIR being prepared for the proposed project. If potentially significant impacts are identified, measures to avoid or mitigate those impacts will be developed.<br><br>**k)** **Potentially Significant Impact:** The project would alter the site's drainage patterns, including the channelization of an existing flood zone. In addition, the project involves grading and excavation for the development of the 461 residential units and associated infrastructure, which will alter the existing drainage patterns on the project site. Further evaluation of the project's hydrological characteristics and the alteration of the site's hydrological patterns is needed to determine if the project will have significant impacts on the rate of flow, currents, or the course and direction of surface water and groundwater. This evaluation will be conducted as part of the EIR to be prepared for this project. If potentially significant impacts are identified, measures to avoid or mitigate those impacts will be developed.<br><br>**l)** **Less Than Significant Impact:** As previously discussed in responses c), d) and g) above, the project will result in the alteration of the natural drainage course on-site and the channelization of the flood zone. There are no other washes, creeks, or rivers that will be impacted by the proposed project. The Santa Clara River is approximately 2 miles south of the project site and site development will not have a direct effect on the geomorphic conditions of the river. Thus, given there are no other washes, creeks, or rivers affected by the project, the project will have a less than significant impact in relation to this issue.<br><br>**m-i–vii) Potentially Significant Impact:** Please refer to responses a) through f), above. In addition, further analysis of potential impacts to the biological integrity of the natural drainage features on-site will be addressed as part of the assessment of impacts to biological resources; please refer to responses b) and c) in Section IV, Biological Resources, in this Initial Study. Please refer to the responses to f) and g) in Section XVIII, Utilities, regarding less than significant impacts related to handling of solid waste materials during construction and throughout the operating life of the project.<br><br>***<u>Sources of Information</u>***<br><br>Federal Emergency Management Agency. 2018. Flood Map Viewer. Accessed September 21. https://msc.fema.gov/portal/search?AddressQuery=Bouquet%20Canyon%20Road%20and%20Fan%20Court%2C%20S. |

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| | Santa Clarita, City of. 2011a. City of Santa Clarita General Plan Conservation and Open Space Element. https://www.codepublishing.com/CA/SantaClarita/html/SantaClaritaGP/6%20-%20Conservation%20and%20Open%20Space%20Element.pdf.<br><br>———. 2011b. City of Santa Clarita General Plan Safety Element. https://www.codepublishing.com/CA/SantaClarita/html/SantaClaritaGP/7%20-%20Safety%20Element.pdf. |
| **X. LAND USE AND PLANNING** | **a) Less Than Significant Impact:** Currently the project site is primarily undeveloped. There is a single residence in the northwestern portion of the site. There is no existing access through or around the site; Bouquet Canyon Road, which borders the western and northern edges of the site, provides the sole access to the project area. Additionally, with the exception of utility infrastructure being provided to the single residence, there are no utilities extending across the site.<br><br>Neighborhoods of single-family homes surround the site to the west, north, and south. Two probation camps operated by the County of Los Angeles are located just east of the site, and a neighborhood commercial center is situated along Bouquet Canyon Road, just to the southwest of the site. Bouquet Canyon Road is the primary travel route in this area.<br><br>The physical division of an established community is typically associated with the construction of a linear feature, such as a major highway or railroad tracks, or the removal of a means of access, such as a local road or bridge, which would impair mobility within an existing community or between a community and an outlying area.<br><br>As noted in the project description of this Initial Study, a major project component includes the closure and abandonment of a portion of Bouquet Canyon Road, between Pam Court and Hob Avenue, and construction of a new segment of Bouquet Canyon Road through the southern portion of the site. The new alignment is consistent with the Santa Clarita General Plan Circulation Element, which indicates that the realignment of this portion of Bouquet Canyon Road is needed to implement future roadway improvements recommended in the City's Highway Plan (Table C-3). Closure of the existing segment of Bouquet Canyon Road between Pam Court and Hob Avenue would not separate the adjoining residential neighborhoods from the rest of the community, as the road already represents a strong edge feature that separates those homes from the project site. Vehicular access to all of those homes would remain available from Bouquet Canyon Road on both sides; therefore, local vehicular circulation and access to the nearby homes would not be seriously disrupted.<br><br>No new major supporting infrastructure facilities would need to be constructed and extended to the project site that could result in a physical disruption to an established land use or the local pattern of development. Overall, the project would result in the conversion of this undeveloped site into residential and urban land uses, not an intrusion into an established neighborhood. As such, the project would represent an expansion of an existing residential area. The modifications to existing Bouquet Canyon Road and construction of the new segment of that street would have a less than significant impact on the physical structure of the established community.<br><br>**b) Less than Significant Impact:** The City of Santa Clarita General Plan (2011b) designates the project site as Urban Residential 2 (UR2) and |

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| | Urban Residential 5 (UR5). The site zoning classifications are identical to these land use designations.<br><br>According to the City of Santa Clarita General Plan Land Use Element (2011b), the UR2 land use designation could include single-family homes and other residential uses at a maximum density of 5 dwelling units per 1 acre, and specific allowable uses and development standards shall be determined by the underlying zoning designation. Likewise, the UR5 land use designation provides for medium- to high- density apartment and condominium complexes in areas easily accessible to transportation, employment, retail, and other urban services. Allowable uses in this designation include multiple family dwellings at a minimum density of 18 dwelling units per 1 acre and a maximum density of 30 dwelling units per 1 acre.<br><br>Similarly, the UR2 zoning provides for residential neighborhoods that typify much of the planning area, with uses such as single-family homes and other residential uses at a maximum density of 5 dwelling units per acre. The UR5 zoning provides for medium- to high-density apartment and condominium complexes in areas easily accessible to transportation, employment, retail, and other urban services. Allowable uses in this designation include multiple family dwellings at a minimum density of 18 dwelling units per acre and a maximum density of 30 dwelling units per acre.<br><br>The project proposes the clustered development of 461 residential units located within five distinct planning areas, and would consist of 45 single-family detached units, 102 bungalows, 132 row homes, 90 homes configured in motor courts, and 92 townhomes. Parkland and recreational amenities include a hilltop park, five neighborhood parks, a linear park, a tot lot, and two private recreation sites. The proposed residential land use mix and densities represent a combination of both the UR2 and UR5 land use standards. This is considered to be consistent with the General Plan land use policies and zoning standards for the project site.<br><br>The project will require a Ridgeline Alteration Permit, for development near a designated significant ridgeline in the northwestern portion of the site, which lies within a ridgeline preservation overlay zone. This is not considered to be a significant land use impact; however, the proposed encroachment or development along this ridgeline could result in significant aesthetic effects, which will be analyzed further in the EIR being prepared for the project as noted in Section I, Aesthetics, responses a) and b) of this Initial Study.<br><br>The City of Santa Clarita General Plan Conservation and Open Space Element (2011c) does not identify any land use restrictions for the project site that would require conservation of part or all of the site as permanent open space for purposes of protecting wildlife habitat or other natural resources, or to avoid a hazard. Thus, the proposed project would not conflict with land use policies established in the Conservation and Open Space Element.<br><br>The project site is not in an area that is subject to a specific plan or a local coastal program.<br><br>Therefore, since the project would not conflict with any applicable land use plans, policies, or regulations, impacts are less than significant in relation to this issue. |

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| | **c)** **No Impact:** As discussed in Section IV, Biological Resources, response f) of this Initial Study, the project site is not within a habitat conservation plan, natural community conservation plan, or other approved environmental resource conservation plan. Therefore, the project would not conflict with any adopted environmental conservation plans, and the project would have no related impacts.<br><br>***Sources of Information***<br><br>Santa Clarita, City of. 2011a. *General Plan Circulation Element*. https://www.codepublishing.com/CA/SantaClarita/html/SantaClaritaGP/4%20-%20Circulation%20Element.pdf.<br><br>———. 2011b. *General Plan Land Use Element*. https://www.codepublishing.com/CA/SantaClarita/html/SantaClaritaGP/2%20-%20Land%20Use%20Element.pdf.<br><br>———. 2011c. *General Plan Conservation and Open Space Element*. https://www.codepublishing.com/CA/SantaClarita/html/SantaClaritaGP/6%20-%20Conservation%20and%20Open%20Space%20Element.pdf. |
| **XI. MINERAL AND ENERGY RESOURCES** | **a, b)** **No Impact:** The project site is not within an Existing Mineral Extraction Area, nor is it within a Mineral Resource Zone, identified on Exhibit CO-2 (Mineral Resources) of the City's General Plan Conservation and Open Space Element (Santa Clarita 2011, p. CO-9). There are no producing, idle, or abandoned oil or natural gas wells, or any other types of mineral extraction activities on or near the site. The only nearby resource listed on Exhibit CO-2 is Placer Gold Gulch, approximately 1 mile southeast of the project site. The project site is not within a Community or Specific Plan and currently has a General Plan Land Use designation of Urban Residential 2 and Urban Residential 5. Mineral recovery is not an allowable use in these zones. Given the lack of known mineral resources on the site, as well as the City's zoning and land use regulations that prohibit mineral extraction, the project would have no impact on the availability of a known resource of value to the region or the state.<br><br>**c)** **Potentially Significant Impact:** The proposed project would use a variety of building materials and energy resources during construction and would consume energy over the long-term operating life of the completed residential community.<br><br>Many of the resources utilized for construction are nonrenewable, including sand, gravel, soils, metals, and hardscape materials, along with petroleum-based fuels to power construction machinery and vehicles. A highly competitive construction economy encourages the efficient use of materials and manpower during construction to both be cost-effective and meet financial goals. The proposed project would not require any unique construction methods or materials that would consume nonrenewable resources in an unusually intensive manner. As such, this project is not expected to consume nonrenewable resources during construction in a wasteful or inefficient manner.<br><br>In addition, the proposed project would commit energy and water resources as a result of the long-term operation and maintenance of the development. Water resources are considered to be renewable through the natural hydrological cycle, although in Southern California, fresh water is a scarce resource during periodically prolonged drought conditions. Much of the electrical energy that would be utilized on-site would be generated |

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| | through off-site combustion of nonrenewable fossil fuels at distant power generation facilities.<br><br>In accordance with Appendix F of the CEQA Guidelines, further analysis of the project's energy consumption characteristics is required to determine whether the project would consume nonrenewable energy resources in a wasteful and inefficient manner. This additional analysis will be provided in the EIR to be prepared for this project.<br><br>***Sources of Information***<br><br>Santa Clarita, City of. 2011. *General Plan Conservation and Open Space Element*. https://www.codepublishing.com/CA/SantaClarita/html/SantaClaritaGP/6%20-%20Conservation%20and%20Open%20Space%20Element.pdf. |
| **XII. NOISE** | **a) Potentially Significant Impact:** The noise standards that apply to the proposed project include those in the Santa Clarita General Plan, the City's Municipal Code (Chapter 11.44, Noise Limits), and the California Building Code Standards, Title 24. The General Plan Noise Element, Exhibit N-8, identifies the normal acceptable range for residential low-density single-family homes and residential multifamily as 50-60 dBA community noise equivalent level (CNEL) (Santa Clarita 2011, p. N-31). Further, Policy N 3.1.1 sets an interior standard of 45 CNEL for residential development, and Policy N 3.1.2 requires developers of new residential units in neighborhoods where exterior noise levels exceed 65 CNEL to provide mitigation measures to reduce outdoor noise levels to 65 CNEL. Municipal Code Chapter 11.44 states that for residential zones, the base noise level shall not exceed 65 dBA Leq during the day and 55 dBA Leq during the nighttime, which is the equivalent of 65 dBA Leq CNEL. Similar to the Noise Element's stated interior standard of 45 CNEL, the California Building Code Standard, Title 24 states that interior noise levels attributed to exterior sources shall not exceed 45 dBA CNEL in any habitable room.<br><br>The proposed project would generate both short-term construction noise and long-term operational noise. Further analysis is required to quantify the timing and the level of noise generation resulting from construction and operation of the proposed project and determine whether the City's noise standards could be exceeded, and to identify measures to avoid, reduce, or otherwise mitigate potentially significant impacts through project design and construction methods. Further analysis will be provided in the EIR to be prepared for this project.<br><br>**b) Potentially Significant Impact:** Project construction is anticipated to generate varying degrees of groundborne vibration, depending on the construction procedure and the construction equipment used. Operation of some types of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. If any blasting should be needed to break up hard rock within proposed grading areas, there could be ground vibrations from that activity, as well.<br><br>The effect on buildings in areas surrounding the project site would vary depending on the distance from the vibration source, as well as soil type, ground strata, and construction characteristics of the buildings. The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage at the highest levels. Groundborne vibrations from |

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| | construction activities rarely reach levels that damage structures. Impacts could also include human annoyance, which occurs when construction vibration rises significantly above the threshold of human perception for extended periods of time. The Federal Transit Administration (FTA) has published standard vibration velocities for construction equipment operations (FTA 2006). In general, the FTA architectural damage criterion for continuous vibrations for non-engineered timber and masonry buildings is 0.2 inches per second.<br><br>The project site is surrounded by neighborhoods of single-family homes to the west, north, and south; land owned and partially developed by the County of Los Angeles Probation Department to the east; and a commercial strip center along Bouquet Canyon Road to the south. Because the nearest homes and commercial or institutional structures are at a distance from the project site, serious vibration problems are not anticipated. Nonetheless, further analysis of construction period ground vibration is required to determine whether there could be a significant impact at existing structures nearest the construction activity. Further analysis would also identify measures to avoid, reduce, or otherwise mitigate potentially significant impacts through project design and construction methods, if warranted. Further analysis will be provided in the EIR to be prepared for this project.<br><br>**c)** **Potentially Significant Impact:** Permanent noise would most likely result from long-term habitation and maintenance of the project site, specifically from residential areas, outdoor recreation areas, property maintenance, and automobile traffic associated with the development. As stated in response a), the General Plan Noise Element (2011) identifies the normal acceptable range for residential low-density single- family homes and residential multifamily as 50-60 dBA CNEL. Further, Noise Element Policy N 3.1.1 sets an interior standard of 45 CNEL for residential development, and Policy N 3.1.2 requires developers of new residential units in neighborhoods where exterior noise levels exceed 65 CNEL to provide mitigation measures to reduce outdoor noise levels to 65 CNEL. A quantitative noise study is required to further analyze and determine the scope and magnitude of project-related traffic noise and on-site operational activities on permanent ambient noise levels in the project vicinity, to determine whether any project-related noise increase could have a significant impact on surrounding land uses. If warranted, this analysis will also identify measures to avoid, reduce, or otherwise mitigate potentially significant impacts to ensure off-site noise levels do not exceed the City of Santa Clarita's noise standards. The noise study will be provided in the EIR to be prepared for this project.<br><br>**d)** **Potentially Significant Impact:** Grading and site preparation, truck transport of large machinery and building materials, and construction of site improvements would temporarily increase ambient noise levels in the project vicinity. Construction noise could adversely affect the noise environment at surrounding land uses. The project would not include any long-term periodic noise increases from activities typically associated with residential land uses. Further analysis via a quantitative noise study is required to determine the scope and magnitude of temporary construction activities on ambient noise levels and to identify measures to avoid, reduce, or otherwise mitigate potentially significant impacts through project design and construction methods. Further analysis will be provided in the EIR to be prepared for this project. |

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| | **e)** **No Impact:** There are no public airports in the City of Santa Clarita. As such, the proposed project would not be within 2 miles of a public airport, and it would not expose potential residents or workers to excessive noise levels. There would be no impact from this project.<br><br>**f)** **No Impact:** There are no private airports in the City of Santa Clarita, or within the nearest unincorporated area. As such, the proposed project would not be located in the vicinity of a private airport, and it would not expose potential residents or workers to excessive noise levels. There would be no impact from this project.<br><br>***Sources of Information***<br><br>FTA (Federal Transit Administration). 2006. *Transit Noise and Vibration Impact Assessment*. Chapter 12, Noise and Vibration During Construction.<br><br>Santa Clarita, City of. 2011. *General Plan Noise Element*. https://www.codepublishing.com/CA/SantaClarita/html/SantaClaritaGP/5%20-%20Noise%20Element.pdf. |
| **XIII. POPULATION AND HOUSING** | **a)** **Less than Significant Impact:** Growth-inducing impacts are caused by those characteristics of a project that foster or encourage population and/or economic growth. According to the California Department of Finance (DOF), the population of Santa Clarita in 2018 is 216,589, and the city contains a total of 74,294 housing units (DOF 2018).[1] The proposed project would add 461 dwelling units to the city's housing stock, which is expected to add 1,392 residents to the City's population (based on the city's average persons per household of 3.02, as reported by DOF in 2018). This would represent a 1.9 percent increase to the city's 2018 population, as reported by DOF, which is considered to be a less than significant increase.<br><br>The project site is currently zoned as Urban Residential 2 and Urban Residential 5 in the City's General Plan Land Use Element (Santa Clarita 2011). The proposed project to develop 461 dwelling units is consistent with the General Plan's Land Use Element and does not require a land use or zoning change. The City's General Plan Housing Element (Santa Clarita 2013a) identifies a large portion of the project site as "Housing Site 2"; it notes that the site is currently vacant apart from one home, is zoned Urban Residential 5, and could allow for up to 1,360 units when considering current classification with density bonus allowances. The Housing Element further notes that the site's topography and floodway constraints mean that fewer than 1,360 units could be reasonably accommodated on the site (the Housing Element estimates 300 units on the site identified as 36.3 acres). Therefore, the proposed project is consistent with the City of Santa Clarita's General Plan Land Use Element and Housing Element.<br><br>The Southern California Association of Governments (SCAG) develops socioeconomic estimates and growth projections for cities and transportation analysis zones within the SCAG region. These growth projections are used for SCAG's transportation planning, as well as referenced by many cities when planning for growth in their areas. The 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) lists a 2012 population for Santa Clarita of 202,000 (SCAG 2016). SCAG forecasts that the population of Santa Clarita will increase to 220,600 by 2020, and 250,900 by 2035. The increase in population resulting from the proposed project would account for 7 percent |

[1] Number of housing units includes 44,707 single detached units; 8,592 single attached units; 3,113 two to four attached units; 15,279 five or more attached units; and 2,603 mobile homes.

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| | of the population growth between 2012 and 2020 and would account for 3 percent of population growth between 2012 and 2035. This increase is considered to be less than significant, as it is well within the total population growth forecast in the current RTP/SCS.<br><br>The realignment of Bouquet Canyon Road associated with the proposed project is consistent with the City's General Plan Circulation Element (Santa Clarita 2013b) and does not represent an extension of road infrastructure to currently unserved areas.<br><br>Since the project is consistent with the City's General Plan elements and with growth forecasts for the city, the project would not have significant growth-inducing impacts. Nonetheless, growth-inducing effects will be discussed in the EIR to be prepared for this project, as required by CEQA Guidelines Section 15126 (d).<br><br>**b)** **Less than Significant Impact:** The project site is mostly vacant apart from one home on the northwestern side of the project site. The proposed project would remove the home and construct 461 residential dwelling units on the 57.1-acre site. One alternative project design option still under consideration would retain the occupied home and develop around that property. Under the current proposed design, the development would only result in the removal of that one existing home and would therefore not displace a substantial number of existing housing units, which would require replacement of housing elsewhere. As such, the proposed project would have a less than significant impact.<br><br>**c)** **Less than Significant Impact:** The project site is mostly vacant apart from one home on the northwestern side of the project site. As stated, the proposed project would remove the home and construct 461 residential dwelling units on the 57.1-acre site. One alternative project design option still under consideration would retain the one home and incorporate it into the development's design. The household size of the home is not known; however, it is estimated at fewer than 10 people. Therefore, the proposed project would not displace a substantial number of people that would require replacement housing elsewhere. As such, the proposed project would have a less than significant impact.<br><br>***Sources of Information***<br><br>DOF (California Department of Finance). 2018. Table 2: E-5 City/County Population and Housing Estimates, 1/1/2018. http://www.dof.ca.gov/forecasting/demographics/Estimates/E-5.<br><br>Santa Clarita, City of. 2011. *General Plan Land Use Element*. https://www.codepublishing.com/CA/SantaClarita/html/SantaClaritaGP/2%20-%20Land%20Use%20Element.pdf.<br><br>———. 2013a. *General Plan Housing Element*. https://www.codepublishing.com/CA/SantaClarita/html/SantaClaritaGP/8%20-%20Housing%20Element.pdf.<br><br>———. 2013b. *General Plan Circulation Element*. https://www.codepublishing.com/CA/SantaClarita/html/SantaClaritaGP/4%20-%20Circulation%20Element.pdf.<br><br>SCAG (Southern California Association of Governments). 2016. 2016-2040 RTP/SCS Final Growth Forecast by Jurisdiction. |
| **XIV. PUBLIC SERVICES** | **a-i)** **Potentially Significant Impact:** The new residential community of 461 homes and related site improvements and the associated increase in |

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| | population would create a demand for fire department services, such as the need to protect the new homes in the occurrence of a fire event and emergency medical response. Fire suppression and emergency medical response services for the project site and the surrounding area are provided by the Los Angeles County Fire Department (LACoFD).<br><br>The EIR to be prepared for this project will examine potential impacts to LACoFD services in relation to the established standards for response times, staffing, and the provision of adequate resources. Further evaluation is required, including communication with LACoFD, to determine project impacts in relation to the ability of LACoFD to maintain acceptable service ratios, response times, and/or other performance objectives. This research and impact assessment will be conducted as part of the EIR. If potentially significant impacts are identified, measures to avoid or mitigate those impacts will be developed.<br><br>**a-ii)** **Potentially Significant Impact:** The proposed project would add 461 residential units and associated infrastructure and introduce new persons into the project area. Correspondingly, the project would result in a demand for police protection services in relation to potential criminal activity related to property crimes or crimes against persons. Law enforcement services in Santa Clarita are provided by the Los Angeles County Sheriff's Department (LASD).<br><br>The EIR to be prepared for this project will examine potential impacts to LASD services in relation to the established standards for response times, staffing, and the provision of adequate resources. Further evaluation is required, including communication with LASD, to determine project impacts in relation to the ability of LASD to maintain acceptable service ratios, response times, and/or other performance objectives. This research and impact assessment will be conducted as part of the EIR. If potentially significant impacts are identified, measures to avoid or mitigate those impacts will be developed.<br><br>**a-iii)** **Potentially Significant Impact:** The proposed project would add 461 residences to the city's housing stock, which would increase the residential population. It is difficult to predict the level of household occupancy for the proposed units, as there are many variables in household formations, e.g., housing types, economic conditions, and household characteristics. However, future households may include one or more school-aged children who would attend local elementary, middle, and/or high schools.<br><br>The project site is within the service boundaries of both Saugus Union School District and the William S. Hart Union High School District. The EIR will examine potential impacts to school services in relation to school capacities and the provision of adequate resources. Further evaluation is required, including communication with the two districts, to determine project impacts in relation to the ability of the districts to maintain acceptable classroom size, school capacities, or other performance objectives. This research and impact assessment will be conducted as part of the EIR being prepared for this project. If potentially significant impacts are identified, measures to avoid or mitigate those impacts will be developed.<br><br>**a-iv)** **Potentially Significant Impact:** The project involves the development of 461 residential units, which will increase the population in the City of Santa Clarita. These new residents would likely utilize parks within the project site and the greater project area. |

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| | Currently, the City of Santa Clarita operates 21 city parks that offer a variety of recreational amenities. Project implementation would result in the development of a hilltop park, five neighborhood parks, a linear park, a tot lot, and two private recreation sites.<br><br>The City has established a ratio of 5 acres of parkland per 1,000 persons. The EIR will examine potential impacts to park facilities in relation to the established standards and the provision of adequate resources. Further evaluation is required to determine project impacts in relation to the City's ability to maintain acceptable service ratios and/or other performance objectives. This research and impact assessment will be conducted as part of an EIR to be prepared for this project. If potentially significant impacts are identified, measures to avoid or mitigate those impacts will be developed.<br><br>**a-v)** **Less Than Significant Impact:** Future residents of the developed project may occasionally visit other public facilities such as senior centers, community centers, pools, and libraries. All of these facilities are intended to serve the general public. The added population from this project would have a less than significant impact on the facilities, as only a small percentage of the project's total residents would visit a particular facility on a given day. The proposed project would not individually result in a need to construct new types of "other" public facilities. Additionally, as required by Santa Clarita Municipal Code Section 17.51.010(C), no land use permit or entitlement for a residential use is to be approved unless payment of the Library Facilities and Technology Mitigation Fee is made a condition of approval for any such entitlement. Payment of this fee would sufficiently offset the project's incremental increase in demand for local public libraries and contribute to the City's efforts to improve existing libraries and resources. The project would not result in a need to construct new libraries. Impacts would be less than significant.<br><br>***Sources of Information***<br><br>Santa Clarita, City of. 2008. *Parks, Recreation, and Open Space Master Plan Update*. https://www.santa-clarita.com/home/showdocument?id=2325.<br><br>———. 2011. *General Plan Conservation and Open Space Element*. https://www.codepublishing.com/CA/SantaClarita/html/SantaClaritaGP/6%20-%20Conservation%20and%20Open%20Space%20Element.pdf. |
| **XIV. RECREATION** | **a)** **Less Than Significant Impact:** The introduction of 461 residential units would correspondingly introduce persons into the project area who would use recreational facilities both within the project site and those in the greater vicinity.<br><br>According to the City of Santa Clarita Parks, Recreation, and Open Space Master Plan Update (Master Plan), the City operates 21 parks, totaling 342 acres and ranging in area from about 0.5 to 80 acres, which provide a wide range of recreational facilities (Santa Clarita 2008). The Master Plan identifies 12 neighborhood parks, 2 regional parks, 3 county parks, and 5 community parks in the city. There are also dozens of passive and special use parks in the city and over 85 miles of off-street trails, which includes undeveloped trails and paseos. The Santa Clarita General Plan Conservation and Open Space Element (Santa Clarita 2011) identifies 13 County parks throughout the City's planning area, totaling 578 acres of |

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| | parkland, plus nearby National Forest areas that also provide recreational options. Collectively, these facilities provide a variety of amenities such as child play areas, swimming pools, picnic areas, facilities for league sports, disc golf, equestrian trails, a skate park, campgrounds, hiking trails, cultural enrichment, and passive open space.<br><br>The project itself would provide a variety of recreational facilities, including a hilltop park, five neighborhood parks, a linear park, a tot lot, and two private recreation sites.<br><br>The residents in the development would likely visit and utilize the various existing parks, recreation facilities, and trails throughout the city and neighboring unincorporated areas. However, these visits would be intermittent and would not occur en masse. The existing park and recreation facilities can accommodate this type of occasional use and would not experience a physical deterioration from these types of uses and visits. Therefore, the project itself would not lead to substantial physical deterioration of any recreational facilities and would have less than significant impacts.<br><br>**b) Less Than Significant Impact:** The proposed project includes the development of a hilltop park, five neighborhood parks, a linear park, a tot lot, and two private recreation sites. The proposed project does not involve, and would not require, the construction or expansion of off-site recreational facilities. The environmental effects associated with conversion of the presently undeveloped areas where the project's recreation facilities are proposed are discussed elsewhere in this Initial Study. There would be no unique or extreme effects attributable to the proposed recreational functions, as the on-site recreation areas would largely be limited to activities by on-site residents, with additional, low-intensity activity from the general public that would visit the site to access the public trails and the hilltop park. Therefore, the proposed on-site recreational facilities would have a less than significant impact. No further analysis is required.<br><br>***Sources of Information***<br><br>Santa Clarita, City of. 2008. *Parks, Recreation, and Open Space Master Plan Update*. https://www.santa-clarita.com/home/showdocument?id=2325.<br><br>———. 2011. *General Plan Conservation and Open Space Element.* https://www.codepublishing.com/CA/SantaClarita/html/SantaClaritaGP/6%20-%20Conservation%20and%20Open%20Space%20Element.pdf. |
| **XVI. TRANSPORTATION/ TRAFFIC** | **a) Potentially Significant Impact:** The project site is located on the eastern and southern sides of Bouquet Canyon Road, between Copper Hill Drive to the north and Plum Canyon Road to the south. Bouquet Canyon Road and Copper Hill Drive are classified by the City of Santa Clarita General Plan Circulation Element as existing secondary highways (4 lanes), and Plum Canyon Road is characterized as an existing major highway (6 lanes). The proposed project conforms with Exhibit C-2 (Circulation Map Joint Highway Plan) in the Circulation Element (Santa Clarita 2011, p. C-17), which shows a new alignment of Bouquet Canyon Road through the southern part of the site as a segment of "Secondary Highway-Proposed."<br><br>Preparation of a detailed traffic impact study (TIS) is required to calculate the magnitude of project impacts regarding trip generation and circulation, and the effects on the performance of the surrounding street and highway network. This analysis will include a review of trip generation, trip |

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| | distribution, and circulation for existing conditions, ambient growth conditions, and full project buildout. The TIS will follow City of Santa Clarita traffic study guidelines and will be consistent with guidelines set forth in the Los Angeles County Congestion Management Program (Metro 2010). The TIS will also examine potential effects on local circulation and access to adjacent neighborhoods, due to the proposed closure of the segment of existing Bouquet Canyon Road, between Pam Court and Hob Avenue, and the rerouting of traffic along the proposed new segment of Bouquet Canyon Road. If significant impacts to local circulation or to the level of service (LOS) of impacted intersections and roadways are identified, the TIS would also identify measures to avoid, reduce, or otherwise mitigate potentially significant impacts. The TIS will be included in the EIR to be prepared for this project.<br><br>**b)** **Potentially Significant Impact:** The Los Angeles County Metropolitan Transportation Authority (Metro) adopted its most recent Congestion Management Program (CMP) in 2010 (Metro 2010). The CMP determines the geographic area for study with the following criteria: all CMP arterial monitoring intersections, including monitored freeway on- or off-ramp intersections, where the proposed project will add 50 or more trips during either the AM or PM weekday peak hours. The CMP criteria for determining a significant impact is an increase in demand by 2 percent of capacity, causing LOS F. If the facility is already at LOS F, a significant impact occurs when the proposed project increases demand by 2 percent of capacity. The closest CMP monitoring station is located at the intersection of Magic Mountain Parkway and Valencia Boulevard. Further analysis is required to determine whether the amount of project-generated traffic at that intersection would be 50+ and thus trigger further review under CMP analysis requirements. This analysis will be included in the TIS to be prepared as part of the EIR for this project.<br><br>**c)** **No Impact:** The project site is not within an airport land use plan or near a public airport or public use airport, as there are no airports in Santa Clarita. Consequently, the proposed project would not affect any airport facilities and would not cause a change in the directional patterns of aircraft. Therefore, the proposed project would not impact air traffic patterns.<br><br>**d)** **Potentially Significant Impact:** The proposed project is primarily residential, with supporting recreation and surface parking facilities; there would be no risk of hazards associated with traffic generated by incompatible uses (such as farm equipment) occurring as a result of this development. Vehicle movement into and out of the proposed project would be via one gated entrance on old Bouquet Canyon Road (on the northwest side of the project site), one gated entrance on the proposed new section of Bouquet Canyon Road (on the south side of the project site), one non-gated entrance off of old Bouquet Canyon Road (on the northeast side of the project site), and one surface parking lot on the southeast side of the project site, allowing non-residents to access the site's trailhead without entering the community.<br><br>Further analysis is required to determine if the proposed project's design would create hazards at entrance and exit intersections and whether any significant impact can be avoided, reduced, or otherwise mitigated through mitigation measures. The proposed design of the new segment of Bouquet Canyon Road will also be examined to verify that it conforms to the City's street design standards, particularly with respect to the connections to the existing Bouquet Canyon Road at each end. Further analysis will be |

included in the TIS, which will be provided in the EIR prepared for this project.

**e)** **Potentially Significant Impact:** The project's ingress/egress and circulation are required to meet the Los Angeles County Fire Department's standards, which ensure that new developments provide adequate access for emergency vehicles. The internal network of surface streets serving the residences in the community would be 26 feet wide and would not permit street parking to allow ample space for their use as fire lanes. Final project plans are subject to review and approval by the fire department to ensure that the site's access complies with all department ordinances and policies. With the required compliance with all ordinances and City review procedures, the project design would not cause significant impacts due to inadequate emergency access.

During the project construction phases, when the existing segment of Bouquet Canyon Road between Hob Avenue and Pam Court is closed, and the proposed new segment of Bouquet Canyon Road is under construction, there may be a period of time when the neighborhoods that are accessed from Hob Avenue and Pam Court are

While vehicular access would be maintained to all surrounding neighborhoods throughout and following the project's construction phases, further analysis is required to examine the impacts of closing Bouquet Canyon Road between Hob Avenue and Pam Court with respect to emergency access.

**f)** **Potentially Significant Impact:**

**Transit**

Public bus and rail transit services are available in the greater Santa Clarita area. Public bus transit service is currently provided by the City of Santa Clarita Transit system. The nearest bus route is Route 4, which provides service along Bouquet Canyon Road and stops at the intersection of Hob Avenue and Pin Court immediately north of the project site, at Bouquet Canyon Road and Russ Jay Street on the west side of the project site, and at Bouquet Canyon Road and Steve Jon Street on the southwest side of the project site. Route 4 travels between Los Angeles Residential Community Ranch to the northeast of Santa Clarita and the Newhall Metrolink Station, passing major destinations such as Saugus High School, Arroyo Seco Junior High School, the courthouse and city hall, the Santa Clarita Senior Center, and the McBean Regional Transit Center (Santa Clarita Transit 2018).

Further analysis is required to determine the extent of the project's impact to existing bus service along Bouquet Canyon Road, due to closure of the segment between Pam Court and Hob Avenue, and to determine whether any other aspects of the project design could adversely affect any existing bus stops.

**Bicycle Facilities**

Bouquet Canyon Road is classified as an existing Class II bicycle route in the General Plan's Circulation Element between the Santa Clara River and Plum Canyon Road, to the south of the project site (Santa Clarita 2011, p. C-55). A Class I bicycle route is proposed in the Circulation Element to run along Bouquet Creek, terminating at Hob Avenue on the north side of the project site. Class I bicycle routes are defined as paved rights-of-way completed separated from streets. Further analysis of the proposed project

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| | is required to determine whether it would accommodate, enhance, or conflict with that proposed route.<br><br>**Pedestrian Facilities**<br>The project is designed to encourage pedestrian activity and walking as a travel mode within the private community. The proposed project would include site enhancements to promote walkability, such as trails to recreation areas like the tot lot playground on the north side of the project site and a hilltop park on top of the ridgeline on the west side of the property. The project's trail system would connect to public sidewalks in residential areas to the north and west through access points near Pam Court and Hob Avenue. Trail connections to residential areas to the south are infeasible due to steep terrain; however, the greater Santa Clarita area would have access to the trail system through a trailhead parking area on the southeast portion of the project site. There are existing public sidewalks along the west side of Bouquet Canyon Road; however, the sidewalk spans from Steve Jon Street to Pam Court, with no pedestrian infrastructure between Pam Court and Hob Avenue on the north side of the project site. Due to many street intersections between Steve Jon Street and Pam Court, the existing public sidewalk is fragmented. There are no existing sidewalks between David Way and the Los Angeles County property to the east of the project site.<br><br>Further analysis is required to determine what additions to the public sidewalk network would be provided by the project and whether the project could conflict with any existing or planned public pedestrian routes.<br><br>This additional analysis of potential impacts to transit, bicycle, or pedestrian routes and facilities will be provided in the EIR to be prepared for this project.<br><br>***Sources of Information***<br><br>Metro (Los Angeles County Metropolitan Transportation Authority). 2010. *Congestion Management Program*. https://www.metro.net/projects/congestion_mgmt_pgm.<br><br>Santa Clarita, City of. 2011. *General Plan Circulation Element*. https://www.codepublishing.com/CA/SantaClarita/html/SantaClaritaGP/4%20-%20Circulation%20Element.pdf.<br><br>Santa Clarita Transit. 2018. Route 4/14. Accessed September 14. http://santaclaritatransit.com/routes-schedules. |
| **XVII. TRIBAL CULTURAL RESOURCES** | **a, b) Less Than Significant Impact:** Assembly Bill (AB) 52, in effect as of July 1, 2015, introduces into CEQA the tribal cultural resource as a class of cultural resources and additional considerations relating to Native American consultation. California Public Resources Code (PRC) Section 21074 defines a tribal cultural resource as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe." A tribal cultural resource may be considered significant if it: is included in a local or state register of historical resources; is determined by the lead agency to be significant pursuant to criteria set forth in PRC Section 5024.1; is a geographically defined cultural landscape that meets one or more of the criteria in PRC Section 5024,1; or is a historical resource described in PRC Section 21084.1, a unique archaeological resource described in PRC Section 21083.2, or is a non-unique archaeological resource if it conforms with the above criteria. |

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| | | Given the project site's proximity to the Santa Clara River, the presence of a stable watercourse on-site, and the numerous findings of prehistoric Native American resources in the general area, there is the potential for tribal cultural resources to be present on-site. Site preparation will include ground-disturbing activities to provide for the development of 461 residential units and ancillary infrastructure. These activities could result in disturbing or unearthing tribal cultural resources.<br><br>To determine whether any tribal cultural resources have been previously documented in this area, a records search of the California Historical Resources Information System at the South Central Coastal Information Center will be conducted as part of the EIR to be prepared for this project. This search will include a review of all previously recorded cultural resources, as well as previously conducted cultural resources studies on the project site and within a 0.5-mile radius surrounding the site.<br><br>In accordance with AB 52 (PRC Sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 5097.94), the City of Santa Clarita has initiated communication with the Fernandeño Tataviam Band of Mission Indians to determine if the project site is within their ancestral tribal settlements and/or trade routes or otherwise of importance to Native Americans, which indicate a potential for encountering tribal cultural resources within the project site. The Fernandeño Tataviam Band of Mission Indians has responded with a request for further consultation, to develop mitigation measures to prevent impacts to tribal cultural resources as a result of earth-moving activities during project development. |
| **XVIII. UTILITIES AND SERVICE SYSTEMS** | **a)** | **Less Than Significant Impact:** Most wastewater generated in Santa Clarita is treated by the Santa Clarita Valley Sanitation District (SCVSD), which includes two existing water reclamation plants (WRPs) operated by the Los Angeles County Sanitation Districts (LACSD). These are the Saugus WRP and the Valencia WRP, which are interconnected, forming the Santa Clarita Valley Joint Sewerage System; see Exhibit CO-3 (Water Resources) (Santa Clarita 2011, p. CO-13). The joint powers agreement that created the regional system allows the Valencia WRP to accept flows that exceed the capacity of the Saugus WRP. The water is treated to tertiary levels (biological treatment followed by filtration and disinfection) and is discharged to the Santa Clara River. Both WRPs operate under a National Pollutant Discharge Elimination System (NPDES) permit issued by the Los Angeles Regional Water Quality Control Board to regulate volumes of wastewater flows, treatment methods, and the water quality and disposal of the treated effluent.<br><br>The proposed project would result in the generation of the same constituents typically found in residential wastewater discharge; therefore, the proposed project would not generate atypical discharge such as industrial or agricultural effluent. As such, the project's wastewater would not require any unique types of treatment processes. Existing wastewater treatment facilities are designed to treat domestic sewage; thus, typical domestic sewage does not exceed wastewater treatment requirements. Since the project would not generate atypical wastewater, the project would not have a significant impact on treatment requirements. |
| | **b)** | **Potentially Significant Impact:** As stated, wastewater service in the area is provided by the SCVSD, which includes the interconnected Saugus WRP and Valencia WRP that form the Santa Clarita Valley Joint Sewerage System. Regarding existing water infrastructure in the valley, the Santa |

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| | | Clarita Valley Water Agency (SCV Water) was created on January 1, 2018, by an act of the state legislature (Senate Bill [SB] 634) through the merger of the three water agencies in the Santa Clarita Valley; it serves a population of 273,000 via 70,000 retail water connections. The merger included Castaic Lake Water Agency and its Santa Clarita Water Division, Newhall County Water District, and the Valencia Water Company.<br><br>This proposed project would represent a substantial increase in water demand and wastewater generation as compared to the mostly vacant project site. Further analysis is required to determine whether regional water and wastewater infrastructure is sufficient to meet the demands of the proposed project. If new, off-site infrastructure is required to address the increase in water demand or wastewater generation, then analysis of the impacts associated with this new infrastructure will be included in the EIR to be prepared for this project.<br><br>Water and wastewater connections to existing infrastructure in Bouquet Canyon Road would have short-term and common construction impacts typical of such connections that occur in public roadways. Short-term disruptions to traffic flows and short-term noise and air quality impacts could occur during this construction. Traffic flow impacts would be addressed through common traffic control measures, to be identified in the proposed project's construction plans and specifications. Noise and air quality impacts will be addressed as part of the project-wide impacts in the noise and air quality studies to be prepared as part of the EIR. |
| | **c)** | **Potentially Significant Impact:** Currently, the project site is bisected by a seasonal creek bed and a portion of the site is in a FEMA Flood Zone. The natural drainage provided by this creek flows to the west-northwest. The proposed project would channelize part of the flood zone through the site to carry high storm flows while retaining a natural stream course for low flows. As a result, a majority of the natural landscape in that area would be altered to construct flood control improvements. The proposed project also includes four new basins throughout the project site as stormwater control measures.<br><br>As required by the City of Santa Clarita and the countywide MS4 permit, the final design of the development's drainage system must be engineered so that post-development peak runoff discharge rates are equal to or less than pre-development peak runoff rates. Discharge of project runoff into one or more of the City's existing drainage inlets has not been determined; therefore, potential impacts cannot be identified at this time.<br><br>Further analysis is required to examine impacts to biological resources associated with the flood control channel improvements in the northern part of the site, and to examine hydrology and water quality impacts resulting from the proposed channelization and other project drainage improvements. A hydrology study, a low- impact development plan, and possibly other engineering evaluations are required to determine the project's changes in site hydrology and potential impacts to existing municipal storm drainage facilities as well as the natural environment. These studies will be developed in accordance with the applicable criteria established by the City, Los Angeles County Flood Control District and FEMA and evaluated as part of the EIR to be prepared for this project. |
| | **d)** | **Potentially Significant Impact:** As stated, SCV Water was created by SB 634 in 2018 and serves a population of 273,000 in the Santa Clarita Valley via 70,000 retail water connections. SCV Water's sources are derived from |

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| | | the State Water Project and local groundwater resources generated primarily from the Santa Clara River.<br><br>The project site is located within the Santa Clara River Valley Groundwater Basin, East Sub-basin (identified in California Department of Water Resources Bulletin 118), which is composed of two aquifer systems, the Alluvial Aquifer and the Saugus Formation. The alluvium aquifer generally underlies the Santa Clara River and its tributaries, with the Saugus Formation underlying most of the upper Santa Clara River areas. In 2016, approximately 56 percent of the total water use in the Santa Clarita Valley was met by local groundwater resources.<br><br>As required by the California Urban Water Management Planning Act, urban water suppliers are required to assess water supply reliability and compare total projected water use with the expected water supply over the next 20 years in five-year increments. The act also requires an assessment for a single dry year and multiple dry years. Therefore, the Castaic Lake Water Agency in coordination with its various water purveyors prepared the 2015 Urban Water Management Plan to determine if current and future water supplies are sufficient to meet the projected needs of the service area.<br><br>The proposed new residential community of 461 homes with associated irrigated landscape areas would represent a substantial increase in water demand in this area. Further analysis and consultation with SCV Water are required to determine whether existing water resources and water supply entitlements are sufficient to meet this demand, without impacting other water users or emergency supply requirements. This analysis will be conducted as part of the EIR to be prepared for this project. |
| | **e)** | **Potentially Significant Impact:** As stated, wastewater service in the area is provided by the SCVSD, which includes the interconnected Saugus WRP and Valencia WRP that form the Santa Clarita Valley Joint Sewerage System.<br><br>The proposed new residential community of 461 homes would result in a substantial increase in wastewater generation as compared with the existing, mostly vacant project site. Further analysis is required to determine if the Santa Clarita Valley Joint Sewerage System has sufficient capacity to treat the volume of wastewater generated by the proposed project. This analysis will be conducted as part of the EIR to be prepared for this project. |
| | **f)** | **Less Than Significant Impact:** Three Class III (nonhazardous) landfills serve Santa Clarita: the Chiquita Canyon Landfill, the Antelope Valley Landfill, and the Sunshine Canyon Landfill. The City of Santa Clarita administers special programs for sharps (medical) waste through a mail back program and drop-off locations for bulky items.<br><br>Through its Countywide Integrated Waste Management Plan, the Los Angeles County Department of Waste Resources regularly conducts needs assessments, forecasts of future waste generation and disposal patterns, and projections of landfill disposal capacities. In its 2016 annual report charting progress toward the goals of the Integrated Waste Management Plan, the Los Angeles Department of Public Works (2017) determined that there are at least 15 years of remaining landfill capacity on a countywide basis. Specifically, the Antelope Valley Landfill has a remaining capacity of 23 years; Chiquita Canyon Landfill, with the approved expansion, has a remaining capacity of 45 years; and Sunshine Canyon Landfill has a remaining capacity of 21 years. Beyond these landfill lifespans, the County |

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| | is responsible for continuing to ensure there is adequate capacity for disposal of municipal wastes generated throughout the Santa Clarita Valley.<br><br>The proposed project would be required to participate in the City of Santa Clarita's ongoing solid waste recycling and waste reduction programs. These programs include residential waste and recycling services, as described in response g), below. The City also administers other trash and recycling programs, such as free disposal of bulky items, bulky item pickup, electronic waste disposal, and assistance with disposal of household hazardous waste (e.g., paint, pool chemicals, medication, batteries, household cleaners). The solid waste generated by this proposed development would be diverted from landfills through these programs in the same manner as other residential uses in the City of Santa Clarita. As a result of these diversion programs, and because of the existing capacity of the landfills serving this area, this proposed development would have less than significant impact on regional landfill capacity.<br><br>**g) Less Than Significant Impact:** The project would comply with the City's solid waste reduction programs, which are designed to comply with federal, state, and local statutes and regulations related to solid waste. These statutes and regulations include the California Integrated Solid Waste Management Act, the California Beverage Container Recycling and Litter Reduction Act, and the City's solid waste disposal policies and practices. The Integrated Solid Waste Management Act requires that jurisdictions maintain a 50 percent or better diversion rate for solid waste. The City operates recycling services with standard weekly residential service from Waste Management. Residents can dispose of their accumulated recyclables, such as plastic bottles, aluminum cans, glass, paper, and cardboard, together in their recycling bins.<br><br>The construction and operation of the proposed project would generate typical municipal solid wastes, which would be disposed of in accordance with the City's existing solid waste management programs. The City's Construction and Demolition (C&D) Ordinance (05-09) requires all new residential construction projects to recycle a minimum of 65 percent of all inert materials and 65 percent of all other materials.<br><br>The proposed project is required to comply with the applicable solid waste franchise's recycling system, and thus, will meet the City's and California's solid waste diversion regulations. Therefore, the proposed project would not result in a significant impact involving compliance with solid waste regulatory standards.<br><br>***Sources of Information***<br><br>Castaic Lake Water Agency. 2003. *Groundwater Management Plan, Santa Clara River Valley Groundwater Basin, East Subbasin, Los Angeles County, California*. https://water.ca.gov/LegacyFiles/groundwater/docs/GWMP/SC-1_CastaicLakeWA_GWMP_2003.pdf.<br><br>———. 2018. 2018 Construction and Demolition Materials Management Form.<br><br>Castaic Lake Water Agency, CLWA Santa Clarita Water Division, Newhall County Water District, and Valencia Water Company. 2017. *Castaic Lake Water Agency 2015 Urban Water Management Plan for Santa Clarita Valley*. Prepared by Kennedy/Jenks Consultants, Nancy Clemm, P.E., |

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| | Luhdorff & Scalmanini Consulting Engineers, and Stacy Miller Public Affairs.<br><br>Los Angeles County Department of Public Works. 2017. *Countywide Integrated Waste Management Plan 2016 Annual Report*. https://dpw.lacounty.gov/epd/swims/ShowDoc.aspx?id=6530&hp=yes&type=PDF.<br><br>Luhdorff and Scalmanini Consulting Engineers. 2017. *2016 Santa Clarita Valley Water Report.* https://scvhistory.com/scvhistory/scvwaterreport2016.pdf.<br><br>Santa Clarita, City of. 2011. *General Plan Conservation and Open Space Element*. https://www.codepublishing.com/CA/SantaClarita/html/SantaClaritaGP/6%20-%20Conservation%20and%20Open%20Space%20Element.pdf. |
| **XIX. MANDATORY FINDINGS OF SIGNIFICANCE** | **a)** **Potentially Significant Impact:** Currently the project site is undeveloped, with the exception of a single residence in the northwestern portion of the site. The project will result in transforming the landscape of the site from its primarily natural state to urban land uses.<br><br>As discussed in Section IV, Biological Resources of this Initial Study, the natural landscape on-site may support riparian or other sensitive habitat, along with wildlife species that forage or nest on the site on a regular basis. With the extensive landform and landscape alterations proposed to support the development of 461 homes and the associated infrastructure, the project could adversely affect a variety of biological resources, including riparian vegetation and habitat that support rare, threatened, or endangered plants and wildlife. Thus, there is the potential for the construction and operation of the project to impact special-status species and habitat or restrict the range of such species through converting the undisturbed land to suburban land uses. Additionally, the project would alter the natural drainage course located on-site and may disrupt wildlife dispersal and migration.<br><br>As discussed in Section V, Cultural Resources of this Initial Study, the project site is primarily undeveloped and located in an area where a natural stream course occurs as a tributary to the Santa Clara River, which may have been a place where earlier Native Americans settled or traveled through or possibly conducted ceremonial activities. Thus, there is the potential for yet unknown prehistoric cultural resources to be discovered during excavation and grading activities. Because this site has not been investigated for cultural resources, there is also some possibility that historic period resources may occur and be discovered during project grading.<br><br>As discussed in both the aforementioned sections, further analysis and assessments of the project's impacts due to construction activities and over the long-term operating life are needed to determine whether the project could result in significant impacts to sensitive biological or cultural resources. This research and impact assessment will be conducted as part of the EIR to be prepared for this project. If potentially significant impacts are identified, measures to avoid or mitigate those impacts will be developed<br><br>**b)** **Potentially Significant Impact:** The environmental effects of the project, along with the environmental effects of other planned projects within the northern Santa Clarita area, could potentially create cumulative impacts, some of which may be significant. At this time, a list of pending projects |

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| | to be considered for cumulative impact analysis has not been established. A cumulative project list will be developed, an analysis of cumulative impacts will be conducted, and the project's contribution to any cumulative impacts will be considered further in the EIR being prepared for this project. If potentially significant impacts are identified, measures to avoid or mitigate those impacts will be developed.<br><br>**c)** **Potentially Significant Impact:** As discussed in the Initial Study, further evaluation is needed to determine if the project will have environmental effects that would cause substantial adverse effects on humans either directly or indirectly. Such effects could result, for example, from the generation of air pollutant emissions during construction and over the operating life of the project, from the increase in ambient noise levels attributable to the project's construction and operational activities, and possibly due to accidental releases of hazardous materials during the site development phases. This evaluation, which may include specialized assessments, research, and reports prepared by certified or licensed professionals, will be included as part of the EIR being prepared for the project. If potentially significant impacts are identified, measures to avoid or mitigate those impacts will be developed. |

# Appendix A:
# Initial Study, Notice of Preparation, and Responses to NOP

## Part 2: Notice of Preparation

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# NOTICE OF PREPARATION

**TO:** **Distribution List**

| **Lead Agency:** | | **Consulting Firm:** | |
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| ***Agency Name:*** | City of Santa Clarita | ***Name:*** | Michael Baker International |
| ***Street Address:*** | 23920 Valencia Boulevard, Suite 302 | ***Street Address:*** | 3760 Kilroy Airport Way, Suite 270 |
| ***City/State/Zip:*** | Santa Clarita, CA 91355 | ***City/State/Zip:*** | Long Beach, CA 90806 |
| ***Contact:*** | Hai Nguyen, Associate Planner | ***Contact:*** | Randy Nichols, EIR Project Manager |
| ***Telephone:*** | (661) 255-4365 | ***Telephone:*** | (562) 200-7168 |

**SUBJECT:** **Notice of Preparation of Draft Environmental Impact Report and Public Scoping Meeting for the Proposed Bouquet Canyon Residential Development and Bouquet Canyon Road Realignment**

The City of Santa Clarita will be the lead agency and will prepare an Environmental Impact Report ("EIR") for the Proposed Bouquet Canyon Residential Development and Bouquet Canyon Road Realignment. The project description, location, and the probable environmental effects are contained in the attached materials.

To Other Government Agencies

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.

To Individuals, Special Interest Groups and Other Interested Parties

We are requesting your written input regarding concerns about environmental effects that may result from this project, to help define the scope of the analysis to be provided in the EIR.

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 Notice of Preparation begins on December 4, 2018 and ends on January 18, 2019. Please send your written response to Hai Nguyen 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, January 9, 2019, beginning at 6:00 p.m., at City of Santa Clarita City Hall, Century Conference Room, located at 23920 Valencia Boulevard, Santa Clarita, CA 91355 to accept comments on the scope of the EIR for the Proposed Bouquet Canyon Residential Development and Bouquet Canyon Road Realignment Project. This meeting will serve as a public forum to discuss the environmental issues already identified for the EIR, along with other issues identified by the public that should be included for further analysis within the EIR.

Date: 11/29/2018

Title: Hai Nguyen, Associate Planner
Telephone: (661) 255-4365

Reference: California Administrative Code, Title 14, Sections 15082(a), 15103, 15375

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

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| **Lead Agency:** | City of Santa Clarita, Community Development Dept.<br>23920 Valencia Boulevard, Suite 302<br>Santa Clarita, California 91355 |
| **Contact Person & Phone Number:** | Hai Nguyen, Associate Planner<br>City of Santa Clarita<br>Community Development Department<br>23920 Valencia Boulevard, Suite 302<br>Santa Clarita, CA 91355<br>(661) 255-4365 |
| **Project Applicant:** | Bouquet Canyon Project Owner, LLC<br>888 San Clemente Drive, Suite 100<br>Newport Beach, CA 92660 |
| **Master Case:** | Master Case No. 18-089 |
| **Project Location:** | Approximately 57 acres of mostly undeveloped land in the community of Saugus in the City of Santa Clarita, in the County of Los Angeles. Specifically, the site is located on the eastern and southern sides of Bouquet Canyon Road, between Copper Hill Drive and Plum Canyon Road on the south (see Figure 2 of the attached Initial Study, "Project Location Map"). |
| **Assessor's Parcel Numbers:** | 2812-008-003; 2812-008-013; 2812-008-021; 2812-008-022; and 2812-008-031 |
| **General Plan/Zoning Designation:** | Urban Residential 2 (UR2) and Urban Residential 5 (UR5) |

**Project Description:**

A tentative tract map is proposed to subdivide the subject property into 70 lots to facilitate development of 461 housing units with related infrastructure, dedicated open space areas, trails, recreation areas, and landscape elements on 57.1 acres of primarily undeveloped land. Proposed homes would consist of 45 single-family detached units, 102 bungalows, 132 row homes, 90 homes configured in motor courts, and 92 townhomes. The project proposes two gated entries, one non-gated entry, and one public access trailhead parking lot. Proposed parkland and recreational amenities include a hilltop park, five neighborhood parks, a linear park, a tot lot, plus two private recreation sites (See Figure 3 of the attached Initial Study, "Site Plan").

The project would also include the closure of a portion of Bouquet Canyon Road, between Pam Court and Hob Avenue, and the construction of a new alignment of Bouquet Canyon Road as identified in the Santa Clarita General Plan Circulation Element. The new roadway would be constructed from approximately 1,500 feet north of Plum Canyon Road on the south end to a connection point to existing Bouquet Canyon Road approximately 700 feet south of Shadow Valley Lane. The new street alignment would eliminate a significant segment of a sub-standard road on a heavily traveled route that connects to Copper Hill Drive and the northern portion of Santa Clarita and beyond. Improvements would include widened lane and shoulder areas, a full-length bridge over a seasonal creek bed, pedestrian walkways, and a multi-use trail accessible to both the existing and adjacent neighborhoods as well as the proposed project. The trail would continue along the entire perimeter of the project with an offsite access point near Copper Hill Drive and a ridgetop open space park in the interior of the proposed project. The existing project site is primarily vacant, apart from one residential dwelling on the west side of the project site. The site is characterized by steep hillsides in the southern and western portions, and a flat seasonal creek and grassy northern portion. The steep

hillsides on the southern and western portions are dominated by sage scrub habitat, while the flatter northern portion is dominated by non-native grasses.

The project anticipates minimizing grading on the significant ridgeline, while providing the necessary cut and fill to establish the Bouquet Canyon Road realignment. Additionally, the project would include the channelization of part of the flood zone through the site to carry high storm flows while retaining a natural stream course for low flows; as a result, a majority of the natural landscape in that area would be altered to construct flood control improvements.

Required City Approvals

- Tentative Tract Map 82126 – to subdivide the subject property into 70 lots for residential land uses, streets, private drives, drainage infrastructure, slopes, and various open space lots.
- Conditional Use Permit 18-004 – for private gating of multi-family units, building heights greater than 35 feet, cluster development, and any import/export of dirt greater than 100,000 cubic yards of earth.
- Architectural Design Review 18-010 – for the proposed building design, styles, and forms.
- Development Review 18-009 – for the proposed physical design and layout of the project.
- Hillside Development Review Class IV 18-001 – to develop land with average cross slopes of 10 percent or more.
- Ridgeline Alteration Permit 18-001 – for development near a designated significant ridgeline in the Ridgeline Preservation Overlay Zone.
- Oak Tree Permit – required for any encroachments or removals of protected oak trees.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED BY THE PROPOSED PROJECT**

Based on the findings of a preliminary environmental assessment contained in the attached Initial Study, an EIR will be prepared to evaluate the project's potential impacts on the environment. The topics to be discussed in the EIR include the following:

- Aesthetics: Views of the proposed residential community would be available to motorists traveling on Bouquet Canyon Road, as well as to surrounding residential areas to the north, west, and southeast. The proposed project would extensively alter the existing natural landforms and landscape elements and establish a built environment that replaces what is now open space. Therefore, the EIR will evaluate the project's effects on scenic vistas and aesthetic character and quality of the area. The EIR will also analyze whether the proposed development would create new sources of substantial light or glare.

- Air Quality: The project would generate air pollutants during both construction and operation. Construction of the project includes site clearance, excavation and grading, hauling of materials, and building construction, all of which would generate dust and equipment exhaust. In the long term, habitation of the proposed residential community would generate an increase in vehicular travel, thus increasing tailpipe emissions, along with emissions resulting from on- and off-site energy use and regular maintenance activities. The EIR will quantify the project's construction and operation emissions and compare the project's emissions to the South Coast Air Quality Management District's (SCAQMD) regional and localized thresholds of significance.

- Biological Resources: With extensive landform and landscape alterations that are part of the proposed development, the project could adversely affect a variety of biological resources, including riparian vegetation and habitat that could support rare, threatened, or endangered plants and wildlife species. The EIR will analyze effects on endangered and protected species; wetland, riparian, and other sensitive habitat; the movement of native or migratory fish and wildlife; and jurisdictional waters defined in Section 404 of the Clean Water Act that could result from project construction and long-term operation. The EIR will also include an oak tree survey and report to assess impacts on protected trees on the property.

- Cultural Resources: The proposed project would require substantial site grading prior to development. The EIR will include cultural resources and archaeological resources studies to determine whether any historic resources have been documented on or in the vicinity of the site; to determine the historic and archaeological context of the site; and to determine the prospects of finding historic or archaeological artifacts during construction. The EIR will also analyze the geologic structure of the project site to determine if the proposed grading plan could disturb paleontological (i.e. fossil) resources.

- Geology and Soils: The proposed project construction of 461 dwelling units, an extensive network of utility infrastructure, as well as a new segment of Bouquet Canyon Road, would require extensive grading that would exceed a volume of 10,000 cubic yards of earth, as well as substantial changes in the project site topography. As such, the EIR will include a geotechnical investigation, evaluating whether the project's construction or operation would place persons or structures at risk of damage or death resulting from seismic ground shaking, seismic-related ground failure, landslides, or unstable/expansive soil conditions and will analyze site runoff and whether flows would substantially increase, causing erosion in areas such as the natural stream course through the project site. The EIR will also determine the total volume of grading associated with site construction and will evaluate the potential impacts of slope alteration, landform alterations, and extensive grading of the project site.

- Greenhouse Gas Emissions: The project would generate temporary and long-term greenhouse gas (GHG) emissions from construction and operation activities, respectively. GHG emissions would primarily result from construction and material hauling equipment exhaust; increase in vehicle trips to and from the new residential buildings; use of consumer products and landscaping maintenance of the residential community; and energy and natural gas consumption in the new buildings. The EIR will quantify the project's direct and indirect GHG emissions, and will examine the project's energy footprint with respect to Assembly Bill 32, the Southern California Association of Governments' 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy, the City of Santa Clarita's Climate Action Plan and sustainability goals and policies, and guidance provided by the California Air Resources Board and the South Coast Air Quality Management District.

- Hazards and Hazardous Materials: The approximately 57-acre site is currently undeveloped, except for one single-family residence on the west side, and while there are no apparent hazardous materials concerns, the EIR will examine the potential for site contamination from prior land uses. Further, the project site, like many other undeveloped lands in the Santa Clarita Valley, is in a Very High Fire Hazard Severity Zone due to a combination of hilly terrain, dry weather conditions, and the presence of flammable native vegetation. As a result, the proposed project is required to develop a Fuel Modification Plan, which is reviewed by Los Angeles County Fire Department and enforced through the City of Santa Clarita's building permit process. The EIR will include evaluation of the project to examine development of a sizeable residential community in this wildland fire hazard area and to ensure compliance with applicable codes through mitigation, as necessary.

- Hydrology and Water Quality: The proposed project would change the site through extensive landform modification and by adding impermeable surfaces and urban land uses that would alter hydrological patterns and introduce new sources of water pollutants in site runoff. There is the potential for water pollutants to be generated in the short term during construction activities and in the long term due to the permanent changes to the site. Further evaluation is necessary to determine the extent of these impacts, to be conducted as part of the EIR to be prepared for this project. The EIR will analyze construction- and operation-related water quality impacts and will include analysis of the Project's stormwater pollution prevention program, pre- and post-construction hydrology study, and the low-impact development plan. The EIR will also evaluate whether the landform modifications and construction of impervious surfaces would alter groundwater recharge, thus affecting area groundwater wells and whether the proposed development would induce or worsen on- or off-site erosion. This will include an evaluation of the project's runoff characteristics and stormwater drainage plan, as well as an evaluation of the ability of the

municipal storm drain system to accommodate the projected flows associated with the project. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the project area identifies the northeastern part of the project site as being in a Zone A flood hazard area, which is an area subject to flooding in the 100-year event. The project proposes to channelize high storm flows in that area, to reduce the extent of the flood hazard zone and allow for development of homes in that area. Further analysis will be included in the EIR to verify that the proposed flood zone modifications and channelization of the high storm flows are consistent with applicable federal and local standards.

- Noise: Construction and operation of the project would result in new noise and vibration sources in the project vicinity. Short-term construction noise, as well as groundborne vibrations, would result from the use of construction equipment, construction procedures, and haul trucks traveling to and from the project site. Operational noise would primarily result from habitation of the residential community, as well as from project-related traffic. Sensitive receptors (single-family residences) are located across Bouquet Canyon Road to the west and north of the project site. Other neighboring land uses that could be impacted by noise generated at the developed site and by project generated traffic include Los Angeles County Probation Department buildings to the east and a strip commercial center to the south. The EIR will evaluate short-term and long-term noise and vibration impacts from the construction and operation of the project and will determine if the City's noise standards could be exceeded and to identify suitable mitigation measures, if necessary.

- Public Services: The new residential community of 461 homes and related site improvements, as well as the associated increase in population would create a demand for public services. These include Fire Department services to protect the new homes in the occurrence of a fire event and provide emergency medical response; Sheriff's Department services to address criminal activity and property crimes; public educational services to accommodate students living in the community at area elementary, middle, and/or high schools; and recreation services through park space for community residents. The EIR will evaluate the project's potential impacts on local education and parks/recreation systems, and will determine whether Los Angeles County's Fire Department and Sherriff's Department have the capacity to maintain acceptable levels of service in the area.

- Transportation/Traffic: The proposed residential community would increase vehicle trips to and from the project site. The volume and distribution of this traffic will be determined through preparation of a detailed traffic impact study (TIS), which will be included in the EIR. This study will determine trip generation and circulation associated with the project, and project effects on the performance of the surrounding street and highway network, such as circulation and access to adjacent neighborhoods. The EIR will determine if the new residential development, as well as the realignment of Bouquet Canyon Road would create hazards/disruptions at entrance and exit intersections. Finally, the EIR will contain an evaluation of project impacts on existing the City's Transit system, bicycle facilities, and pedestrian facilities and whether project design would accommodate, enhance, or conflict with existing and planned transit and non-motorized travel routes.

- Utilities/Service Systems: The project would represent a substantial increase in water demand and wastewater generation as compared to the mostly vacant existing project site. Further analysis is required as part of the project's EIR to determine whether regional water and wastewater infrastructure is sufficient to meet the demands of the proposed project. If new, off-site infrastructure is required to address the increase in water demand or wastewater generation, then the EIR will include analysis of the impacts associated with this new infrastructure. The EIR will also evaluate whether the project's flood control channel improvements and other project draining improvements would cause significant environmental effects or exceed the capacity of existing municipal storm drainage facilities.

Other Required EIR Topics

In addition to the specific environmental issues noted above, the EIR will include sections to address the following topics, as required by the State CEQA Guidelines:

- Energy Conservation
- Growth Inducing Effects
- Significant Irreversible Environmental Changes
- Alternatives

# Appendix A:
# Initial Study, Notice of Preparation, and Responses to NOP

## Part 3: Responses to the Notice of Preparation

State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 82123
(858) 467-4201
www.wildlife.ca.gov

*GAVIN NEWSON, Governor*
*CHARLTON H. BONHAM, Director*

January 24, 2019

Mr. Hai Nguyen
City of Santa Clarita
Planning Department
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355
hnguyen@santa-clarita.com

**Notice of Preparation of a Draft Environmental Impact Report for the Proposed Bouquet Canyon Residential Development, City of Santa Clarita, Los Angeles County**

Dear Mr. Nguyen:

The California Department of Fish and Wildlife (CDFW) has reviewed the above-referenced Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Bouquet Canyon Residential Development (Project). The NOP's supporting documentation includes an *Initial Study* (IS) provided by the City of Santa Clarita (City).

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

**CDFW's Role**

CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the State [Fish & Game Code, §§ 711.7, subdivision (a) & 1802; Public Resources Code, § 21070; California Environmental Quality Act (CEQA) Guidelines, § 15386, subdivision (a)]. CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (Id., § 1802). Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect state fish and wildlife resources.

CDFW is also submitting comments as a Responsible Agency under CEQA (Public Resources Code, § 21069; CEQA Guidelines, § 15381). CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code, including lake and streambed alteration regulatory authority (Fish & Game Code, § 1600 et seq.). Likewise, to the extent implementation of the Project as proposed may result in "take", as defined by state law, of any species protected under the California Endangered Species Act (CESA) (Fish & Game Code, § 2050 et seq.), or state-listed rare plant pursuant to the Native Plant Protection Act (NPPA; Fish

& Game Code, §1900 et seq.) authorization as provided by the applicable Fish and Game Code will be required.

**Project Description and Summary**

**Objective:** The Project is proposing to subdivide a 57.1-acre parcel into 70 lots to facilitate development of 461 housing units with related infrastructure, dedicated open space areas, trails, recreation areas, and landscaping on primarily undeveloped land. Proposed homes would consist of 45 single-family detached units, 102 bungalows, 132 row homes, 90 homes configured in motor courts, and 92 townhomes. The project proposes two gated entries, one non-gated entry, and one public access trailhead parking lot. Proposed parkland and recreational amenities include a hilltop park, five neighborhood parks, a linear park, a tot lot, plus two private recreation sites.

The project would also include the closure of a portion of Bouquet Canyon Road, between Pam Court and Hob Avenue, and the construction of a new alignment of Bouquet Canyon Road. The new roadway would be constructed from approximately 1,500 feet north of Plum Canyon Road on the south end to a connection point to existing Bouquet Canyon Road approximately 700 feet south of Shadow Valley Lane. Road-related improvements would include widened lane and shoulder areas, a full-length bridge over a seasonal creek bed, pedestrian walkways, and a multi-use trail accessible to both the existing and adjacent neighborhoods as well as the proposed project.

Additionally, the project would include the channelization of part of the flood zone through the site to carry high storm flows while retaining a small stream course for low flows; as a result, a majority of the natural landscape in that area would be altered to construct flood control improvements.

**Location:** The Project is located on the eastern and southern sides of Bouquet Canyon Road, between Copper Hill Drive and Plum Canyon Road on the south.

The existing project site is primarily vacant, apart from one residential dwelling on the west side of the project site. The site is characterized by steep hillsides in the southern and western portions dominated by sage scrub habitat, is traversed on the northern part by Bouquet Creek, and the northern portion is dominated by grasses.

**Comments and Recommendations**

CDFW offers the comments and recommendations below to assist the City in adequately identifying, avoiding, and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Additional comments or other suggestions may also be included to improve the document.

For impacts demonstrated to be unavoidable in the NOP, CDFW recommends the measures or revisions below be included in a science-based monitoring program that contains adaptive management strategies as part of the Project's CEQA mitigation, monitoring and reporting program (Public Resources Code, § 21081.6 and CEQA Guidelines, § 15097).

**Project Description and Related Impact Shortcoming**

Mr. Hai Nguyen
City of Santa Clarita
January 24, 2018

**Comment #1: Impacts to Bouquet Creek**

**Issue:** CDFW is concerned that the Project proposes to channelize Bouquet Creek and create a small low flow channel as a landscape feature.

**Specific Impact**: CDFW is concerned the Project is filling an entire drainage that is occupied by the fully protected unarmored threespine stickleback (*Gasterosteus aculeatus williamsoni*). CDFW is concerned channelizing the high flow channel to allow more housing units and constructing a low flow channel thereby substantially reducing the floodplain, and altering geomorphic and hydrologic processes, will leave Bouquet Creek functioning as a water feature lacking the natural, self-sustaining processes of a stream.

**Why impact would occur:** Direct loss of stream and wetland habitat directly affects water quality downstream. Additionally, piping or undergrounding streams create sediment and erosion issues upstream and downstream, as well as changes the hydrograph of the stream, altering geomorphic processes and the listed species that depend on them. Urban runoff has been shown to be high in nutrients, as well as other contaminants.

**Evidence impact would be significant:** The Project may substantially adversely affect the existing stream pattern and geomorphologic processes of the Project site through the alteration or diversion of a stream. Absent specific mitigation, the Project could result in substantial erosion or siltation on-site or off-site of the Project. Channelization of Bouquet Creek may result in the removal of sensitive vegetation communities and listed species.

**Recommended potentially feasible mitigation measure(s):**

**Mitigation Measure #1:** As a Responsible Agency under CEQA Guidelines section 15381, CDFW has authority over activities in streams and/or lakes that will divert or obstruct the natural flow, or change the bed, channel, or bank (including vegetation associated with the stream or lake) of a river or stream or use material from a streambed. For any such activities, the project applicant (or "entity") must provide written notification to CDFW pursuant to section 1600 et seq. of the Fish and Game Code. CDFW's issuance of a Lake or Streambed Alteration (LSA) Agreement for a project that is subject to CEQA will require CEQA compliance actions by CDFW as a Responsible Agency. As a Responsible Agency, CDFW may consider the CEQA document of the local jurisdiction (Lead Agency) for the project. To minimize additional requirements by CDFW pursuant to section 1600 et seq. and/or under CEQA, the document should fully identify the potential impacts to the stream or riparian resources and provide adequate avoidance, minimization, mitigation, monitoring and reporting commitments for issuance of the LSA Agreement.

**Mitigation Measure #2:** CDFW, as described in Fish & Game Code § 703(a) is guided by the Fish and Game Commission's policies. The Wetlands Resources policy (http://www.fgc.ca.gov/policy/) of the Fish and Game Commission "...seek[s] to provide for the protection, preservation, restoration, enhancement and expansion of wetland habitat in California. Further, it is the policy of the Fish and Game Commission to strongly discourage development in or conversion of wetlands. It opposes, consistent with its legal authority, any development or conversion which would result in a reduction of wetland acreage or wetland habitat values. To that end, the Commission opposes wetland development proposals unless, at a minimum, project mitigation assures there will be "no net loss" of either wetland habitat values

or acreage. The Commission strongly prefers mitigation which would achieve expansion of wetland acreage and enhancement of wetland habitat values".

**Mitigation Measure #3:** CDFW recommends redesigning the Project to avoid impacts to the existing, natural extent of Bouquet Creek and its floodplain.

If this is not feasible, especially given that this segment of drainage is contains unarmored threespine stickleback habitat, as well as facilitates regional wildlife movement and provides a source of water to wildlife, CDFW recommends creation of similar habitat (including full hydrologic and geomorphic function) at a ratio of no less than 6:1.

**Comment #2: Impacts to Unarmored Threespine Stickleback (*Gasterosteus aculeatus williamsoni*)**

**Issue:** CDFW is concerned that the Project is impacting Bouquet Creek, which is occupied by unarmored threespine stickleback. According to CNDDB, there are numerous historical records of unarmored threespine stickleback, a state fully protected species, in Bouquet Creek. Except as provided in the Fish and Game Code (e.g., for necessary scientific research), take of any fully protected species is prohibited and cannot be authorized by CDFW (Fish and Game Code § 5515 and § 3511). "Take" is defined in Section 86 of Fish and Game Code as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill."

**Specific impacts:** The Project may result in the loss of streams, associated watershed function, and biological diversity that could directly or indirectly impact the local population of unarmored threespine stickleback.

**Why impacts would occur:** Unarmored threespine stickleback is a small, freshwater fish inhabiting slow-moving reaches or quiet-water microhabitats of streams and rivers. Unarmored threespine stickleback feed primarily on benthic insects, small crustaceans, and snails, and to a lesser degree on flatworms, nematodes, and terrestrial insects. Unarmored threespine stickleback typically prefer a lower stream gradient, slower water velocity, broader channel, and lack of native or invasive aquatic predators. Juveniles and sub-adults also tend to be found in the protection of vegetation, in slow moving or standing water. Adults are found in all areas of the stream. They tend to gather in areas of slower moving or standing water. In places where water is moving rapidly, they tend to be found behind obstructions or at the edge of the stream, especially under the edge of algal mats (Sasaki, 1977). Ground disturbing activities from grading and filling, water diversions and dewatering would physically remove or otherwise alter existing streams or their function and associated riparian habitat on the Project site. Downstream and upstream areas and associated biological resources beyond the Project development footprint may also be impacted by Project related releases of sediment and altered watershed effects resulting from Project activities.

Water diversions can cause changes in flow regimes of streams. Thus, diversions can impact unarmored threespine stickleback by:

- Reducing the transport of fine sediment downstream causing streams to become graded or buried (Poff et al., 1997, Bauer et al., 2015);

- Disconnecting channels from still or slow-moving backwaters that are used by UTS, leading to reductions in reproduction and recruitment (Junk et al., 1989, Sparks, 1995, Poff et al., 1997);
- Wash-out and stranding of fish (Cushman, 1985);
- Changing benthic food sources;
- Altering habitat cover and algae;
- Dewatering small streams used by unarmored threespine stickleback; and
- Increasing water temperatures of streams that can slow growth, increase predation risk, and increase susceptibility to disease (Moore and Townsend, 1998, Marine and Cech, Jr., 2004).

**Evidence impacts would be significant**: Unarmored threespine stickleback is an endangered species pursuant to the federal Endangered Species Act (16 U.S.C. § 1531 *et seq.*) and CESA (Fish & G. Code, § 2050 *et seq.*) and a Fully Protected species (Fish & G. Code § 5515). Therefore, this species qualifies as an endangered, rare, or threatened species under CEQA consistent with CEQA Guidelines, Section 15380.

Unarmored threespine stickleback, once widespread in streams in southern California; are now only found in the upper Santa Clara River and its tributaries. The species is threatened by loss and alteration of their habitat through water diversions, development, dams, and pollution as well as introduction of invasive species that predate or compete with unarmored threespine stickleback (USFWS, 2009).

Based on the foregoing, Project impacts resulting from channelizing a portion of Bouquet Creek and only allowing for a low flow bypass channel would potentially reduce the range of unarmored threespine stickleback.

**Recommended Potentially Feasible Mitigation Measure(s):**

**Mitigation Measure #1:** CDFW cannot authorize the take of any fully protected species as defined by State law. State fully protected species may not be taken or possessed at any time and no licenses or permits may be issued for its take except for collecting those species for necessary scientific research and relocation of the bird species for protection of livestock (Fish & G. Code, §§ 3511, 4700, 5050, 5515). CDFW has advised the Permittee that take of any species designated as fully protected under the Fish and Game Code is prohibited. CDFW recognizes that certain fully protected species are documented to occur on, or in, the vicinity of the project area, or that such species have some potential to occur on, or in, the vicinity of the project area, due to the presence of suitable habitat. CDFW recommends the City fully avoid all impacts to unarmored threespine stickleback.

**Comment # 3: Impacts to Sensitive Species**

**Issue**: The Project location is within the floodplain and active channel of Bouquet Creek. CDFW is concerned the Project may affect sensitive species that occur within Bouquet Creek at this location and immediately above and below the Project.

**Specific impact:** Unarmored threespine stickleback, a State fully protected species, has been documented within Bouquet Creek above and below the proposed Project. Additionally, least Bell's vireo *(Vireo bellii pusillus)*, a state endangered species; coastal California gnatcatcher

(*Polioptila californica californica*), a federally listed species; San Fernando spineflower (*Chorizanthe parryi var. Fernandina*), a state endangered species; western spadefoot toad (*Spea hammondii*), a California Species of Special Concern (SSC); spotted bat (*Euderma maculatum*), a SSC; and Palmer's mariposa lily (*Calochortus palmeri var. palmer*), a state ranked 1B plant, are all known to occur in the vicinity of the proposed Project. Suitable habitat for burrowing owl (*Athene cunicularia*), a state SSC, occurs on the Project site. The Project may have direct and indirect effects to listed and sensitive species identified above.

**Why impact would occur:** Grading, vegetation removal, and other ground disturbances could crush and bury listed or sensitive plants and animals, resulting in direct mortality. The Project may also affect adjacent habitat by loud noises, lighting, increased human presence and activity, fugitive dust, increased temperatures from asphalt (heat island effect), hydrocarbons from asphalt paving within Bouquet Creek floodplain, and spreading invasive weeds, resulting in stress, displacement, and mortality of these species.

**Evidence impact would be significant**: Inadequate avoidance, minimization, and mitigation measures for impacts to these listed species will result in the Project continuing to have a substantial adverse direct, indirect, and cumulative 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 CDFW or United States Fish and Wildlife Service (USFWS).

**Recommended Potentially Feasible Mitigation Measure(s)**

**Mitigation Measure #1:** The City should identify alternative locations and a reduced density option allowing for avoidance to Bouquet Creek and its floodplain.

**Mitigation Measure #2:** The Project should use alternatives to hydrocarbon-based asphalt paving. Asphalt pavement continues to leach hydrocarbons and heavy metals, becoming a significant point source of environmental contamination (Sadler, 1999).

**Mitigation Measure #3:** Given this Project is proposed for a sensitive location (within Bouquet Creek), the potential for direct and indirect impacts to sensitive, listed, and fully protected species should be further addressed. The DEIR should include information on species locations and how the project will be sited to avoid impacts to this species or vegetation communities. If the Project will impact a sensitive species or vegetation community, specific mitigation to offset the loss of habitat (acreage and type) should be included in the DEIR. Any mitigation proposed should be covered under a conservation easement, include a long-term management plan, and ensure funding to manage the mitigation land in perpetuity.

**Comment #4: Impacts to Burrowing Owl (*Athene cunicularia*)**

**Issue:** A review of California Natural Diversity Database (CNDDB) indicates multiple occurrences of burrowing owl within two miles north of the Project site. The Project site has the potential to support burrowing owls

**Specific impact:** The Project may result in direct and indirect burrowing owl mortality or injury, the disruption of natural burrowing owl breeding behavior, and loss of breeding, wintering and foraging habitat for the species. Project impacts would contribute to statewide population

declines for burrowing owl. Within the Antelope Valley, the species still persists in low densities and continues to experience significant direct and cumulative habitat loss.

**Why impact would occur**: Impacts to burrowing owl could result from vegetation clearing and other ground disturbing activities. Project disturbance activities may result in crushing or filling of active burrowing owl burrows causing the death or injury of adults, eggs and young. The Project will remove burrowing owl foraging habitat by eliminating native vegetation that supports essential rodent, insect, and reptile that are prey for burrowing owl. Rodent control activities could result in direct and secondary poisoning of burrowing owl ingesting treated rodents.

**Evidence impact would be significant**: Take of individual burrowing owls and their nests is defined by Fish and Game Code section 86, and prohibited by sections 3503, 3503.5 and 3513. Without appropriate take avoidance surveys prior to project operations including, but not limited to, ground and vegetation disturbing activities and rodent control activities, adverse impacts to burrowing owl may occur because species presence/absence has not been verified. In addition, burrowing owl qualifies for enhanced consideration afforded to species under CEQA, which can be shown to meet the criteria for listing as endangered, rare or threatened (CEQA Guidelines, § 15380(d)).

**Recommended Potentially Feasible Mitigation Measure(s):**

**Mitigation Measure #1:** To reduce Project impacts to burrowing owl to less than significant, CDFW recommends that the Project adhere to CDFW's March 7, 2012, *Staff Report on Burrowing Owl Mitigation* (https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83843). All survey efforts should be conducted, and results included in the DEIR to allow CDFW to analyze impacts, avoidance, minimization and mitigation measures.

**Mitigation Measure #2**: Permanent impacts to occupied owl burrows and adjacent foraging habitat should be offset by setting aside replacement habitat to be protected in perpetuity under a conservation easement dedicated to a local land conservancy or other appropriate entity, which should include an appropriate endowment to provide for the long-term management of mitigation lands. CDFW recommends that the City require a burrowing owl mitigation plan, with details included in the DEIR, be submitted to CDFW for review and approval prior to Project implementation.

**Mitigation Measure #3**: For proposed preservation and/or restoration, the final environmental document should include measures to protect the targeted habitat values from direct and indirect negative impacts in perpetuity. The objective should be to offset the project-induced qualitative and quantitative losses of burrowing owl habitat values. Issues that should be addressed include, but are not limited to, restrictions on access, proposed land dedications, monitoring and management programs, control of illegal dumping, water pollution, and increased human intrusion. An appropriate endowment should be provided for the long-term management of mitigation lands. CDFW recommends that mitigation occur at a state-approved bank or via an entity that has been approved to hold and manage mitigation lands pursuant to Assembly Bill 1094 (2012), which amended Government Code sections 65965-65968. Under Government Code section 65967(c), the lead agency must exercise due diligence in reviewing the qualifications of a governmental entity, special district, or nonprofit organization to effectively manage and steward land, water, or natural resources on mitigation lands it approves.

**Mitigation Measure #4**: Project use of rodenticides that could result in direct or secondary poisoning to burrowing owl should be avoided.

**Comment #5: Value of Proposed Open Space**

**Issue:** CDFW is concerned that the proposed avoided open space area would be surrounded on all sides by development. The proposed open space location appears to be 400 feet wide or less.

**Specific impact:** Haskell Canyon Open Space is located to the north of the proposed Project, and David March Park is located to the south of the proposed Project. CDFW is concerned the proposed on-site, isolated open space will be surrounded on all sides by development, thereby cutting off connection to the existing, protected open spaces. This provides relatively low biological value due to habitat fragmentation and increased edge effects. CDFW is concerned the proposed Project will affect a larger wildlife reserve and movement corridor.

**Why impact would occur:** Smaller patch size of land means the land is subject to greater influences of edge effect. These include Argentine ant invasions known to occur when irrigation is introduced, as well as competition from non-native species, heat island effect, shading, noise, lighting, human disturbance, fuel modification, and not having enough land to properly establish territories and/or carry out all parts of a lifecycle.

**Evidence impact would be significant:** Large concrete slabs, paving, trails, debris basins, housing, v-ditches, and irrigated areas retain moisture in the soil. Invasive Argentine ants thrive in this perennially moist zone. Invasion and establishment of Argentine ant colonies may occur due to soil disturbance, introduction of hardened surfaces (paving, cement, storm drains and structures), and irrigation (Menke, 2007). Sites within 200 meters (656 feet) of urban areas are more likely to have been invaded by Argentine ants (Mitrovich, 2010). This is significant because Argentine ants negatively impact and displace native ants, altering the ecosystem. Studies show native honeybees spend 75 percent less time foraging on inflorescences with Argentine ants, reducing seed production and long-term population viability of native plants (Lach, 2008). Since the proposed open space area is a 400-foot-wide bubble that would be surrounded by developments, trails, and irrigated slopes, the value of this open space will be dramatically reduced for native plants and animals. Studies have demonstrated that habitat patches that are road-less and inaccessible to humans serve to better conserve many target species than do areas with roads and accessible habitat patches (National Research Council, 1995). Additionally, studies show that habitat remnants from 24-247 acres do not retain their complement of native vertebrate species for longer than a few decades, leading to collapse of the ecosystem (Soule, 1992).

**Recommended Potentially Feasible Mitigation Measure(s):**

**Mitigation Measure #1:** CDFW recommends clustering development, reducing the footprint of the development, and/or eliminating parks and development to reduce the disturbance acreage. CDFW also recommends combining any open space into fewer, larger areas that will be less affected by edge effect, thereby increasing their biological value.

**Mitigation Measure #2:** It is not clear if fuel modification will occur in the proposed open space. The DEIR should clearly define areas that will be subject to fuel modification and remove this

acreage from natural open space calculations. CDFW considers areas subject to fuel modification (e.g., thinning, trimming, irrigating) impacts to the ecosystem that should be mitigated.

**General Comments**

1) To enable CDFW to adequately review and comment on the proposed project from the standpoint of the protection of plants, fish, and wildlife, we recommend the following information be included in an DEIR:

   a) A complete discussion of the purpose and need for, and description of, the proposed project, including all staging areas and access routes to the construction and staging areas.

   b) A range of feasible alternatives to ensure that alternatives to the proposed project are fully considered and evaluated; the alternatives should avoid or otherwise minimize impacts to sensitive biological resources, particularly wetland/riparian habitat which appears to occur within the project site. Specific alternative locations should be evaluated in areas with lower resource sensitivity where appropriate.

Biological Resources within the Project's Area of Potential Effect

2) To provide a complete assessment of the flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, sensitive, and locally unique species and sensitive habitats, the EIR should include the following information:

   a) Information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis placed on resources that are rare or unique to the region.

   b) A thorough, recent floristic-based assessment of special status plants and natural communities, following the CDFW's recent updated Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (CDFW, 2018). The protocols are available at the following website: http://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959). CDFW recommends that floristic, alliance- and/or association-based mapping and vegetation impact assessments be conducted at the project site and neighboring vicinity. The Manual of California Vegetation, second edition, should also be used to inform this mapping and assessment (Sawyer et al. 2008). Adjoining habitat areas should be included in this assessment where site activities could lead to direct or indirect impacts off-site. Habitat mapping at the alliance level will help establish baseline vegetation conditions.

   c) A current inventory of the biological resources associated with each habitat type on site and within the area of potential effect. CDFW's California Natural Diversity Data Base in Sacramento should be contacted at www.wildlife.ca.gov/biogeodata/ to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code.

An inventory of rare, threatened, endangered, and other sensitive species on site and within the area of potential effect. CDFW recommends the final environmental document address species which meet the CEQA definition, including SSC (CEQA Guidelines, §§ 15380, 15063, and 15065). This should include sensitive fish, wildlife, reptile, and amphibian species. Seasonal variations in use of the project area should also be addressed. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable are strongly recommended. Acceptable species-specific survey procedures should be developed in consultation with CDFW and the U.S. Fish and Wildlife Service. In assigning "impact significance" to populations of non-listed species, such as SSC, factors to consider include population-level effects, proportion of the taxon's range affected by a project, regional effects, and impacts to habitat features.

Analyses of the Potential Project-Related Impacts on the Biological Resources

3) To provide a thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts, the following should be addressed in the DEIR:

   a) Potential adverse impacts from lighting, noise, human activity, exotic species, and drainage should also be included. The latter subject should address: project-related changes on drainage patterns on and downstream of the project site; the volume, velocity, and frequency of existing and post-project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and, post-project fate of runoff from the project site. The DEIR analysis should also address the proximity of the extraction activities to the water table, whether dewatering would be necessary, and related potential impacts to habitat supported by groundwater. Mitigation measures proposed to alleviate such impacts should be included in the DEIR.

   b) Indirect project impacts on biological resources, including resources in nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed or existing reserve lands (e.g., preserve lands associated with a Natural Community Conservation Program [NCCP; Fish & Game Code, § 2800 *et seq.*]). Impacts on, and maintenance of, wildlife corridor/movement areas, including access to undisturbed habitats in adjacent areas, should be fully evaluated in the DEIR.

   c) The land use designations and zoning of areas for development projects or other uses that are nearby or adjacent to natural areas that may inadvertently contribute to wildlife-human interactions. A discussion of possible conflicts and mitigation measures to reduce these land use/zoning conflicts should be included in the EIR.

   d) A cumulative effects inventory and analysis. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.

Mitigation for the Project-related Biological Impacts

4) The DEIR should include measures to fully avoid and otherwise protect Rare Natural Communities from project-related impacts. CDFW considers these communities as threatened habitats having both regional and local significance.

5) The DEIR should include mitigation measures for adverse project-related impacts to sensitive plants, animals, and habitats. Mitigation measures should emphasize avoidance and reduction of project impacts. For unavoidable impacts, on-site habitat restoration or enhancement should be discussed in detail. If on-site mitigation is not feasible or would not be biologically viable, and therefore not adequately mitigate the loss of biological functions and values, off-site mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed. For off-site mitigation, we recommend use of a CDFW-approved mitigation bank or other acceptable location approved by CDFW. Any lands proposed as mitigation should have a recorded conservation easement and be dedicated to an entity which has been approved to hold/manage lands pursuant to Assembly Bill 1094 (2012), which amended Government Code sections 65965-65968.

6) For proposed preservation and/or restoration, the DEIR should include measures to perpetually protect the targeted habitat values from direct and indirect negative impacts. The objective should be to offset the project-induced qualitative and quantitative losses of wildlife habitat values. Issues that should be addressed include restrictions on access, proposed land dedications, monitoring and management programs, control of illegal dumping, water pollution, increased human intrusion, etc.

7) Plans for restoration and revegetation should be prepared by persons with expertise in southern California ecosystems and native plant revegetation techniques. Each plan should include, at a minimum: (a) the location of the mitigation site; (b) the plant species to be used, container sizes, and seeding rates; (c) a schematic depicting the mitigation area; (d) planting schedule; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) specific success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; and (j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity.

   To ensure that all measures to avoid or mitigate significant impacts to biological resources are implemented, the DEIR should include a mitigation monitoring and reporting program that clearly describes the impact, proposed measure, implementing entity, timeframe, reporting entity/mechanism, and completion date.

**Filing Fees**

The project, as proposed, could have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final (Cal. Code Regs, tit. 14, § 753.5; Fish & Game Code, § 711.4; Pub. Resources Code, § 21089).

**Conclusion**

We appreciate the opportunity to comment on the project to assist the City in adequately analyzing and minimizing/mitigating impacts to biological resources. CDFW requests an opportunity to review and comment on any response that the City has to our comments and to receive notification of any forthcoming hearing date(s) for the project. If you have any questions or comments regarding this letter, please contact Kelly Schmoker-Stanphill, Senior Environmental Scientist (Specialist), at (626) 335-9092 or by email at Kelly.schmoker@wildlife.ca.gov.

Sincerely,

Erinn Wilson
Environmental Program Manager I

cc: CDFW
Victoria Tang – Los Alamitos
Andrew Valand – Los Alamitos
Kelly Schmoker – Glendora
Jeffrey Humble- Los Alamitos

Scott Morgan (State Clearinghouse)

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*Making Conservation a California Way of Life.*

January 14, 2019

Hai Nguyen
City of Santa Clarita
23920 Valencia Boulevard, Suite 302
Santa Clarita

RE: Bouquet Canyon Residential Development & Bouquet Canyon Rd Realignment – Notice of Preparation for Environmental Impact Report
GTS # 07-LA-2018-02075
SCH# 2018121009
Vic. LA / 14 / 29.681

Dear Mr. Nguyen:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The project's tentative tract map is proposed to subdivide the subject property into 70 lots to facilitate development of 461 housing units with related infrastructure, dedicated open space areas, trails, recreation areas, and landscape elements on 57.1 acres of primarily undeveloped land. Proposed homes would consist of 45 single-family detached units, 102 bungalows, 132 row homes, 90 homes configured in motor courts, and 92 townhomes. The project would also include the closure of a portion of Bouquet Canyon Road, between Pam Court and Hob Ave, and the construction of a new alignment of Bouquet Canyon Rd. The project anticipates minimizing grading on the significant ridgeline. The project would include the channelization of part of the flood zone through the site to carry high storm flows while retaining a natural stream course for low flows.

Caltrans has reviewed the Notice of Preparation (NOP) and has the following comments:

- Caltrans looks forward to reviewing your Traffic Impact Study (TIS) in order to assess the effects on performance to Interstate 5 and State Route 14. In the TIS please include Trip Generation and distribution to and from the development, and the development's impacts to the state highway system, if any.

- Under Senate Bill 743 (2013), CEQA review of transportation impacts of a proposed development are adapting to eliminate consideration of delay-and capacity-based metrics such as level of service (LOS) and instead focusing analysis on another metric of impact "Vehicle Miles Traveled (VMT). Therefore, we are moving towards replacing LOS with VMT when evaluating traffic impact. For any future project, like the proposed EIR, we encourage the Lead Agency to integrate transportation and land use in a way that reduces Vehicle Miles Traveled (VMT) and Greenhouse Gas (GHG) emissions by facilitating the provision of more

proximate goods and services to shorten trip lengths and achieve a high level of non-motorized travel and transit use. We also encourage the Lead Agency to evaluate the potential of Transportation Demand Management (TMD) strategies and Intelligent Transportation System (ITS) applications in order to better manage the transportation network, as well as transit service and bicycle or pedestrian connectivity improvements.

As a reminder, any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State highways will need a Caltrans transportation permit. We recommend large size truck trips be limited to off-peak commute periods.

If you have any questions regarding these comments, please contact project coordinator Reece Allen, at reece.allen@dot.ca.gov and refer to GTS# 07-LA-2018-02075

Sincerely,

MIYA EDMONSON
IGR/CEQA Branch Chief

**U.S. Department of Homeland Security**
FEMA Region IX
1111 Broadway, Suite 1200
Oakland, CA. 94607-4052

FEMA

December 18, 2018

Hai Nguyen, Associate Planner
City of Santa Clarita, Community Development Department
23920 Valencia Boulevard, Suite 302
Santa Clarita, California 91355

Dear Mr. Nguyen:

This is in response to your comments regarding the Notice of Preparation of a Draft Environmental Impact Report and Public Scoping Meeting for Proposed Bouquet Canyon Residential Development and Bouquet Canyon Road Realignment project.

Please review the current effective Flood Insurance Rate Maps (FIRMs) for the County of Los Angeles (Community Number 065043), Maps revised December 21, 2018 and City of Santa Clarita (Community Number 060729), Maps revised September 26, 2008. Please note that the City of Santa Clarita, Los Angeles County, California is a participant in the National Flood Insurance Program (NFIP). The minimum, basic NFIP floodplain management building requirements are described in Vol. 44 Code of Federal Regulations (44 CFR), Sections 59 through 65.

A summary of these NFIP floodplain management building requirements are as follows:

- All buildings constructed within a riverine floodplain, (i.e., Flood Zones A, AO, AH, AE, and A1 through A30 as delineated on the FIRM), must be elevated so that the lowest floor is at or above the Base Flood Elevation level in accordance with the effective Flood Insurance Rate Map.

- If the area of construction is located within a Regulatory Floodway as delineated on the FIRM, any ***development*** must not increase base flood elevation levels. **The term *development* means any man-made change to improved or unimproved real estate, including but not limited to buildings, other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of equipment or materials.** A hydrologic and hydraulic analysis must be performed *prior* to the start of development, and must demonstrate that the development would not cause any rise in base flood levels. No rise is permitted within regulatory floodways.

- All buildings constructed within a coastal high hazard area, (any of the "V" Flood Zones as delineated on the FIRM), must be elevated on pilings and columns, so that the lowest horizontal structural member, (excluding the pilings and columns), is elevated to or above the base flood elevation level. In addition, the posts and pilings foundation and the structure attached thereto, is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components.

- Upon completion of any development that changes existing Special Flood Hazard Areas, the NFIP directs all participating communities to submit the appropriate hydrologic and hydraulic data to FEMA for a FIRM revision. In accordance with 44 CFR, Section 65.3, as soon as practicable, but not later than six months after such data becomes available, a community shall notify FEMA of the changes by submitting technical data for a flood map revision. To obtain copies of FEMA's Flood Map Revision Application Packages, please refer to the FEMA website at http://www.fema.gov/business/nfip/forms.shtm.

**Please Note:**

Many NFIP participating communities have adopted floodplain management building requirements which are more restrictive than the minimum federal standards described in 44 CFR. Please contact the local community's floodplain manager for more information on local floodplain management building requirements. The Santa Clarita floodplain manager can be reached by calling Christina Monde, Associate Engineer, at (661) 255-4959. The Los Angeles County floodplain manager can be reached by calling Patricia Wood, Senior Civil Engineer, at (626) 458-6131.

If you have any questions or concerns, please do not hesitate to call Brian Trushinski of the Mitigation staff at (510) 627-7183.

Sincerely,

Gregor Blackburn, CFM, Branch Chief
Floodplain Management and Insurance Branch

cc:
Christina Monde, Associate Engineer, City of Santa Clarita
Patricia Wood, Senior Civil Engineer, Los Angeles County
Garret Tam Sing, State of California, Department of Water Resources, Southern Region Office
Brian Trushinski, NFIP Planner, DHS/FEMA Region IX
Alessandro Amaglio, Environmental Officer, DHS/FEMA Region IX

# COUNTY OF LOS ANGELES
## FIRE DEPARTMENT

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DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN


October 31, 2018

Hai Nguyen, Associate Planner
City of Santa Clarita
Community Development Department
23920 Valencia Boulevard
Santa Clarita, CA 91355

Dear Mr. Nguyen:

**NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT, "BOUQUET CANYON RESIDENTIAL PROJECT," CONSISTS OF THE DEVELOPMENT OF 461 HOUSING UNITS WITH RELATED INFRASTRUCTURE, OPEN SPACE, TRAILS, RECREATION, AND LANDSCAPE ELEMENTS ON APPROXIMATELY 57-ACRES OF UNDEVELOPED LAND, SANTA CLARITA, FFER 201800108**

The Notice of Preparation of a Draft Environmental Impact Report has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

**PLANNING DIVISION:**

1. Please identify the station that would provide first response to the project area along with the present staffing, facilities, engines, and other fire response resources.

   *Fire Station 108 is the jurisdictional station for the project site; it is located at 28799 N. Rock Canyon Drive, Santa Clarita, CA 91390. It is staffed with a 4-person engine company (1-Captain, 1-Fire Fighter Specialist and 2-Fire Fighters).*

2. What is the response time standard or goal for a project of this type in this area?

   *The Fire Department uses national guidelines of a 5-minute response time for the 1st-arriving unit for fire and EMS responses and 8 minutes for the advanced life support (paramedic) unit in urban areas, and 8-minute response time for the 1st-arriving unit and 12 minutes for advanced life support (paramedic) units in suburban areas. The City of Santa Clarita is a mix of urban/suburban area.*

3. What are the current LACoFD response times to this area? Will LACoFD be able to maintain an adequate level of the fire response service with the implementation of the proposed project?

   *During 2017, Fire Station 108 had an average emergency response time of 6:14 minutes.*

   Yes, w*hile each additional development creates greater demands on existing resources at this time it appears the project would not have a significant effect on service demands.*

4. Are there any plans to expand or construct new fire station facilities or would the project create the need for expanded or new facilities? If so, please explain.

   *Currently, there are no plans for facility expansion or new facilities in the project area.*

5. Do you have any concerns regarding emergency access to the project site or within the proposed development plan during or following construction?

   *To be answered by Land Development Division.*

6. Is the project site located within a formally designated High Fire Zone? If so, what are the conditions that make it so and what design criteria must be met to reduce or eliminate wildland fire hazards to an acceptable level?

   *To be answered by Forestry Division.*

**LAND DEVELOPMENT UNIT:**

The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, fire hydrants, brush clearance and fuel modification plans.

When involved with subdivision in a city contracting fire protection with the County of Los Angeles Fire Department, the Fire Department requirements for access, fire flows, and hydrants are addressed during the subdivision tentative map stage.

ACCESS REQUIREMENTS:

1. The proposed development may necessitate multiple ingress/egress access for the circulation of traffic and emergency response issues.

2. Access roads shall be maintained with a minimum of 10 feet of brush clearance on each side. Fire access roads shall have an unobstructed vertical clearance clear-to-sky with the exception of protected tree species. Protected tree species overhanging fire access roads shall be maintained to provide a vertical clearance of 13 feet 6 inches.

3. All on-site Fire Apparatus Access Roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.

4. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction.

5. All fire lanes shall be clear of all encroachments and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.

6. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.

7. For detached single family homes only provide a minimum unobstructed width of 20 feet exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building.

a. The required 20-foot wide driving surface shall be increased to 26 feet when fire hydrants are required. The 26-foot width shall be maintained for a minimum of 25 feet on each side of the hydrant location.

8. For commercial, mixed use, and multi-family developments provide a minimum unobstructed width of 26 feet exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building.

9. For commercial, mixed use, and multi-family developments over 30 feet in height, provide a minimum unobstructed width of 28 feet exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as

measured by an approved route around the exterior of the building when the height of the building above the lowest level of the Fire Apparatus Access Road is more than 30 feet high or the building is more than three stories. The access roadway shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial Fire Apparatus Access Road is positioned shall be approved by the fire code official.

10. If the Fire Apparatus Access Road is separated by island provide a minimum unobstructed width of 20 feet exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building.

11. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official.

12. Dead-end Fire Apparatus Access Roads in excess of 150 feet in-length shall be provided with an approved Fire Department turnaround.

13. Fire Apparatus Access Roads shall be provided with a 32-foot centerline turning radius.

14. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds and shall be surfaced so as to provide all-weather driving capabilities. Fire Apparatus Access Roads having a grade of 10 percent or greater shall have a paved or concrete surface.

15. Fire Apparatus Access Roads shall not exceed 15 percent in grade.

16. Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps.

17. Traffic Calming Devices, including but not limited to, speed bumps and speed humps, shall be prohibited unless approved by the fire code official.

18. A minimum 5-foot wide approved firefighter access walkway leading from the Fire Department Access Road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes.

19. Parking on Public and/or Private Fire Apparatus Access Roads

a. Provide a minimum width of 36 feet for parallel parking on both sides of the Fire Apparatus Access Road and/or on cul-de-sac design with a length of 701 feet to 1,000 feet.

b. Provide a minimum width of 34 feet for parallel parking on one side of the Fire Apparatus Access Road with through access and with one side of the roadway being designated "No Parking – Fire Lane."

c. Provide a minimum width of 34 feet for parallel parking on both sides of the Fire Apparatus Access Road when the street is designed to be a cul-de-sac less than 700 feet in- length.

20. The method of gate control shall be subject to review by the Fire Department prior to clearance to proceed to public hearing. All gates to control vehicular access shall be in compliance with the following:

a. The keypad location shall be located a minimum of 50 feet from the public right-of-way.

b. Provide a minimum 32-foot turning radius beyond the keypad prior to the gate entrance at a minimum width of 20' for turnaround purposes.

c. The gated entrance design with a single access point (ingress and egress) shall provide for a minimum width of 20 feet clear-to-sky with all gate hardware is clear of the access way.

d. Where the Fire Apparatus Access Road consists of a divided roadway the gate width shall be not less than 15 feet for residential use and 20 feet for commercial/industrial uses. Each side of the roadway shall be clear-to-sky.

e. Construction of gates shall be materials that allow manual operations by one person.

f. Gates shall be of the swinging or sliding type.

g. The security gate shall be provided with an approved means of emergency operation and shall be maintained operational at all times and replaced or repaired when defective.

h. Electric gate operators where provided shall be listed in accordance with UL 325.

i. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F2200.

j. All locking devices shall comply with the County of Los Angeles Fire Department Regulation 5, Compliance for Installation of Emergency Access Devices.

WATER SYSTEM REQUIREMENTS:

1. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze conforming to current AWWA standard C503 or approved equal and shall be installed in accordance with the County of Los Angeles Fire Code.

2. All required PUBLIC fire hydrants shall be installed, tested, and accepted prior to beginning construction.

3. All required private on-site fire hydrants shall be installed, tested, and approved prior to building occupancy.

4. Plans showing underground piping for private on-site fire hydrants shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation. Fire Code 901.2 and County of Los Angeles Fire Department Regulation 7.

5. All on-site fire hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall. Exception: For fully sprinkled multi-family structures on-site hydrants may be installed a minimum of 10 feet from the structure. Indicate compliance prior to project proceeding to the public hearing process. Fire Code Appendix C106.1.

6. The required fire flow for the public fire hydrants for single-family residential homes less than a total square footage of 3,600 feet is 1,250 gpm at 20 pounds psi residual pressure for 2 hours with one public fire hydrant flowing. Any single-family residential home 3,601 square feet or greater shall comply with Table B105.1 of the Fire Code in Appendix B.

7. The required fire flow for the public fire hydrants for buildings other than single-family homes shall comply with Table B105.1 of the Fire Code in Appendix B.

8. The required fire flow for the on-site private fire hydrants for this project shall comply with Table B105.1 of the Fire Code in Appendix B.

9. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

10. The public and on-site fire hydrant locations will be determined by the Fire Department with the submittal of plan.

FUEL MODIFICATION:

1. This property is located within the area described by the Fire Department as the Very High Fire Hazard Severity Zone and a Fuel Modification Plan will be required. For details, please contact the Department's Fuel Modification Unit which is located at Fire Station 32, 605 North Angeleno Avenue in the City of Azusa, CA 91702-2904. They may be reached at
(626) 969-5205.

Additional Fire Department requirements may need to be addressed with the submittal of plans for review.

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or Wally.Collins@fire.lacounty.gov.

**FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:**

The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

Under the Los Angeles County Oak tree Ordinance, a permit is required to cut, destroy, remove, relocate, inflict damage or encroach into the protected zone of any tree of the Oak genus which is 25 inches or more in circumference (eight inches in diameter), as measured 4 1/2 feet above mean natural grade.

A fuel management/modification and fire hazard reduction plan should be developed and implemented prior to construction.

If Oak trees are known to exist in the proposed project area further field studies should be conducted to determine the presence of this species on the project site.

The County of Los Angeles Fire Department's Forestry Division has no further comments regarding this project.

**HEALTH HAZARDOUS MATERIALS DIVISION:**

The Health Hazardous Materials Division of the Los Angeles County Fire Department has no comments regarding the Lead Agency's "Fire Department Resources" questionnaire pertaining to the project site.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

MICHAEL Y. TAKESHITA, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

MYT:ac

STATE OF CALIFORNIA Edmund G. Brown Jr., Governor

NATIVE AMERICAN HERITAGE COMMISSION
**Cultural and Environmental Department**
**1550 Harbor Blvd., Suite 100**
**West Sacramento, CA 95691**
**Phone (916) 373-3710**
**Email: nahc@nahc.ca.gov**
**Website: http://www.nahc.ca.gov**
**Twitter: @CA_NAHC**

December 17, 2018

Hai Nguyen
City of Santa Clarita
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

RE: SCH# 2018121009 Bouquet Canyon Residential Development and Bouquet Canyon Road Realignment, Los Angeles County

Dear Ms. Nguyen:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements**. If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

**Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
    a. A brief description of the project.
    b. The lead agency contact information.
    c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
    d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
    a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
    a. Alternatives to the project.
    b. Recommended mitigation measures.
    c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
    a. Type of environmental review necessary.
    b. Significance of the tribal cultural resources.
    c. Significance of the project's impacts on tribal cultural resources.
    d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
    a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
    b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
    a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
    b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
    a. Avoidance and preservation of the resources in place, including, but not limited to:
        i. Planning and construction to avoid the resources and protect the cultural and natural context.
        ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
    b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
        i. Protecting the cultural character and integrity of the resource.
        ii. Protecting the traditional use of the resource.
        iii. Protecting the confidentiality of the resource.
    c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
    d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
    e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
    f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
    a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
    b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
    c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.
3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:
    a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
    b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: http://nahc.ca.gov/resources/forms/

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
    a. If part or all of the APE has been previously surveyed for cultural resources.
    b. If any known cultural resources have already been recorded on or adjacent to the APE.
    c. If the probability is low, moderate, or high that cultural resources are located in the APE.
    d. If a survey is required to determine whether previously unrecorded cultural resources are present.

2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
    a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
    b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
    a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
    b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
    a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
    b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
    c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Katy.Sanchez@nahc.ca.gov.

Sincerely,

for

Katy Sanchez
Associate Enviromental Planner

cc: State Clearinghouse

SANTA MONICA MOUNTAINS CONSERVANCY
RAMIREZ CANYON PARK
5750 RAMIREZ CANYON ROAD
MALIBU, CALIFORNIA 90265
PHONE (310) 589-3200
FAX (310) 589-3207
WWW.SMMC.CA.GOV

March 24, 2019

Hai Nguyen
City of Santa Clarita
23920 Valencia Boulevard, Suite 302
Santa Clarita, California 91355

**Bouquet Canyon Residental Development**
**and Bouquet Canyon Road Realignment**
**Notice of Preparation**
**SCH No. 2018121009**

Dear Mr. Nguyen:

The Santa Monica Mountains Conservancy (Conservancy) offers the following comments on the proposed tentative tract map to facilitate the development of 461 housing units on 57.1 acres. The project is antithetical to the City's objectives to maintain land forms and obtain commensurately-scaled open space dedications. The project eliminates a substantial section of Bouquet Creek in its full natural form with alluvial scrub vegetation and eliminates a prominent ridgeline in order to generate fill material. As proposed, the project would result in unavoidable significant adverse biological and visual (aesthetic) impacts. As proposed the project would not provide any ecologically substantial open space area or open space area that remains connected to an un-channelized section of Bouquet Creek.

Bouquet Creek is known fish habitat for the federally endangered and state fully protected unarmored threespine stickleback. USFWS evaluated the presence of UTS in Bouquet Creek and 1998, 2003, and 2005 surveys concluded that UTS are abundant in the creek and successfully reproduced. Even under drought conditions, a refugium in the upper stream maintains a large population. "Take" of species that are "fully protected" is only authorized under the Fully Protected Fish Statute at Section 5515 of the California Fish & Game Code. The DEIR needs to ascertain whether the development would have significant adverse impacts on the unarmored threespine stickleback, a species of fish listed as "fully protected" under Section 5515 of the California Fish and Game Code and as an endangered species under the CESA. (14 Cal. Code Regs. Section 670.5). The DEIR should not contradict implicating California policy that protects its fish and wildlife. Yes the application of two different wildlife protection statutes exists – the Fully Protected Fish Statute and the CESA – to the same species, the unarmored threespine stickleback. The Draft Environmental Impact Report (DEIR) should not attempt to "harmonize" the two statutes as this would be unnecessary, illogical and inconsistent with the canons of statutory

interpretation including without limitation *expressio unius et exclusio alterius,* and other legal principles. (See *Pacific Lumber Co. v. State Water Resources Control Bd*. (2006) 37 Cal.4th 921 ("*Pacific Lumber*").

Section 5515 simply reflects a decision of the Legislature, as acknowledged by the CDFW, that fully protected species are entitled to greater protection than endangered and threatened species. To wit and in the instant matter, "***The Department is unable to authorize incidental take of "fully protected" species when activities are proposed in areas inhabited by those species."*** ("Other Protections and CESA Procedures on CDFW's official Website, http://www.dfg.ca.gov/habcon/cesa/other_protects.html; (emphasis supplied)).

The DEIR needs to show that there is no adverse impact to UTS and/or its habitat, and any/all mitigation actions cannot result in take of UTS. As such, any take associated with the project and its mitigation authorized under ESA would undermine the fully protected statute.

Stream channelization is documented in the UTS Recovery Plan (USFWS 1985) as a threat to UTS, as it "increases water velocity in pools, eliminates shallow backwaters and reduces aquatic vegetation." Therefore, the protection and restoration for the establishment of pools, shallow backwater areas, and aquatic vegetation in Bouquet Canyon Creek is important for preservation of the UTS population.

The Draft Environmental Impact Report (DEIR) must include alternatives that: 1) do not chop off the top of the prominent ridgeline for a linear park with a full length ridgeline road; 2) do not channelize any of the onsite length of Bouquet Creek except the minimum to allow the new bridge over the creek; and 3) do provide 10 acres of ungraded, permanently protected habitat that abuts a future un-channelized section of Bouquet Creek to provide habitat connectivity to National Forest lands. To provide the least damaging alternative for decision makers to analyze, the DEIR must include an alternative that fully encompasses all three of the above described parameters.

If the need for fill to construct a realignment of Bouquet Canyon Road is what is driving the project design, then the DEIR must state that fact. To compensate for the need to mine the prominent ridgeline for fill, the project should aggressively mitigate that adverse aesthetic impact by including many acres of ungraded onsite contiguous open space in public view corridors along either existing Bouquet Canyon Road or the proposed realignment of the road. Shy of such specific open space mitigation being required, the project must be conditioned to purchase at least ten contiguous acres of natural habitat along a nearby section of Bouquet

habitat must have a recorded conservation easement or be dedicated in fee simple to a public agency. It must also provide the land interest holder with an upfront longterm monitoring payment of $50,000 to generate annual visitation funding.

The DEIR must address the potential of growth-inducing impacts of the new road alignment providing access and utilities to the abutting large open space parcels to southeast. The DEIR must also address the potential adverse ecological impacts of street lighting and vehicle traffic on the private HOA open space area that abuts the road realignment.

The use of County correctional facility land to facilitate the proposed development appears to be a gift of public funds. What compensation will the County receive for the loss of its land to private uses and other public uses?

The DEIR must analyze whether the proposed new road alignment and large slope easements through the Plum LLC lots to the southeast will eliminate habitat that was mitigation for the adjoining existing housing development. Does the project description properly include these offsite components proposed on land that the applicant currently has no interest in?

The DEIR must address how the proposed project would surround all of the site with sections of existing or proposed Bouquet Canyon roadway. With exception the cement culvert carrying Bouquet Canyon Creek under the new road alignment the site would be biologically isolated.

The DEIR must carefully analyze what new barrier will be constructed between the correctional facility and the new road alignment. What adverse impacts will the additional traffic and closer proximity of traffic have on the youth in the correctional facility?

Does the project contain all the necessary infrastructure and long-term funding to address TMDL issues?

Please direct questions and future documents to Paul Edelman of our staff at the above letterhead address, at edelman@smmc.ca.gov, and 310-589-3200 ext. 128.

Sincerely,

IRMA MUÑOZ
Chairperson

STATE OF CALIFORNIA

# GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH

EDMUND G. BROWN JR.
GOVERNOR

KEN ALEX
DIRECTOR

**Notice of Preparation**

December 4, 2018

To: Reviewing Agencies

Re: Bouquet Canyon Residential Development and Bouquet Canyon Road Realignment
SCH# 2018121009

Attached for your review and comment is the Notice of Preparation (NOP) for the Bouquet Canyon Residential Development and Bouquet Canyon Road Realignment draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

**Hai Nguyen**
**City of Santa Clarita**
**23920 Valencia Boulevard, Suite 302**
**Santa Clarita, CA 91355**

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
1-916-322-2318 FAX 1-916-558-3184 www.opr.ca.gov

# Document Details Report
# State Clearinghouse Data Base

**SCH#** 2018121009
**Project Title** Bouquet Canyon Residential Development and Bouquet Canyon Road Realignment
**Lead Agency** Santa Clarita, City of

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**Type** NOP Notice of Preparation

**Description** Note: Review Per Lead

A tentative tract map is proposed to subdivide the subject property into 70 lots to facilitate development of 461 housing units with related infrastructure, dedicated open space areas, trails, recreation areas, and landscape elements on 57.1 acres of primarily undeveloped land. Proposed homes would consist of 45 single-family detached units, 102 bungalows, 132 row homes, 90 homes configured in motor courts, and 92 townhomes. The project would also include the closure of a portion of Bouquet Canyon Road, between Pam Court and Hob Ave, and the construction of a new alignment of Bouquet Canyon Rd. The project anticipates minimizing grading on the significant ridgeline. The project would include the channelization of part of the floodzone through the site to carry high storm flows while retaining a natural stream course for low flows.

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## Lead Agency Contact

**Name** Hai Nguyen
**Agency** City of Santa Clarita
**Phone** (661) 255-4365 **Fax**
**email**
**Address** 23920 Valencia Boulevard, Suite 302
**City** Santa Clarita **State** CA **Zip** 91355

---

## Project Location

**County** Los Angeles
**City** Santa Clarita
**Region**
**Cross Streets** Bouquet Canyon Rd and Copper Hill Dr
**Lat / Long** 34° 27' 26" N / 118° 29' 33" W
**Parcel No.** 2812-008-003, -013, -021, -022, -031
**Township** **Range** **Section** **Base**

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## Proximity to:

**Highways**
**Airports**
**Railways**
**Waterways** Santa Clara River, Bouquet Creek
**Schools** Canyon HS, Leona Cox ES, Rosedell ES, Saugus HS
**Land Use** urban residential 2 and UR5

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**Project Issues** Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Cumulative Effects; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Growth Inducing; Landuse; Minerals; Noise; Other Issues; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Tribal Cultural Resources; Vegetation; Water Quality; Water Supply; Wetland/Riparian

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**Reviewing Agencies** Resources Agency; Cal Fire; Office of Historic Preservation; Department of Parks and Recreation; Department of Fish and Wildlife, Region 5; Office of Emergency Services, California; Department of Housing and Community Development; Native American Heritage Commission; State Lands Commission; Caltrans, District 7; Air Resources Board, Transportation Projects; State Water Resources Control Board, Division of Drinking Water; Regional Water Quality Control Board, Region 4; Santa Monica Mountains Conservancy

Note: Blanks in data fields result from insufficient information provided by lead agency.

# Document Details Report
## State Clearinghouse Data Base

***Date Received*** 12/04/2018 ***Start of Review*** 12/04/2018 ***End of Review*** 01/18/2019

Note: Blanks in data fields result from insufficient information provided by lead agency.

Print Form

*Appendix C*

# Notice of Completion & Environmental Document Transmittal

*Mail to:* State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
*For Hand Delivery/Street Address:* 1400 Tenth Street, Sacramento, CA 95814

SCH# 2018121009

**Project Title:** Bouquet Canyon Residential Development and Bouquet Canyon Road Realignment

Lead Agency: City of Santa Clarita
Contact Person: Hai Nguyen
Mailing Address: 23920 Valencia Boulevard, Suite 302
Phone: (661) 255-4365
City: Santa Clarita
Zip: 91355
County: Los Angeles

**Project Location:** County: Los Angeles
City/Nearest Community: Santa Clarita
Cross Streets: Bouquet Canyon Road and Copper Hill Dr.
Zip Code: 91355
Longitude/Latitude (degrees, minutes and seconds): 34 ° 27 ′ 26 ″ N / 118 ° 29 ′ 33 ″ W Total Acres: 57.1
Assessor's Parcel No.: 2812-008-003; 2812-008-013; 2812-008-021; 2812-008-022; and 2812-008-031
Section: ____ Twp.: ____ Range: ____ Base: ____
Within 2 Miles: State Hwy #: ____
Waterways: Santa Clara River, Bouquet Creek
Airports: ____
Railways: ____
Schools: Canyon HS, Leona Cox ES, Rosedell ES, Saugus HS

**Document Type:**

CEQA:
- [x] NOP
- [ ] Early Cons
- [ ] Neg Dec
- [ ] Mit Neg Dec
- [ ] Draft EIR
- [ ] Supplement/Subsequent EIR (Prior SCH No.) ____
- Other: ____

NEPA:
- [ ] NOI
- [ ] EA
- [ ] Draft EIS
- [ ] FONSI

Other:
- [ ] Joint Document
- [ ] Final Document
- [ ] Other: ____

Governor's Office of Planning & Research

**Local Action Type:**

- [ ] General Plan Update
- [ ] General Plan Amendment
- [ ] General Plan Element
- [ ] Community Plan
- [ ] Specific Plan
- [ ] Master Plan
- [ ] Planned Unit Development
- [x] Site Plan
- [ ] Rezone
- [ ] Prezone
- [ ] Use Permit
- [x] Land Division (Subdivision, etc.)
- [ ] Annexation
- [ ] Redevelopment
- [ ] Coastal Permit
- [ ] Other: ____

DEC 04 2018
STATE CLEARINGHOUSE

**Development Type:**

- [x] Residential: Units 461 Acres 27.6
- [ ] Office: Sq.ft. ____ Acres ____ Employees ____
- [ ] Commercial: Sq.ft. ____ Acres ____ Employees ____
- [ ] Industrial: Sq.ft. ____ Acres ____ Employees ____
- [ ] Educational: ____
- [x] Recreational: one hilltop park, five neighborhood parks, one linear park, one tot lot, two private recreation sites
- [ ] Water Facilities: Type ____ MGD ____
- [ ] Transportation: Type ____
- [ ] Mining: Mineral ____
- [ ] Power: Type ____ MW ____
- [ ] Waste Treatment: Type ____ MGD ____
- [ ] Hazardous Waste: Type ____
- [ ] Other: ____

**Project Issues Discussed in Document:**

- [x] Aesthetic/Visual
- [x] Agricultural Land
- [x] Air Quality
- [x] Archeological/Historical
- [x] Biological Resources
- [ ] Coastal Zone
- [x] Drainage/Absorption
- [ ] Economic/Jobs
- [ ] Fiscal
- [x] Flood Plain/Flooding
- [x] Forest Land/Fire Hazard
- [x] Geologic/Seismic
- [x] Minerals
- [x] Noise
- [x] Population/Housing Balance
- [x] Public Services/Facilities
- [x] Recreation/Parks
- [x] Schools/Universities
- [ ] Septic Systems
- [x] Sewer Capacity
- [x] Soil Erosion/Compaction/Grading
- [x] Solid Waste
- [x] Toxic/Hazardous
- [x] Traffic/Circulation
- [x] Vegetation
- [x] Water Quality
- [x] Water Supply/Groundwater
- [x] Wetland/Riparian
- [x] Growth Inducement
- [x] Land Use
- [x] Cumulative Effects
- [ ] Other: Energy, GHG, Tribal Resources

**Present Land Use/Zoning/General Plan Designation:**

Urban Residential 2 (UR2) and Urban Residential 5 (UR5)

**Project Description:** *(please use a separate page if necessary)*

A tentative tract map is proposed to subdivide the subject property into 70 lots to facilitate development of 461 housing units with related infrastructure, dedicated open space areas, trails, recreation areas, and landscape elements on 57.1 acres of primarily undeveloped land. Proposed homes would consist of 45 single-family detached units, 102 bungalows, 132 row homes, 90 homes configured in motor courts, and 92 townhomes. The project would also include the closure of a portion of Bouquet Canyon Road, between Pam Court and Hob Avenue, and the construction of a new alignment of Bouquet Canyon Road. The project anticipates minimizing grading on the significant ridgeline. The project would include the channelization of part of the floodzone through the site to carry high storm flows while retaining a natural stream course for low flows.

*Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.*

# NOP Distribution List

County: Los Angeles

SCH# 2018121009

## Resources Agency

- [x] **Resources Agency**
  Nadell Gayou
- [ ] **Dept. of Boating & Waterways**
  Denise Peterson
- [ ] **California Coastal Commission**
  Allyson Hitt
- [ ] **Colorado River Board**
  Elsa Contreras
- [ ] **Dept. of Conservation**
  Crina Chan
- [x] **Cal Fire**
  Dan Foster
- [ ] **Central Valley Flood Protection Board**
  James Herota
- [x] **Office of Historic Preservation**
  Ron Parsons
- [x] **Dept of Parks & Recreation**
  Environmental Stewardship Section
- [ ] **S.F. Bay Conservation & Dev't. Comm.**
  Steve Goldbeck
- [ ] **Dept. of Water Resources**
  Resources Agency
  Nadell Gayou

## Fish and Game

- [ ] **Depart. of Fish & Wildlife**
  Scott Flint
  Environmental Services Division
- [ ] **Fish & Wildlife Region 1**
  Curt Babcock
- [ ] **Fish & Wildlife Region 1E**
  Laurie Harnsberger
- [ ] **Fish & Wildlife Region 2**
  Jeff Drongesen
- [ ] **Fish & Wildlife Region 3**
  Craig Weightman
- [ ] **Fish & Wildlife Region 4**
  Julie Vance
- [x] **Fish & Wildlife Region 5**
  Leslie Newton-Reed
  Habitat Conservation Program
- [ ] **Fish & Wildlife Region 6**
  Tiffany Ellis
  Habitat Conservation Program
- [ ] **Fish & Wildlife Region 6 I/M**
  Heidi Calvert
  Inyo/Mono, Habitat Conservation Program
- [ ] **Dept. of Fish & Wildlife M**
  William Paznokas
  Marine Region

## Other Departments

- [ ] **California Department of Education**
  Lesley Taylor
- [x] **OES (Office of Emergency Services)**
  Monique Wilber
- [ ] **Food & Agriculture**
  Sandra Schubert
  Dept. of Food and Agriculture
- [ ] **Dept. of General Services**
  Cathy Buck
  Environmental Services Section
- [x] **Housing & Comm. Dev.**
  CEQA Coordinator
  Housing Policy Division

## Independent Commissions,Boards

- [ ] **Delta Protection Commission**
  Erik Vink
- [ ] **Delta Stewardship Council**
  Anthony Navasero
- [ ] **California Energy Commission**
  Eric Knight
- [x] **Native American Heritage Comm.**
  Debbie Treadway
- [ ] **Public Utilities Commission**
  Supervisor
- [ ] **Santa Monica Bay Restoration**
  Guangyu Wang
- [x] **State Lands Commission**
  Jennifer Deleong
- [ ] **Tahoe Regional Planning Agency (TRPA)**
  Cherry Jacques

## Cal State Transportation Agency CalSTA

- [ ] **Caltrans - Division of Aeronautics**
  Philip Crimmins
- [ ] **Caltrans – Planning HQ LD-IGR**
  Christian Bushong
- [ ] **California Highway Patrol**
  Suzann Ikeuchi
  Office of Special Projects

## Dept. of Transportation

- [ ] **Caltrans, District 1**
  Rex Jackman
- [ ] **Caltrans, District 2**
  Marcelino Gonzalez
- [ ] **Caltrans, District 3**
  Susan Zanchi
- [ ] **Caltrans, District 4**
  Patricia Maurice
- [ ] **Caltrans, District 5**
  Larry Newland
- [ ] **Caltrans, District 6**
  Michael Navarro
- [x] **Caltrans, District 7**
  Dianna Watson
- [ ] **Caltrans, District 8**
  Mark Roberts
- [ ] **Caltrans, District 9**
  Gayle Rosander
- [ ] **Caltrans, District 10**
  Tom Dumas
- [ ] **Caltrans, District 11**
  Jacob Armstrong
- [ ] **Caltrans, District 12**
  Maureen El Harake

## Cal EPA

**Air Resources Board**

- [ ] **Airport & Freight**
  Jack Wursten
  - [x] **Transportation Projects**
    Nesamani Kalandiyur
  - [ ] **Industrial/Energy Projects**
    Mike Tollstrup
- [ ] **California Department of Resources, Recycling & Recovery**
  Kevin Taylor/Jeff Esquivel
- [ ] **State Water Resources Control Board**
  Regional Programs Unit
  Division of Financial Assistance
- [x] **State Water Resources Control Board**
  Cindy Forbes – Asst Deputy
  Division of Drinking Water
- [ ] **State Water Resources Control Board**
  **Div. Drinking Water #_____**
- [ ] **State Water Resources Control Board**
  Student Intern, 401 Water Quality Certification Unit
  Division of Water Quality
- [ ] **State Water Resouces Control Board**
  Phil Crader
  Division of Water Rights
- [ ] **Dept. of Toxic Substances Control Reg. #_____**
  CEQA Tracking Center
- [ ] **Department of Pesticide Regulation**
  CEQA Coordinator

## Regional Water Quality Control Board (RWQCB)

- [ ] **RWQCB 1**
  Cathleen Hudson
  North Coast Region (1)
- [ ] **RWQCB 2**
  Environmental Document Coordinator
  San Francisco Bay Region (2)
- [ ] **RWQCB 3**
  Central Coast Region (3)
- [x] **RWQCB 4**
  Teresa Rodgers
  Los Angeles Region (4)
- [ ] **RWQCB 5S**
  Central Valley Region (5)
  - [ ] **RWQCB 5F**
    Central Valley Region (5)
    Fresno Branch Office
  - [ ] **RWQCB 5R**
    Central Valley Region (5)
    Redding Branch Office
- [ ] **RWQCB 6**
  Lahontan Region (6)
  - [ ] **RWQCB 6V**
    Lahontan Region (6)
    Victorville Branch Office
- [ ] **RWQCB 7**
  Colorado River Basin Region (7)
- [ ] **RWQCB 8**
  Santa Ana Region (8)
- [ ] **RWQCB 9**
  San Diego Region (9)

- [ ] **Other** _____
  _____
  _____

- [x] Santa Monica Mtns. Conservancy

Last Updated 5/22/18