# 4.0 Analysis Background

# 4.0 ANALYSIS BACKGROUND

# 1. ENVIRONMENTAL AND REGULATORY SETTING

## A. INTRODUCTION

This section of the Draft EIR addresses the existing physical conditions within the Project Site and the surrounding vicinity, as required by CEQA Guidelines Section 15125, and summarizes the regulatory setting that governs development in the Project area. Although the Notice of Preparation (NOP) for the Project was published in June 2010, the existing conditions addressed herein incorporate updated data where possible to reflect more current conditions. More detailed discussions of the environmental and regulatory setting are provided in each of the environmental issue analyses included in **Section 5.0**, Environmental Impact Analysis, of this Draft EIR.

## B. PROJECT LOCATION AND SURROUNDING USES

The Project Site consists of approximately 501.4 acres, of which 382.3 acres are located within proposed Vesting Tentative Tract Map No. 53295 (VTTM 53295) and 119.1 acres consist of External Map Improvements, including grading, utility, roadway drainage, and other infrastructure improvements which are outside VTTM 53295, but which are necessary to support full Project implementation. The Project Site is located in the U.S. Geological Survey (USGS) 7.5-minute Newhall quadrangle map, Township 4 North, Range 16 West, and generally in Sections 19, 20, and 30.

The Project Site is located in unincorporated Los Angeles County (County) and the Santa Clarita Valley Planning Area (Valley Planning Area). The Valley Planning Area is generally surrounded by the Los Padres and Angeles National Forests to the north; the major ridgeline of the Santa Susana Mountains, which separates the Santa Clarita Valley from the San Fernando and Simi Valleys, to the south; Agua Dulce and the Angeles National Forest to the east; and the County of Ventura to the west.

More specifically, the Project Site is located west of Interstate 5 (I-5) and The Old Road and, predominantly, south of the Six Flags Magic Mountain theme park (Six Flags Magic Mountain). This area is part of The Newhall Land and Farming Company's (Newhall Land) original land holdings, which previously included the Valencia community to the east and still includes Newhall Ranch to the west. The Project Site is generally comprised of vacant land, with limited agricultural uses in the northernmost portion, a small plant nursery used by the adjacent Six Flags Magic Mountain in the central portion, and abandoned oil

wells and associated unpaved access roads scattered throughout the site. In addition, the southern boundary of the Project Site is developed with Southern California Edison (SCE) electric transmission lines and towers, and a high pressure natural gas transmission pipeline traverses the southernmost portion of the Project Site from east to west. It is likely that smaller-diameter pipelines associated with past oil field operations also may be present.

With respect to surrounding uses, Six Flags Magic Mountain is located north of VTTM 53295 and east of the External Map Improvements that comprise the northern portion of the Project Site. Directly east and north of Six Flags Magic Mountain, the proposed Entrada North community is also located north of VTTM 53295. The existing community of Westridge is located immediately south of the Project Site. In addition, the City of Santa Clarita (City) is located to the east and is separated from the Project Site by The Old Road and I-5. Finally, vacant land within the Newhall Ranch Specific Plan (Specific Plan) area is located to the west. The approved Mission Village community within the Specific Plan area is located immediately west of the Project Site. Additionally, the proposed Legacy Village community is located to the southwest.

## C. ENVIRONMENTAL SETTING

### 1. Aesthetics, Views, and Light and Glare

#### a. Aesthetics/Visual Quality

The topography of the Project Site varies, with elevations ranging from approximately 1,000 feet above mean sea level (AMSL) near the Santa Clara River (River) to approximately 1,400 feet AMSL on the ridges in the southwestern portion of the Project Site. The Project Site includes four canyons: Magic Mountain Canyon along the western site boundary, Unnamed Canyon 1 within the western portion of the Project Site, Unnamed Canyon 2 within the central portion, and Unnamed Canyon 3 within the eastern portion, each of which drain northerly towards the River. Vegetation communities within the Project Site include California sagebrush scrub, California sagebrush–California buckwheat scrub, big sagebrush scrub, undifferentiated chaparral scrubs, California annual grasslands, river wash, a limited amount of valley oak forest and woodland, and limited areas of other riparian and bottomland habitats.

As previously mentioned, abandoned oil wells and associated unpaved access roads are scattered throughout the site. The former drill pads are generally level and often consist of areas of cut and fill. Consequently, the overall character of the Project Site is one of disturbed open space, with rolling hills and canyons, and areas of scrub and trees. However, given the topography of the Project Site, little of the site's interior is visible from off-site public vantages.

### b. Views

Given the varying topography of the Project vicinity and the elevated freeway (I-5) that passes through it, public views of the Project Site and surrounding hillsides are available from a number of vantage points, some of which offer long-range panoramic views. However, the Project Site's visibility varies considerably due to its topography, intervening development and vegetation, the lack of publicly available viewing locations to the south and west, and the Project Site's distance from many clear vantages.

The I-5 corridor supports a large mobile (vehicular) viewing audience. Although I-5 is not an adopted scenic highway, the segment just east of the Project Site is considered eligible by the State and classified as a First Priority Scenic Route by the County. The I-5 corridor offers both focused and panoramic views of a variety of visual resources in the area, including the River, rolling hillsides, several significant ridgelines, distant mountain backdrops, and scattered stands of oak trees. The Project Site is visible from locations along both northbound and southbound I-5.

The State Route 126 (SR-126) corridor also supports a mobile (vehicular) viewing audience. Although not an adopted scenic highway, the segment north of the Project Site from I-5 west into Ventura County is considered eligible by the State and classified as a First Priority Scenic Route by the County. Located within the Valley floor along the River, this corridor offers panoramic views of the River and associated vegetation; adjacent agricultural lands; surrounding river bluffs, canyons, and mesas; interspersed stands of oak trees; and the mountains to the distant north and south. The Project Site is partially visible to the south, beyond the River and Six Flags Magic Mountain.

Magic Mountain Parkway is the main, eastern entrance to the Project Site and the only public access point under existing conditions. As Magic Mountain Parkway would be extended to the west as part of the Project, the intersection of Magic Mountain Parkway and The Old Road represents a future gateway to the Project and the communities within the approved Specific Plan area to the west. However, the current road terminus, located near the entrance to Six Flags Magic Mountain, offers public views of a limited portion of the site interior.

### c. Light and Glare

Minimal lighting currently exists within the Project Site other than street lights along Media Center Lane and Magic Mountain Parkway west of The Old Road. Lighting from these street light fixtures and those on other nearby roadways such as The Old Road, as well as lighting from adjacent commercial uses including Six Flags Magic Mountain and the Chevron gas station at the southwest corner of Magic Mountain Parkway and The Old Road, cause some light spillover onto portions of the Project Site. In addition, these uses,

and Six Flags Magic Mountain in particular, along with the surrounding developed communities to the north, south, and east, contribute to ambient light levels and skyglow conditions in the Project vicinity. However, little light spillover reaches the interior of the Project Site due to the varying topography on-site, and light levels in the lands to the west are similarly limited due to the current undeveloped nature of the Specific Plan area.

Light-sensitive land uses in the immediate Project vicinity include existing residential uses within the existing Westridge community to the south, particularly the northernmost homes that back up to the Project Site, and future residences within the approved, but unbuilt, Mission Village community to the west, particularly those closest to or facing the Project Site. The proposed uses within the southern portion of Entrada North, which is planned north of the Project Site, are anticipated to consist of commercial, retail, and entertainment uses, which are not considered light-sensitive.

The lack of development on-site precludes regular glare conditions. However, transient glare is occasionally generated from vehicles traveling along I-5, The Old Road, and Magic Mountain Parkway. Sensitive receptors with respect to glare include motorists along these and other nearby roadways, as well as existing and proposed residential uses within the existing Westridge community and the approved, but unbuilt, Mission Village community, respectively.

## 2. Agriculture and Forest Resources

### a. Santa Clarita Valley

The Valley Planning Area contains approximately 1,994 acres of Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance, as designated by the California Department of Conservation.[1] These farmlands occur in scattered locations, but generally on alluvial soils adjacent to the Santa Clara River and other water courses. The largest areas of farmland are located in the western portion of the Valley within the general Project vicinity. In addition, there are approximately 61,000 acres of designated Grazing Land in the Planning Area, much of which is located in the undeveloped foothills surrounding the Valley and adjacent to U.S. Forest Service land.

With respect to forest lands, portions of Angeles National Forest and Los Padres National Forest are located in the Valley and together comprise approximately 49 percent (237 square miles) of the Planning Area. Angeles National Forest covers roughly

[1] *Santa Clarita Valley Area Plan Update: One Valley One Vision 2012, Chapter 2: Land Use Element, p. 48.*

700,000 acres in the San Gabriel Mountains and forms the northern and southern boundaries of the Planning Area. Los Padres National Forest, which encompasses approximately 2 million acres, is located primarily in Ventura County, with a portion in Los Angeles County approximately nine miles north of the Project Site.[2] The predominant vegetation within National Forest lands includes mixed chaparral with hardwood and conifer forests at higher elevations, and riparian vegetation along stream channels. In addition, based on data from the California Department of Forestry and Fire Protection (CAL FIRE), portions of the Valley are mapped as forestland (conifer forest, hardwood forest) and forest and rangeland (conifer woodland, hardwood woodland).[3]

### b. Agricultural Uses On-Site

Approximately 7.45 acres of the Project Site are currently used as pasture. Previous uses on-site have included limited areas of agricultural production for vegetables, while the majority of the land has remained vacant. No portion of the Project Site is zoned for agricultural uses. In addition, the Project Site is not under a Williamson Act contract.

### c. Farmland and Farmland Suitability On-Site

The Project Site contains 6.2 acres of Prime Farmland, 364.9 acres of Grazing Land, 21.7 acres of Urban and Built-Up Land, and 108.1 acres of Other Land, as mapped by the California Department of Conservation's Farmland Mapping and Monitoring Program (Farmland Mapping Program). The 6.2 acres of Prime Farmland are included in the 7.45 acres of pasture on-site.

According to the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (Conservation Service), there are 10 different soil types present within the Project Site. Seven of the 10 soil types would meet Conservation Service criteria for Prime Farmland soils if irrigated, representing approximately 102 acres of the Project Site's 501.4 acres. These determinations are made without regard to whether or not the soils are actually farmed and, as noted, depend on whether the soils could be irrigated. In other words, while the Conservation Service identifies soils that meet Prime Farmland criteria (if irrigated), some of these areas may not actually be suitable for farming or capable of being farmed. On the other hand, the Farmland Mapping Program designates Farmland such as Prime Farmland based on soil type and actual land use. The Farmlaned

---

[2] *United Statements Department of Agriculture, Welcome to Los Padres National Forest!, www.fs.usda.gov/Internet/FSE_DOCUMENTS/fsm9_034051.pdf, accessed March 12, 2015.*

[3] *California Department of Forestry and Fire Protection, Fire and Resources Assessment Program, Land Cover Map, Multi-Source Data Compiled in 2006, http://frap.fire.ca.gov/data/frapgismaps/pdfs/fvegwhr13b_map.pdf, accessed March 12, 2015.*

Mapping Program is updated every two years and provides a more in-depth analysis of Farmland. Accordingly, of the approximately 102 acres of on-site soils that would meet Prime Farmland criteria if irrigated, only 6.2 acres are actually designated as Prime Farmland.

In addition, as it relates to the suitability of soils for farming, based on the Conservation Service's classifications for non-irrigated soils, approximately 109 acres within the Project Site are classified as Fair to Poor (Capability Classes III–IV), and approximately 393 acres are classified as Very Poor (Capability Classes VI–VII). Details regarding the specific soil types present on-site are discussed in **Section 5.2**, Agricultural and Forest Resources, of this Draft EIR.

#### d. Forest Land Resources On-Site

Based on CAL FIRE's California Land Cover Mapping and Monitoring Program (Land Cover Mapping Program), the majority of the Project Site is classified as rangeland, specifically shrub and herbaceous land covers. Portions of the Project Site are mapped as other land covers, specifically urban and barren/other, and a small area abutting Six Flags Magic Mountain is classified as forest and rangeland, specifically hardwood woodland. This area corresponds to a large area of oak woodland within the southern portion of Six Flags Magic Mountain. More specifically, there are no oak trees located within this area of the Project Site, and the mapped area of hardwood woodland on-site is actually associated with the adjacent tree canopy, some of which extends over the property line. While there are 4.5 acres of valley oak forest and woodland in other areas of the Project Site, these areas have not been mapped as hardwood woodland by CAL FIRE. Additionally, no portion of the Project Site is zoned for forest land or timberland, nor is any portion of the Project Site used for timberland production.

### 3. Air Quality

#### a. Regional Air Quality

The Project site is located within the South Coast Air Basin (Air Basin), an approximately 6,745-square-mile area bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The Air Basin includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties, as well as the Coachella Valley area in Riverside County. This region lies in the semi-permanent high-pressure zone of the eastern Pacific. As a result, the climate is mild, tempered by cool sea breezes. The usually mild climatological pattern is interrupted infrequently by periods of extremely hot weather, winter storms, or Santa Ana winds. The extent and severity of the air pollution problem in the Air Basin is a function of the area's natural physical characteristics (weather and topography), as well as

man-made influences (development patterns and lifestyle). Factors such as wind, sunlight, temperature, humidity, rainfall, and topography all affect the accumulation and dispersion of pollutants throughout the Air Basin, making it an area of high pollution potential.

Pollutant concentrations in the Air Basin vary with location, season, and time of day. The greatest air pollution impacts throughout the Air Basin occur from June through September. This condition is generally attributed to the large amount of pollutant emissions, light winds, and shallow vertical atmospheric mixing, which frequently reduce pollutant dispersion, thus causing elevated air pollution levels. Also, ozone ($O_3$) concentrations tend to be lower along the coast, higher in the near inland valleys, and lower in the far inland areas of the Air Basin and adjacent desert. Over the past 30 years, substantial progress has been made in reducing air pollution levels in southern California. However, the Air Basin still fails to meet national standards for ozone and fine particulate matter ($PM_{2.5}$). In addition, Los Angeles County still fails to meet the national standard for lead.

Air pollutant emissions are generated in the local vicinity by stationary and area-wide sources, such as commercial and industrial activity, space and water heating, landscape maintenance, consumer products, and mobile sources primarily consisting of automobile traffic. Motor vehicles are the primary source of pollutants in the local vicinity.

The South Coast Air Quality Management District (SCAQMD) released an Air Basin-wide air toxics study, MATES III, Multiple Air Toxics Exposure Study (MATES III Study), in September 2008. The MATES III Study represents one of the most comprehensive air toxics studies ever conducted in an urban environment. The Study was aimed at estimating the cancer risk from toxic air emissions throughout the Air Basin by conducting a comprehensive monitoring program, an updated emissions inventory of toxic air contaminants, and a modeling effort to fully characterize health risks for those living in the Air Basin. The MATES III Study concluded that the average carcinogenic risk from air pollution in the Air Basin is approximately 1,200 in one million over a 70-year duration. Mobile sources (e.g., cars, trucks, trains, ships, aircraft, etc.) represent the greatest contributors. Approximately 85 percent of the risk is attributed to diesel particulate matter (DPM) emissions, approximately 10 percent to other toxics associated with mobile sources (including benzene, butadiene, and formaldehyde), and approximately 5 percent of all carcinogenic risk is attributed to stationary sources (which include industries and certain businesses, such as dry cleaners and chrome plating operations).

In October 2014, SCAQMD released a draft MATES-IV report, which concludes that cancer risk in the Air Basin has decreased more than 50 percent between the study periods

for MATES-III and MATES-IV.[4] The draft report further concludes that while DPM exposure has decreased by approximately 70 percent, DPM still dominates the overall cancer risk from air toxics, and the highest risks occur near ports and transportation corridors.

### b. Local Air Quality

Air pollutant emissions in the local vicinity are generated by stationary and area-wide sources, such as commercial and industrial activity, space and water heating, landscape maintenance, consumer products, and mobile sources primarily consisting of automobile traffic. Motor vehicles are the primary source of pollutants in the local vicinity.

SCAQMD maintains a network of air quality monitoring stations located throughout the Air Basin and has divided the Air Basin into 27 source receptor areas, in which 31 monitoring stations operate. The Project Site is located within source receptor area 13, which covers the Santa Clarita Valley area. The Valley air monitoring station is the station closest to the Project Site, located at 22224 Placerita Canyon Road in Santa Clarita, approximately 4 miles southeast of the Project Site. The Valley air monitoring station measures carbon monoxide (CO), nitrogen dioxide ($NO_2$), $O_3$, and particulate matter ($PM_{10}$) levels in the ambient air. Criteria pollutants not monitored at this station include $PM_{2.5}$ and Sulfur Dioxide ($SO_2$). The most representative monitoring stations for these pollutants are West San Fernando Valley (Reseda) for $PM_{2.5}$ and East San Fernando Valley (Burbank) for $SO_2$. The Reseda Station is located approximately 13 miles south of the Project Site and the Burbank station is located approximately 21 miles southeast of the Project Site. Data for 2010 through 2012 show that the national and/or state ambient air quality standards for $O_3$, $PM_{10}$, and $PM_{2.5}$ were exceeded at these stations.

Based on the MATES III Study, the Project Site is located within a cancer risk zone of 559 in one million over a 70-year duration, which is substantially lower than the average carcinogenic risk from air pollution in the Air Basin of 1,200 in one million. The cancer risk in this area is predominately related to nearby sources of diesel particulate (e.g., I-5). However, based on MATES-IV, an interactive map showing model-calculated cancer risks

[4] *SCAQMD, MATES IV Draft Report, 2014, www.aqmd.gov/home/library/air-quality-data-studies/health-studies/mates-iv, accessed March 12, 2015.*

estimates that toxic air contaminants (TAC)–related cancer risk in the Project area now ranges from 128 to 165 in a million.[5]

Based on the limited activities associated with existing land uses on-site, existing air emissions generated within the Project Site were conservatively assumed to be zero.

### c. Sensitive Uses in the Project Area

Some population groups including children, elderly, and acutely and chronically ill persons (especially those with cardio-respiratory diseases) are considered more sensitive to air pollution than others. Surrounding land uses considered sensitive to air quality include residences and schools within the existing community of Westridge immediately south of the Project Site, the City of Santa Clarita to the east, the approved Mission Village community to the immediate west, the proposed Legacy Village community to the southwest, and the proposed Entrada North community to the north.

## 4. Biological Resources

The Project region is located in a broad ecological and biogeographic transition zone for the coastal and mountain ecoregions. The alluvial River Valley also provides access via the Santa Clara River to the edges of the Mojave Desert and the foothills of the San Gabriel Mountains. While much of the region has been subject to rapid urbanization and historical agricultural and oil development practices, large areas of open space and natural lands border the region. The Santa Susana Mountains, a region of gently rolling hills and sharp, steep walled canyons, are located south of the Project Site.

Most of the Project Site consists of undeveloped rugged terrain, but there has been direct disturbance from past oil and natural gas operations on about 26 percent (approximately 130 acres) of the site, with extant oil pad ground clearance zones and associated dirt roads. There is also an existing disturbance along Magic Mountain Canyon adjacent to Six Flags Magic Mountain, which has been used for fire suppression related to fireworks displays at the theme park, as well as a small plant nursery used by Six Flags Magic Mountain. The northernmost portion of the Project Site next to the River is currently used as pasture. In addition, as previously indicated, the southern boundary of the Project Site is developed with SCE electric transmission lines and towers, and a high pressure natural gas transmission pipeline traverses the southernmost portion of the Project Site from east to west.

---

[5] *SCAQMD, "Multiple Air Toxics Exposure Study in the South Coast Air Basin (MATES-IV)," MATES IV Interactive Carcinogenicity Map, 2014, www3.aqmd.gov/webappl/OI.Web/OI.aspx?jurisdictionID=AQMD.gov&shareID=73f55d6b-82cc-4c41-b779-4c48c9a8b15b, accessed March 12, 2015.*

The majority of the Project Site consists of annual grassland, scrub and chaparral habitat, and disturbed land, but also includes small mapped areas of woodland and riparian vegetation. The site contains 97 mapped oaks, including 57 valley oaks, 35 scrub oaks, 3 coast live oaks, and 2 MacDonald (valley-scrub hybrid) oaks. Of the 57 valley oaks, seven qualify as heritage oaks, which are defined by the County as any oak tree measuring 36 inches or more in diameter at breast height (dbh) as measured 4.5 feet above natural ground. Heritage oaks also include any oak less than 36 inches dbh, but having a significant historical or cultural importance to the community; no oaks meeting this criterion were mapped on the Project Site.

Details regarding the specific soil types present on-site are discussed in **Section 5.4**, Biological Resources, of this Draft EIR.

### a. Special Status Plants

Of the various vegetation types and communities present on the Project Site, discussed further in **Section 5.4**, Biological Resources, six special-status plants have been documented on-site during studies conducted between 2002 and 2013: oaks and oak woodland, San Fernando Valley spineflower, mainland cherry, island mountain-mahogany, slender mariposa lily, and Peirson's morning-glory. In addition, Parish's big sagebrush is expected to occur on-site within the big sagebrush vegetation community.

### b. Special Status Wildlife

Several special-status wildlife species have been detected on-site or have moderate potential to occur based on the presence of suitable habitat and their known occurrence in the Project vicinity. This list is organized by species guild, as follows:

- Insect: Emigdio blue butterfly
- Fish: arroyo chub, Santa Ana sucker, unarmored threespine stickleback, southern steelhead
- Mollusk: Trask shoulderband
- Reptile—Low Mobility: coast horned lizard, coast patch-nosed snake, coastal whiptail, rosy boa, San Bernardino ringneck snake, silvery legless lizard
- Reptile and Amphibian—Semi-Aquatic: arroyo toad, western pond turtle, western spadefoot
- Bird—Foraging Raptor: American peregrine falcon, California condor, ferruginous hawk, golden eagle, merlin

- Bird—Nesting/Foraging Raptor: Cooper's hawk, western burrowing owl, white-tailed kite, loggerhead shrike (although not technically a "raptor," it shares raptorial life history traits and habitat associations with the raptors on site)

- Bird—Upland Grassland/Agriculture: California horned lark, grasshopper sparrow

- Bird—Upland Scrub and Chaparral: Allen's hummingbird, Bell's sage sparrow, black-chinned sparrow, coastal California gnatcatcher, Costa's hummingbird, rufous hummingbird, southern California rufous-crowned sparrow

- Bird—Upland Woodland: chipping sparrow, Lawrence's goldfinch, Nuttall's woodpecker, oak titmouse, yellow warbler

- Bat—fringed myotis, hoary bat, long-legged myotis, pallid bat, pocketed free-tailed bat, silver-haired bat, Townsend's big-eared bat, western mastiff bat, western long-eared myotis, western red bat, western small-footed myotis, Yuma myotis

- Mammal—Low Mobility: San Diego desert woodrat

- Mammal—Moderate Mobility: American badger, San Diego black-tailed jackrabbit

- Mammal—High Mobility: mountain lion, mule deer

### c. Critical Habitat

The Project Site includes 0.0005 acre of federally designated critical habitat for the arroyo toad and 6.1 acres of federally designated critical habitat for least Bell's vireo.

### d. Wildlife Movement

Magic Mountain Canyon is identified within the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan (RMDP/SCP) EIS/EIR as one of several "tributary corridors" that connect undeveloped uplands with the Santa Clara River, which is a critical regional wildlife corridor and habitat linkage.[6] However, its value is considered limited because of existing development on three sides of the Project Site, including residential and golf course development to the south, the Old

[6] *Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan, Final Joint Environmental Impact Statement and Environmental Impact Report, SCH No. 2000011025, June 2010.*

Road, I-5 and the City of Santa Clarita to the east, and Six Flags Magic Mountain immediately to the north.[7]

### e. Waters and Wetlands

The Project Site is located within the Santa Clara River watershed, which comprises a total of 1,634 square miles and drains portions of Los Padres National Forest, Angeles National Forest, and the Santa Susana Mountains. Near the Ventura County Line, the River's drainage area encompasses approximately 640 square miles, of which the 501.4-acre Project Site represents approximately 0.12 percent.[8] The watershed is divided into 14 sub-basins; the Project Site is located within the 291,730-acre Eastern sub-basin. A total of 27,353 acres, or 9 percent of the Eastern sub-basin, has been converted to urban and agricultural uses.[9] However, most of the upper part of the Eastern sub-basin is open space contained within Angeles National Forest.

Four jurisdictional watercourses are identified on-site: Magic Mountain Canyon and three unnamed creeks (Unnamed Creeks 1, 2, and 3). The Project Site contains a total of 8.26 acres of waters of the United States, 6.35 acres of non-wetland waters, 1.91 acres of wetland waters, and 15.41 acres of California Department of Fish and Wildlife (CDFW) jurisdictional streambeds.

## 5. Cultural and Paleontological Resources

### a. Cultural Background

The Upper Santa Clara River Valley region, including the Project Site, appears to have been inhabited during the ethnographic past by an ethnolinguistic (cultural linguistic) group known as the Tataviam. Known Tataviam villages during the historic period were located near modern Piru, at San Francisquito; at Piru Creek above Piru; near Newhall, at Elizabeth Lake; and near Castaic Junction. In addition, near modern Rancho Camulos, a mixed Chumash-Tataviam population lived. Another historical Tataviam village, often referred to as "Tacuyam," was reported to have been located at Castaic Junction and

---

[7] *For further discussion, refer to the Biota Report provided in* ***Appendix 5.4A*** *of this Draft EIR.*

[8] *U.S. Army Corps of Engineers and California Department of Fish and Wildlife (Corps and CDFW). 2010.* Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan Joint Environmental Impact Statement and Environmental Impact Report*, revised Section 4.1, pp. 4.1-6 through 4.1-8. Final. SCH No. 2000011025. Los Angeles, California: Corps and CDFW. June 2010.*

[9] *Based on California GAP data reported in: Dudek. 2008a.* Draft Santa Clara River Watershed Study*. Prepared for The Newhall Land and Farming Company. Valencia, California: Dudek. October 2008.*

associated with Asistencia de San Francisco. However, despite multiple efforts to locate this village, its location has never been precisely identified in the historical records.

The aboriginal population appears to have dropped considerably during the Historic Period, which is attributed to the effects of missionization and its attendant relocation of the aboriginal population to centralized locales, along with ravages from introduced Old World diseases. In particular, the aboriginal population from the Upper Santa Clara River Valley was moved into Mission San Fernando, in the San Fernando Valley, and the area was effectively depopulated.

Following the establishment of Mission San Fernando in 1797, the Asistencia (sub-mission) de San Francisco Xavier represented the first European settlement of the Upper Santa Clara River Valley region. In 1839, the asistencia's land was granted as Rancho San Francisco. A portion of the ranch was sold to Henry Mayo Newhall, a San Francisco financier, in January 1875. The former location of the Newhall Ranch headquarters is located within the northern portion of the Project Site. Reorganized by Henry Mayo Newhall's heirs, The Newhall Land and Farming Company (Newhall Land) has functioned as a major agricultural/ranching and land developer in the region to the present time.

The Rancho San Francisco/Newhall Ranch and the upper reaches of the Santa Clara River Valley were involved in three important episodes in southern California history, including the discovery of gold, oil drilling that led to discoveries of oil in the region, and the collapse of Los Angeles Department of Water and Power's Saint Francis Dam and the resulting flood of the Santa Clara River Valley in 1928.

### b. Cultural Resources

Three archaeological sites and one aboveground historic resource have been identified within a 0.5-mile radius of the Project Site, as summarized below. One of these, Site No. 19-000961, is located within the Project Site.

- Historic Archaeological Site No. 19-000961 is the site of the original Newhall Ranch headquarters, located in the vicinity of the Six Flags Magic Mountain parking lot and an adjacent paved road on-site. The original Victorian-era house was moved from this location to the community of Piru when Six Flags Magic Mountain was developed. Following its relocation to the community of Piru, the Victorian era house burned down.

- Site No. 19-000962, the original Asistencia de San Francisco, is located on a high terrace upslope and northwest of the Project Site. The site consists of remnants of the two original adobe structures, along with a mission-era kitchen

refuse deposit. The site is proposed for preservation by the Archaeological Conservancy.[10]

- Site No. 19-002190 consists of a Southern Pacific Railroad bridge built in 1898. It is approximately 125 feet long and 18 feet wide with the date 1898 etched into two metal plaques hanging at either end of the bridge. The northern cement foundation of the bridge was replaced in the 1920s, possibly after the 1928 flood that resulted from the breaking of the Saint Francis Dam.

- Site No. 19-190315, The Old Road Bridge over the Santa Clara River, was constructed in 1928 to replace the bridge that was washed out by the Saint Francis Dam disaster. The bridge measures approximately 412 feet in length by 49 feet in width. It consists of five steel spans with reinforced concrete. Caltrans determined the bridge was not eligible for the National Register of Historic Places (National Register) in 2011.

Site Nos. 19-000961 and 19-000962 are included in California Historical Landmark No. 556 Rancho San Francisco, and Site No. 19-000962 has been determined eligible for the National Register. In addition, Site No. 19-000962 is listed on the California Register.

As indicated above, Historic Archaeological Site No. 19-000961 was identified on the northern end of the Project Site. However, no surface evidence of this site was observed during the field survey as its location lies under a parking lot and paved road. Subsequently, in April 2014, a Phase II Test Excavation was conducted for the southwestern portion of Site No. 19-000961, and no subsurface remains were found. In fact, no evidence of any existing archaeological remains was found, and the native soils within the northern portion of the Project Site are largely undisturbed.

Based on the above, the Project Site has a low sensitivity for historical archaeological sites. This finding is consistent with information set forth in the *Ethnographic Overview of the Los Padres National Forest and the Ethnographic Overview of the Angeles National Forest: Tataviam and San Gabriel Mountain Serrano Ethnohistory*, neither of which identified any cultural site or settlement within or near the Entrada South Project area.

With regard to historic resources, above-ground structures located within the Project Site include a greenhouse/landscaping office/storage building and a tool shed used by Six

[10] *In accordance with Mitigation Measure MV 4.20-2 set forth in the Mitigation Monitoring and Reporting Program (MMRP) for the Mission Village project, the area containing Site No. 19-000962 will be dedicated to the Archaeological Conservancy, based in Albuquerque, New Mexico, upon recordation of the Mission Village tract map, which is located immediately west of the Project Site.*

Flags Magic Mountain, as well as storage tanks and infrastructure associated with abandoned oil wells. These structures and infrastructure lack sufficient historic importance and architectural notability to merit recognition as historic resources on the federal, state, and local levels of significance. The records search conducted by South Central Coastal Information Center confirms the absence of above-ground historic resources within the Project Site.

#### c. Paleontological Resources

Geologic units observed within and adjacent to the Project Site include the Saugus Formation, landslides, terrace deposits, alluvium, and engineered and non-engineered fill. According to the Paleontological Resources Assessment, several of the geologic units underlying the Project Site include formations with moderate to high paleontological sensitivity. Descriptions of the paleontological sensitivities of these geologic units are provided in **Section 5.5**, Cultural and Paleontological Resources, of this Draft EIR. Although fossils have been found off-site in the Saugus Formation west of the Project Site, no known paleontological resources are located within the Project Site.

### 6. Geology and Soils

#### a. Regional Geology

The Project Site is located in the eastern Ventura basin within the Transverse Ranges geomorphic province of California. The Ventura basin consists of a narrow, elongated sedimentary trough extending from the Santa Barbara Channel on the west to the San Gabriel fault on the east. The axis of the trough trends east-west, reflecting the overall east-west trend of the Transverse Ranges, and generally coincides with the Santa Clara River Valley and the Santa Barbara Channel. The Ventura basin has been an area of subsidence and sediment accumulation since the beginning of the Tertiary period (65.0 million to 1.8 million years before present), with the present trough-like form developing near the beginning of the Miocene epoch (23.0 million to 5.3 million years ago). The structure of the basin is defined as a highly folded synclinorium (i.e., a broad regional syncline on which minor folds are superimposed) formed by north-south compressional forces and containing a maximum approximately 50,000 feet of marine and non-marine Tertiary through Quaternary age sediments. Two main periods of general deformation of the Ventura basin are indicated by the regional geologic structure: one in the middle to late Miocene epoch (represented by the deposition of the Modelo Formation), and the other during the Pleistocene epoch (2.6 million to 11,700 years before present), after deposition of the Plio-Pleistocene Saugus Formation. The flanks of the Ventura basin synclinorium are broken by a series of large reverse/thrust faults including the Santa Susana and Oak Ridge faults on the southern flank and the Red Mountain and San Cayetano faults on the northern flank. The San Gabriel fault, the dominant geologic feature in the Valley, forms

the eastern Ventura basin boundary and separates the Ventura basin from the structurally similar Soledad basin.

Sedimentary rock units comprising the eastern Ventura basin include approximately 2,000 feet of undifferentiated middle to late Eocene age (56.0 million to 33.9 million years ago) rocks; approximately 1,000 feet of the middle Miocene age Topanga Formation; approximately 5,000 feet of the late Miocene age Modelo Formation; approximately 4,000 feet of the late Miocene to early Pliocene age (5.3 million to 2.6 million years ago) Towsley Formation; approximately 5,000 feet of the Pliocene age Pico Formation; and approximately 7,000 feet of the Plio-Pleistocene Saugus Formation. The undifferentiated Eocene units and the Topanga, Modelo, Towsley, and Pico Formations are composed of marine sediments; the Saugus Formation is composed of interfingering shallow-water marine, brackish water, and nonmarine units. These Tertiary period rock units rest unconformably on pre-Cretaceous age (145.0 million to 66.0 million years ago) metamorphic and igneous basement rocks of the San Gabriel Mountains.

Within the Valley, the primary sedimentary rock formations are the Pico and Saugus Formations. The Pico Formation outcrops along the northern flanks of the Santa Susana Mountains and in the Chiquita Canyon and Val Verde areas. The Saugus Formation overlies the Pico Formation and comprises most of the hills of the Valley between Newhall and Castaic. These two formations have been deformed into a series of closely spaced anticlines and synclines whose moderately to steeply dipping flanks are broken by the Holser fault and cut off diagonally by the San Gabriel fault. Other geologic materials exposed within the Valley include Pleistocene fanglomerate deposits exposed in the southern portion of the Valley, sporadic remnant terrace deposits of Pleistocene age, and Holocene age (11,700 years ago to present) alluvium mantling in the Valley floor.

### b. Project Site Geology and Soils

Please refer to the discussions above regarding the Project Site location, topography, and existing uses.

Geologic units observed within and adjacent to the Project Site include the Saugus Formation, terrace deposits, alluvium, landslides, and engineered and non-engineered fill. Details regarding each geologic unit are provided in **Section 5.6**, Geology and Soils, of this Draft EIR. Evidence of past landslides is present within the External Map Improvements area, within the boundaries of Mission Village. Most of the landslides are believed to be pre-Holocene age (greater than 11,700 years old). In addition, numerous small, surficial slope failures have been mapped on the natural slopes within the Project Site, particularly along portions of the canyons. They are limited in lateral extent and have a maximum thickness of 15 feet near the toe. Artificial fill associated with past agricultural and

petroleum activities also is present on-site, and an existing stockpile fill is located in the southeastern portion of the Project Site. This stockpile fill was created on a former oil well pad to accommodate excess fill material generated during excavation for relocation of the off-site Chevron Service Station, located at the southwest corner of the intersection of Magic Mountain Parkway and The Old Road.

### c. Groundwater

The Project Site is located within the Eastern Hydrologic Subarea of the Upper Santa Clara River watershed. Within the Project Site, groundwater occurs in the alluvial deposits of the major tributary canyons and Saugus Formation aquifers. The most recently recorded water level on-site was in a now destroyed well. Groundwater in this well was recorded at 39.4 feet in 1992. Subsurface exploration was conducted within the Project Site to a maximum depth of 65 feet. The explorations indicate groundwater is generally deeper than 40 feet below ground surface within VTTM 53295, with the highest levels occurring within the External Map Improvements area, where groundwater was encountered at around 10 feet below ground surface in the northern portion of the Project Site near the River.

### d. Geologic and Geotechnical Hazards

Potential geologic and geotechnical hazards within and affecting the Project Site include, but are not limited to, primary earthquake hazards (ground shaking and ground rupture), secondary earthquake hazards from ground shaking (such as liquefaction), and landslides/slope instability. Related aspects of the Project Site's geology are summarized below.

#### *(1) Faults*

The Project Site does not contain any known active faults and is not within an Alquist-Priolo Earthquake Fault Zone. The closest active fault to the Project Site is the San Gabriel fault, located approximately 1.4 miles to the northeast. Potentially active faults in close proximity to the Project Site include the Airport Mesa and Saddle faults of the Holser structural zone and the Holser fault. The eastern extremity of the Airport Mesa fault extends into the External Map Improvements area in the northern portion of the Project Site, while the Saddle fault lies approximately 1,700 feet to the west. The potentially active Holser fault is situated approximately 2 miles northwest of the Project Site.

#### *(2) Seismicity*

Like most of California, the Project area is located within Seismic Zone 4, the highest level hazard zone designated by the Uniform Building Code (UBC). As such, the

Project Site may be subjected to future seismic shaking during earthquakes generated by any of the surrounding active faults. At least 15 events of magnitude (M) 5.0 or greater have occurred within 15 miles of the Project Site between 1800 and 2005, including the Chino Hills earthquake, Northridge earthquake, San Fernando earthquake, and Fort Tejon earthquake.

The California Geological Survey (CGS) has prepared a Seismic Hazard Zone report for the Newhall Quadrangle, which includes a map showing Peak Ground Accelerations (PGA). PGA is a measure of maximum ground motion and serves as an indicator of potential earthquake intensity. For the Project Site, the PGA for an earthquake with a 10 percent probability of exceedance in 50 years in alluvial soil conditions is approximately 0.74 g (i.e., 0.74 times the acceleration of gravity). The average magnitude weighted pseudo-Peak Acceleration, which measures liquefaction opportunity, is approximately 0.58 g.

#### *(3) Liquefaction and Related Ground Failure*

The Seismic Hazards Zone Map for the Newhall Quadrangle indicates portions of the Project Site, generally within the canyons, are considered potential liquefaction areas where further evaluation is needed. Site-specific evaluation was conducted and determined the liquefaction-prone horizons within the Project Site are limited, and the potential for liquefaction and associated differential settlement is relatively small. The maximum estimated settlement within VTTM 53295 is on the order of 0.6 inch, and differential seismic settlement may be 0.4 inch over a horizontal distance of 30 feet. The potential for lateral spreading is also considered low.

#### *(4) Slope Stability*

Slope stability considerations include cut and fill slopes, slopes that will remain natural at the completion of grading, debris flows associated with natural slopes, and rockfall hazard. Existing cut slopes associated with past petroleum activities are present within the Project Site and exhibit inclines steeper than 1.5:1. In addition, the southern portion of the Project Site is considered susceptible to debris flow hazard.

#### *(5) Subsidence*

Although historic uses on the Project Site have included oil field production (Castaic Junction Oil Field), the Project Site is not within an area of known subsidence associated with petroleum or groundwater withdrawal. Furthermore, the Project Site is not in an area of known peat deposits. Thus, the potential for ground subsidence within the Project Site due to fluid withdrawal or peat oxidation is considered be very low.

### *(6) Erosion Potential and Drainage*

The bedrock, soil/alluvial material, and future fill materials located on the Project Site are susceptible to erosion if sheet flow drainage occurs. The degree of erosion is controlled by the degree of cementation or consolidation of the various materials; accordingly, areas with bedrock materials are less susceptible to erosion than areas with other materials.

### *(7) Rippability*

The bedrock at the Project Site is weakly to moderately cemented, which can likely be excavated with conventional grading equipment.

### *(8) Oversized Material*

Cobbles and small boulders are common on the Project Site within the alluvium and terrace deposits, particularly near the base of the latter. Oversized material (i.e., larger than 8 inches in diameter) may present some difficulty during excavation with some types of equipment, but is not considered a substantial concern at the Project Site.

### *(9) Expansive Material*

Fine-grained units (e.g., siltstone, mudstone, claystone units) within the Saugus Formation and terrace deposits at the Project Site may be expansive in nature. The clayey alluvial, slope wash, and artificial fill deposits may also be expansive. Engineered fills created from on-site earth materials are anticipated to have a low to medium expansion potential.

### *(10) Shrinking and Binding*

The weakly consolidated materials on the Project Site, such as artificial fill, slope wash deposits, and alluvium, have the potential to shrink in volume when excavated and then placed as engineered fill. Conversely, the terrace deposits and Saugus Formation units are likely to bulk.

### *(11) Corrosion*

Corrosion testing, performed on soils within the adjacent community of Westridge to the south and the approved Mission Village community to the west, suggests that the soils within the Project Site may be corrosive to concrete and ferrous metals.

#### *(12) Hydroconsolidation*

Loose, dry alluvial soils, susceptible to hydroconsolidation or hydrocompaction have been identified within the existing drainage courses on the Project Site.

#### *(13) Oil Wells*

Sixteen known abandoned oil wells are present within or immediately adjacent to the Project Site. The oil wells were abandoned in accordance with the regulations of the California Division of Oil, Gas and Geothermal Resources (DOGGR) in effect at the time of abandonment.

### 7. Greenhouse Gas Emissions

In 2012, the United States emitted about 6.5 billion metric tonnes (emissions not including sinks) of carbon dioxide equivalent ($CO_2e$) or about 20.5 tonnes per person per year.[11] This represents a 10-percent reduction below 2005 total emission levels. Of the four major sectors nationwide—residential, commercial, industrial, and transportation—transportation accounts for the highest fraction of greenhouse gas (GHG) emissions (approximately 34 percent); these emissions are entirely generated from direct fossil fuel combustion.

In 2012, California emitted approximately 459 million tonnes of $CO_2e$, or about 7 percent of the nation's emissions. California's relative contribution to the nationwide emissions level is due primarily to the sheer size of California, as compared to other states. For example, in 2010 (the most recent year with compiled data), California had the fifth lowest per capita GHG emission rates in the country, due to the success of its energy-efficiency and renewable energy programs and to commitments that have lowered the State's rate of emissions growth. Another factor that has reduced California's fuel use and GHG emissions is its mild climate, as compared to that of many other states.

As previously indicated, the Project Site is generally comprised of vacant land, some agricultural uses, a small plant nursery used by the adjacent Six Flags Magic Mountain, and abandoned oil wells and associated access roads. The agricultural area is approximately 7.45 acres in size and used as pasture. The existing GHG emissions associated with the existing agricultural uses are estimated to be 13.2 metric tonnes of $CO_2e$ per year. All other existing uses are estimated to produce negligible GHG emissions.

---

[11] *The tonne, or metric ton, is equal to 1,000 kilograms.*

## 8. Hazards and Hazardous Materials

Historic uses on the Project Site have included: agriculture, including crop cultivation and grazing; oil field production (Castaic Junction Oil Field), which involved the installation and subsequent abandonment of oil production wells, pipelines, and two production tank batteries; and a small plant nursery operated by Six Flags Magic Mountain, which currently operates today.

### a. Hazardous Sites Within the Project Site[12]

The Project Site has 14 listings on the database of underground injection control wells (UIC), which is a database for California oil wells. The Project Site was also listed on the Emergency Response Notification System (ERNS) database as the Castaic Junction Field. According to that database, a release of one barrel of crude oil and three barrels of production water occurred in 1991, due to equipment failure from corrosion on a gathering line from Tank Battery No. 5, located in the southern portion of the Project Site (i.e., on the western side of VTTM 53295). Following notification to the USEPA, the release was cleaned up by the responsible party (however, the ERNS database does not indicate whether clean up occurred with regulatory oversight).

### b. Hazardous Sites Within Adjacent Properties and Surrounding Project Vicinity

Three adjacent properties, including Six Flags Magic Mountain, Chevron Station No. 954369, and Red Lobster Restaurant No. 511, are listed on various hazardous databases. Six Flags Magic Mountain is listed on 20 different databases, including those related to small generators of hazardous waste (RCRA SQG), leaking underground storage tanks (LUST), and accidental spills (CHMIRS). Six Flags Magic Mountain is located hydraulically down-gradient of the southern portion of the Project Site (i.e., VTTM 53295) and cross/up-gradient of the central and northern portions of the Project Site (i.e., the northern extension of the External Map Improvements). There is a low potential that the Project Site has been significantly impacted by past releases at Six Flags Magic Mountain.

---

[12] *For the purposes of the Phase I Report (provided in **Appendix 5.8A** of this Draft EIR), the Project Site was divided into three portions: the northern portion (the approximate area of the northernmost proposed water quality basin), the central portion (the utility corridor extending from the developed area of the Project Site to the northernmost water quality basin), and the southern portion (the area of proposed residential and non-residential uses, the soil borrow site, water tank site, and open space). These geographic areas are frequently referenced as such within the discussion of hazards. However, reference is also made to VTTM 53295 and the External Map Improvements, which collectively comprise the Project Site, as described in **Section 3.0**, Project Description, of this Draft EIR and illustrated in **Figure 3-6,** Project Planning Areas and Proposed Uses, therein.*

Chevron Station No. 95436 is located adjacent to the southern portion of the Project Site (i.e., immediately northeast of VTTM 53295) in a cross-gradient location relative to groundwater. This facility is listed on eight databases, including those related to small and large generators of hazardous waste (RCRA SQG and RCRA LQG) and leaking underground storage tanks (LUST). There is a low potential that this facility has significantly impacted the Project Site.

Red Lobster Restaurant No. 511 is listed on the database of toxics and criteria pollutant emissions data collected by the California Air Resources Board (EMI), presumably for emissions permits for the stoves. There is a low potential for this facility to impact the Project Site.

A database review of other sites of concern, including those with known releases, facilities that use significant quantities of hazardous materials, sites with USTs, and facilities that are hydraulically up-gradient of the Project Site, also was conducted in the surrounding area. The closest non-adjacent facility is greater than 300 feet from the Project Site (farther than Red Lobster Restaurant No. 511). Based on the distances and statuses of the facilities in the Project vicinity, the Phase I Report concluded there is a low potential for environmental impact due to off-site sources. Refer to the Phase I Report provided in **Appendix 5.8A** of this Draft EIR for further details.

### c. Project Site Conditions

A summary of the specific conditions observed on-site related to the assessment of potential hazards and hazardous materials is provided below, with further discussion provided in the Phase I Report:

- A pesticide storage room is located within the Six Flags Magic Mountain nursery. In addition, a former fireworks storage area is located in the central portion of the Project Site.
- Nine aboveground storage tanks, including two tank batteries related to oil field production, are located on-site.
- Septic tanks associated with former buildings may still be present on-site.
- Areas of asphaltic sand, oil staining, and tar mats were observed near the former oil well pads, former tank batteries, former suspected oil sumps, and in some of the channels incised by the drainage course in the western portion of the Project Site.
- Five groundwater monitoring wells were observed near the River.

- Most of the former oil well locations associated with the Castaic Junction Oil Field were observed to have concrete and steel debris around their peripheries, as well as asphaltic sand, tar clumps, and/or oil staining. A total of 19 possible former oil well sites (three unconfirmed) are located on-site, with an additional 20 well sites within 500 feet of the site boundaries.

- Three settling or retention basins were observed on-site.

- One identified sump was observed. Soil vapor surveys and soil sampling conducted at this site identified elevated levels of methane and total petroleum hydrocarbons, naphthalene, and ethylbenzene in excess of Los Angeles Regional Water Quality Control Board (LA Regional Water Board) standards. Three suspected sumps also were observed as cleared pads in historical aerial photographs. Oil staining and asphaltic sands were observed at two of these locations. In addition, a large cleared area is present within/near the southern portion of the Project Site and may have been the location of a former oil sump associated with a nearby off-site oil well.

- Numerous pipelines are located on or adjacent to the Project Site, primarily gas and oil pipelines that range in size from 6 to 12 inches in diameter and located just west of The Old Road.

- One pad-mounted electrical transformer and nine pole-mounted electrical transformers were observed on the Project Site and may contain polychlorinated biphenyls.

- Two areas of possible trash dumping were observed within the northern portion of VTTM 53295 (within the area of pyrotechnic debris and near the nursery); debris and waste in these areas included concrete, wood, glass, and various pipes.

- Vapor encroachment associated with past oil production may have occurred on-site.

- Materials suspected to contain asbestos were observed within the Six Flags Magic Mountain nursery building and tool shed.

- Due to the age of buildings on-site, lead-based paint may be present.

- Elevated methane concentrations were detected at the location of a former sump.

### 9. Hydrology and Water Quality–Hydrology

The Project Site is located within the Santa Clara River basin, with the River located just north of the Project Site. As previously indicated, the River watershed comprises a

total of 1,634 square miles; near the Ventura County line, the River's drainage area encompasses approximately 640 square miles, of which the 501.4-acre Project Site represents approximately 0.12 percent. The River has a 50-year capital storm flow rate (Qcap) of 116,236 cubic feet/second (cfs) at a point just upstream (east) of Castaic Creek, and a Qcap of 140,776 cfs just downstream (west) of the confluence of Castaic Creek and the River, although as with most southern California streams, flows in the River are highly episodic.

The reach of the River north of the Project Site has multiple channels, which is referred to as braided. High sediment loads, bank erodibility, and intense and intermittent runoff conditions characterize this kind of system. The River also has the potential for aggradation (sediment deposition) and degradation (scouring or sediment removal) in various locations based upon localized hydraulic conditions. Velocities and water surface elevations vary from section to section based on a number of hydraulic and hydrologic parameters.

Portions of four tributary drainages to the Santa Clara River are located within the Project Site: Magic Mountain Canyon, Unnamed Canyon 1, Unnamed Canyon 2, and Unnamed Canyon 3. Of these, Magic Mountain Canyon is a major drainage course depicted on the Newhall, CA 7.5 minute topographic quadrangle map. Together, these four watersheds, which encompass three primary drainage areas, comprise approximately 1,500 acres. Under existing conditions, burned/bulked flows from the three primary drainage areas total approximately 3,586 cfs. The calculated total debris volume during a capital storm is approximately 57,710 cubic yards. The combination of soil characteristics and high magnitude/low frequency storms, which are typical of the region, produce conditions conducive to rapid accumulation of surface water and high storm peak runoffs.

Little drainage infrastructure exists on-site. In general, the on-site segments of the four tributary drainage courses consist of natural channels which drain to downstream, off-site, open concrete channels. However, the upstream segments of some of the tributaries have been impacted by existing development located south of the Project Site.

### 10. Hydrology and Water Quality—Water Quality

#### a. Santa Clara River

Discussion of the Project Site location within the Santa Clara River watershed and general information regarding River flows is provided above. Artificial stream flow in the Upper Santa Clara River (i.e., that portion of the River within Los Angeles County) is derived from discharges of treated wastewater from the Saugus and Valencia water reclamation plants (WRPs) and runoff from agricultural fields and existing urban areas. The Saugus WRP, located near Bouquet Canyon Road bridge, creates surface flows in the

River from its outfall to near the I-5 bridge. The Valencia WRP outfall is located immediately downstream of the I-5 bridge (just north of the Project Site) and creates surface flows extending to the Dry Gap, an ephemeral reach of the River near the Los Angeles/Ventura County line. The Newhall Ranch WRP, proposed in conjunction with the Newhall Ranch Specific Plan, will be located downstream of the Project Site and will also discharge treated wastewater to the River.

Please refer to **Section 5.10**, Hydrology and Water Quality—Water Quality, of this Draft EIR for details regarding the existing River floodplain and bed materials. As previously indicated, the River is characterized by high sediment loads, high bank erodibility, and intense and intermittent runoff conditions. The episodic and extreme nature of discharge in the watershed results in the majority of sediment transport occurring in very short periods of time.

The River is underlain by several distinct alluvial groundwater basins, including the Santa Clara River Valley East Basin in which the Project Site is located. Locally-high groundwater levels help to sustain summer baseflow and riparian vegetation within the River corridor even through relatively dry climatic cycles.

Runoff from the Project Site discharges to Reach 5 of the River.[13] According to the LA Regional Water Board's *Water Quality Control Plan for the Coastal Waters of Los Angeles and Ventura Counties* (Basin Plan), the existing and potential beneficial uses of Reach 5 include, but are not limited to, water supply systems, industrial activities, agricultural supply waters, groundwater recharge, various recreational uses, wildlife habitats, and wetland ecosystems. Impairments for Reach 5 include chloride, coliform bacteria, and iron. Impairments for downstream reaches include chloride, coliform bacteria, total dissolved solids, toxicity, ChemA, Toxaphene, and nitrate.

### b. Surface Water Quality

Due to the highly variable nature of wet weather surface water quality in the River within the Project vicinity (i.e., Santa Clara River Reach 5), data from multiple monitoring stations were used to provide an accurate and reasonable characterization of water quality conditions in the Project area, as summarized below.

---

[13] *The River is divided into reaches for purposes of establishing beneficial uses and water quality objectives. However, there are two reach classifications, one established by the LA Regional Water Board and one established by the USEPA. Both of these reach classifications are used by the LA Regional Water Board and the USEPA in various documents, which at times is a source of confusion. This report uses the LA Regional Water Board reach numbers.*

- Total Suspended Solids (TSS): Wet weather TSS concentrations ranged from 26 milligrams per liter (mg/L) to 6,591 mg/L, with an average of 1,012 mg/L in Santa Clara River Reach 5. Dry weather TSS ranged from <1 mg/L to 1,320 mg/L, and averaged 49.5 mg/L. The water quality objective for TSS in the Basin Plan is a narrative standard, which states "water shall not contain suspended or settleable material in concentrations that cause nuisance or adversely affect beneficial uses."

- Total Dissolved Solids (TDS): The range of TDS concentrations in Reach 5 during wet weather was 28 mg/L to 1,136 mg/L, with an average of 390 mg/L. In dry weather, the TDS concentration in Reach 5 ranged from 504 mg/L to 2,806 mg/L, with an average of 844 mg/L. The Basin Plan objective for Reach 5 is 1,000 mg/L, which was exceeded in both wet and dry weather in Santa Clara River Reach 5.

- Chloride: Chloride comprises a large proportion of the TDS. High levels of chloride (salt) in Santa Clara River Reaches 3, 5, and 6 are causing impairment of listed beneficial uses for agricultural irrigation. Irrigation of salt-sensitive crops, such as avocados and strawberries, with water containing elevated levels of chloride can result in reduced crop yields. As a result, the State has ordered the Santa Clarita Valley Sanitation District (Valley Sanitation District) to reduce chloride levels in wastewater based on a determination that wastewater from the Saugus and Valencia WRPs is harming downstream crops. In response to a State-mandated chloride limit, a Chloride Total Maximum Daily Load (TMDL) was approved for these reaches.

  Wet weather chloride concentrations in Santa Clara River Reach 5 ranged between 3 mg/L and 118 mg/L, with an average concentration of 44 mg/L. Average dry weather chloride concentrations in Reach 5 ranged from 46 mg/L to 140 mg/L, with an average concentration of 115 mg/L. The average wet weather concentration is less than the Basin Plan objective for Reach 5 (100 mg/L), however, the average dry weather concentration exceeds the objective.

- Hardness: Hardness measurements are important because the toxicity of metals decreases as hardness increases, which influences the associated water quality objectives. Hardness varied from 15.2 mg/L to 464 mg/L as $CaCO_3$ during wet weather and averaged 198 mg/L in Santa Clara River Reach 5. In dry weather, hardness ranged from 150 mg/L to 568 mg/L as $CaCO_3$ and averaged 330 mg/L in Reach 5. These concentrations are considered hard to very hard.

- Nutrients: Nutrients are typically expressed as total or dissolved phosphorus and either nitrate, nitrite, ammonia, or total Kjeldahl nitrogen (TKN). The LA Regional Water Board has adopted a TMDL for certain nitrogen compounds (nitrate plus nitrite-nitrogen and ammonia) for the River.

Dissolved phosphorus concentrations varied from <0.02 mg/L to 0.45 mg/L and averaged 0.23 mg/L in wet weather in Santa Clara River Reach 5. In dry weather, the range was <0.05 mg/L to 0.30 mg/L with an average concentration of 0.182 mg/L. The Basin Plan water quality objective for phosphorus is a narrative standard that states "waters shall not contain biostimulatory substances in concentrations that promote aquatic growth to the extent that such growth causes nuisance or adversely affects beneficial uses." As the Regional Water Board has not identified the River as impaired for phosphorus, presumably dissolved phosphorus in wet and dry weather meets this standard.

Ammonia concentrations in wet weather ranged from <0.03 mg/L to 1.4 mg/L and averaged 0.23 mg/L in Santa Clara River Reach 5. In dry weather, ammonia concentrations ranged from <0.005 mg/L to 0.81 mg/L, and averaged 0.10 mg/L. The ammonia water quality objectives in the Santa Clara River Nitrogen Compounds TMDL range from 3.4 mg/L to 5.5 mg/L (one hour average) and 1.2 mg/L to 2.0 mg/L (30-day average), which were not exceeded in wet or dry weather.

In Santa Clara River Reach 5, nitrate-N wet weather concentrations ranged from <0.01 mg/L to 4.8 mg/L and averaged 1.2 mg/L; nitrite-N concentrations ranged from 0.003 mg/L to 1.0 mg/L and averaged 0.08 mg/L. In Reach 5 dry weather, nitrate-N concentrations ranged from <0.005 mg/L to 4.9 mg/L and averaged 2.2 mg/L; nitrite-N concentrations ranged from <0.005 mg/L to 0.60 mg/L, and averaged 0.10 mg/L. The Basin Plan nitrate plus nitrite-N water quality objective for SCR Reach 5 is 5 mg/L. Nitrate and nitrite concentrations did not exceed the Basin Plan objective.

- Metals: Copper, lead, and zinc are the most prevalent metals typically found in urban runoff. In Santa Clara River Reach 5 wet weather, some observed concentrations of dissolved copper (<0.5 µg/L to 39.9 µg/L) and total copper (<0.5 µg/L to 91.3 µg/L) exceeded the California Toxics Rule (CTR) acute criteria. Concentrations of dissolved and total lead (<0.2 µg/L to 24 µg/L for dissolved lead; <0.2 µg/L to 110 µg/L for total lead) were well below the respective CTR acute criteria. Concentrations of dissolved zinc (<1 µg/L to 198 µg/L) were below the CTR acute criteria for all samples except one measurement. Concentrations of total zinc ranged from 10.9 µg/L to 500 µg/L, with some data exceeding the CTR criteria. Concentrations of heavy metals in Santa Clara River Reach 5 dry weather flows were generally low and did not exceed the Basin Plan objectives.

- Pesticides: The current pesticides of concern for surface water quality are pyrethrums, pyrethroids, carbaryl, malathion, and imidacloprid. The Santa Clara River estuary is listed as impaired for legacy pesticides, including organochlorine pesticides. Santa Clara River Reaches 6, 3, 1, and the estuary are also listed for toxicity, and pesticides could be a potential source of the toxicity.

Chlorpyrifos was not detected at any of the SCR monitoring stations. Diazinon was detected in about 20 percent of the SCR Reach 5 wet weather samples and in only 2 out of 83 dry weather samples. Some of the diazinon wet weather concentrations exceeded the recommended 0.08 µg/L acute criterion, and both of the dry weather concentrations exceeded the recommended 0.05 µg/L chronic criterion derived by the CDFW (there are no CTR criteria for diazinon). Wet weather concentrations ranged from <0.003 µg/L to 0.43 µg/L. In dry weather, diazinon ranged from <0.003 µg/L to 2.0 µg/L.

- Pathogens: Concentrations of total and fecal coliform bacteria in wet and dry weather flows in Santa Clara River Reach 5 were highly variable and sometimes very high.

### c. Groundwater Quality

As indicated earlier, the Project Site is located within the Santa Clara River Valley East Basin, one of several alluvial groundwater basins underlying the Santa Clara River. The sole source of local groundwater for the Valley's urban water supply is the Santa Clara River Valley Groundwater Basin, East Subbasin (Basin). The existing beneficial use for groundwater in the Basin is designated as municipal (community, military, or individual water supply systems), including drinking water. The Basin is comprised of two aquifer systems, the Alluvial aquifer (also referred to as the Alluvium) and the Saugus Formation. The Alluvial aquifer generally underlies the River and several of its tributaries, while the Saugus Formation is present beneath much of the Valley. The Saugus Formation is recharged at the east end of the Valley and discharges into the overlying Alluvial aquifer. Eventually the Alluvial aquifer discharges into the River near the western end of the Valley.

With respect to groundwater quality within the Alluvial aquifer, laboratory testing of samples from three wells near the Project Site indicates that all constituents tested were at acceptable levels for drinking water, for all tested wells, with the exception of sulfate and iron in the agricultural Alluvial well B6. Specifically, the average sulfate concentration (360 mg/L) exceeded the Basin Plan objective of 350 mg/L, and the average iron concentration (0.4 mg/L) exceeded the secondary drinking water standard of 0.3 mg/L in Alluvial well B6. Additionally, tests conducted for perchlorate at Alluvial aquifer wells indicated "non-detect," meaning no perchlorate was detected. Furthermore, no organic contaminants have been detected in any Alluvial aquifer wells. Laboratory testing of samples from one well within the Saugus Formation near the Project Site found all constituents tested to be at acceptable levels for drinking water.

Perchlorate, a chemical used in making rocket and ammunitions propellants, has been a groundwater quality constituent of concern in the Santa Clarita Valley since 1997, when it was originally detected in four wells operated by the Castaic Lake Water Agency (CLWA) purveyors in the eastern part of the Saugus Formation, near the former Whittaker-

Bermite facility, a former munitions testing and manufacturing site. In late 2002, perchlorate was detected in a fifth well, also located near the former Whittaker-Bermite site. Perchlorate was also detected in wells in 2005, 2006, and 2010. To date, perchlorate has been detected in a total of eight wells, in both the Saugus Formation and the Alluvial aquifer. Two of these wells have been returned to service with Department of Public Health approval, utilizing approved perchlorate treatment. Two wells were sealed and the capacity replaced with new wells. Of the remaining four wells, two remain in service (one is monitored annually and repeatedly tests below the detection limit; one had treatment installed in 2005, subsequently tested as "non-detect," and then had its treatment removed upon approval by the Department of Public Health in 2007) and two were taken out of service, although one is pending evaluation of remediation alternatives.

## 11. Land Use and Planning

### a. Project Site

As previously discussed, the Project Site is comprised predominantly of vacant, undeveloped land, with some agricultural uses, a small plant nursery used by the adjacent Six Flags Magic Mountain, abandoned oil wells (16 known and three unconfirmed), and associated unpaved access roads. The southern boundary of the Project Site is developed with SCE electric transmission lines and towers, and a high pressure natural gas transmission pipeline traverses the southernmost portion of the Project Site from east to west. It is likely that smaller-diameter pipelines associated with past oil field operations also may be present. The topography of the site varies and includes several major canyons that divide mountainous areas of low relief. The elevations on-site range from approximately 1,000 feet above mean sea level (AMSL) along the Santa Clara River to approximately 1,400 feet AMSL on the ridges in the southwestern portion of the Project Site.

Given the undeveloped nature of the majority of the Project Site, native and naturalized habitats are present and are representative of those found in the Valley and the River watershed in particular. Vegetation communities within the Project Site include California sagebrush scrub, California sagebrush–California buckwheat scrub, big sagebrush scrub, undifferentiated chaparral scrubs, California annual grasslands, river wash, a limited amount of valley oak forest and woodland, and limited areas of other riparian and bottomland habitats.

The adopted Santa Clarita Valley Area Plan: One Valley One Vision 2012 (Area Plan) designates the site as H2—Residential 2, H5—Residential 5, CM—Major Commercial, OS-PR—Parks and Recreation, and SP—Newhall Ranch Specific Plan. The Project Site is currently zoned R-1—Single-Family Residence, RPD-8500-5.1U—Residential Planned Development (5.1 dwelling units per net acre), C-3—Unlimited

Commercial, C-3-DP—Unlimited Commercial/Development Program, C-R—Commercial Recreation, and SP—Newhall Ranch Specific Plan. Please refer to **Figure 5.11-1**, Area Plan Land Use Designations, and **Table 5.11-1**, Land Use Designations On-Site, in **Section 5.11**, Land Use, of this Draft EIR for a map and acreage summary of the Area Plan land use designations on-site, including within VTTM 53295 and the External Map Improvements area. Likewise, refer to **Figure 5.11-2**, Existing Zoning Designations, and **Table 5.11-2**, Zoning Designations On-Site, therein for a map and acreage summary of the current zoning designations on-site. In addition, much of the Project Site contains hillside land, defined as mountainous and hilly areas with 25 percent slopes or greater.

### b. Surrounding Uses

The Valley has experienced substantial population growth and urban development in recent years, the majority of which is concentrated between and adjacent to I-5 and State Route 14 (SR-14), although much of the land west of I-5 has been approved for future development as well. Land uses surrounding the Project Site include residential subdivisions and commercial recreation and commercial/business park uses, combined with a variety of agricultural, oil production, and industrial uses. To a large extent, the existing topography on-site and I-5 separate the Project Site from surrounding uses.

More specifically, Six Flags Magic Mountain is located north of VTTM 53295 and east of the External Map Improvements that comprise the northern portion of the Project Site. Also located to the north is the proposed Entrada North community. To the east, across The Old Road and I-5, is the City of Santa Clarita, which comprises approximately 58 square miles and includes the communities of Canyon Country, Newhall, Saugus, and Valencia. The existing residential community of Westridge is located immediately south of the Project Site, while the proposed Legacy Village community is located to the southwest.

To the west is vacant land within the Newhall Ranch Specific Plan area. The approved Mission Village community within the Specific Plan area is located immediately west of the Project Site. Mission Village is an approved (but not yet constructed) urban village that includes residential, commercial, and mixed uses along with supporting public services, amenities, and infrastructure. The western portions of the Project Site, where some of the External Map Improvements are proposed, fall within the boundaries of Mission Village.

Like the Project Site, some of the immediately surrounding lands have been used for oil extraction, and 20 possible oil wells have been identified off-site near the Project Site's boundaries, including within Six Flags Magic Mountain and the Specific Plan area. Additionally, the Santa Clara River is located north of Six Flags Magic Mountain and the northern portion of the Project Site.

## 12. Mineral Resources

### a. Santa Clarita Valley

The Valley contains extensive aggregate mineral resources, with nearly 19,000 acres (approximately 30 square miles) designated by the State as MRZ-2, or areas of prime importance due to known economic mineral deposits. In particular, sand and gravel resources are present, primarily along waterways such as the Santa Clara River. According to the Area Plan, as of 2003, approximately 525 acres in the Valley were used for the extraction of sand, gravel, and rock. The Valley also contains other mineral resources that have been extracted historically, including gold, natural gas, and oil. Many older mines and oil wells have been abandoned, although oil and natural gas production still occurs, particularly in the western portion of the Valley (largely west of I-5) and in a central portion of the City of Santa Clarita adjacent to SR-14.

### b. Project Site

The Project Site is located within MRZ-3, or areas containing mineral deposits the significance of which cannot be evaluated from available data. The western portion of the Project Site is underlain by an oil and natural gas field. Specifically, a portion of the Project Site overlays the Castaic Junction Field, which was abandoned in the late 1990s.

## 13. Noise

### a. Project Site and Sensitive Receptors

The Project Site is currently undeveloped with limited on-site noise generating sources associated with use of portions of the Project Site for pasture and a nursery operated by Six Flags Magic Mountain. The existing noise environment in the Project vicinity is primarily comprised of automobile traffic on nearby roadways, including I-5, The Old Road, and Magic Mountain Parkway, as well as operation of Six Flags Magic Mountain located immediately north of the Project Site. There are no sensitive receptors currently located on-site.

The nearest existing noise sensitive receptors to the Project Site are residential uses within the existing Westridge community located immediately south of the Project Site. Other noise sensitive receptors include the Hilton Garden Inn (located on The Old Road) approximately 1,000 feet northeast of the Project Site, and the Best Western Inn and Holiday Inn Express (located east of I-5) approximately 700 feet east of the Project Site. The Travel Village RV Park is also located approximately 7,100 feet northwest of the Project Site. In addition, the approved, but not yet built, Mission Village community is located immediately west of the Project Site.

### b. Existing Noise Levels

In general, current ambient noise levels at the Project's northern boundary are primarily associated with the operation of Six Flags Magic Mountain. The existing ambient noise levels along the Project's northern boundary adjacent to Six Flags Magic Mountain range from 54.1 to 63.6 A-weighted decibels (dBA) based on the Community Noise Equivalent Level (CNEL).[14] These existing ambient noise levels fall within the normally acceptable level for residential uses (see **Table 5.13-3**, Land Use Compatibility for Community Noise Exposure, in **Section 5.13**, Noise, of this Draft EIR for the acceptable CNEL noise levels adopted by the State).

The existing ambient noise environment near the Project's southern property line is dominated primarily by local street traffic and other noise sources typically associated with residential uses. The existing ambient noise levels in this area range from 52.6 to 58.1 dBA CNEL. Noise levels within the site interior range from 51.7 to 56.5 dBA CNEL. The highest noise levels occur along the Project Site's northeastern boundary near the intersection of Magic Mountain Parkway and The Old Road, where vehicular traffic and commercial uses generate noise levels of 67.5 to 67.9 dBA CNEL.

Noise levels at the 55 nearest sensitive receptors within Westridge were modeled and account for the measured noise levels near Six Flags Magic Mountain and the existing traffic volumes from nearby roadways. Existing modeled CNEL noise levels at these residential uses range from 45.1 to 66.5 dBA CNEL.

In addition, existing traffic noise on local roadways in the surrounding areas was calculated to quantify the 24-hour CNEL noise levels. The existing CNEL due to surface street traffic volumes ranges from 57.4 dBA CNEL along Westridge Parkway (south of Valencia Boulevard) to 75.5 dBA CNEL along SR-126 (between Commerce Center Drive and The Old Road). The calculated noise levels for I-5 range from 77 dBA CNEL (north of Lake Hughes Road and between Lake Hughes Road and Parker Road) to 83.7 dBA CNEL (south of SR-14). Currently, the existing traffic-related noise levels at the sensitive receptors located along several of the analyzed roadway segments exceed normally acceptable noise levels for residential uses (i.e., 65 dBA CNEL or lower).

---

[14] *CNEL is the time average of all A-weighted sound levels for a 24-hour period with a 10 dBA adjustment (upward) added to the sound levels that occur between the hours of 10:00 P.M. and 7:00 A.M., and a 5 dBA adjustment (upward) added to the sound levels which occur between the hours of 7:00 P.M. and 10:00 P.M.*

### c. Groundborne Vibration

Based on field observations, the primary sources of existing ground-borne vibration in the Project vicinity are vehicular traffic on local roadways and the rides at Six Flags Magic Mountain. Trucks and buses typically generate ground-borne vibration velocity levels of approximately 63 VdB at a distance of 50 feet, and these levels could reach 72 VdB when trucks and buses pass over bumps in the road. Per the FTA, 75 VdB is the dividing line between barely perceptible and distinctly perceptible. Therefore, it is expected that the existing ground vibration environment in the vicinity of the Project Site falls below a level that is perceptible.

## 14. Population, Housing, and Employment

### a. Population

An interpolation of data from the Southern California Association of Governments' (SCAG) adopted regional growth forecasts indicates that the SCAG regional population is 18,779,000, and the unincorporated County population is 1,159,100 people in 2014. With respect to the Valley, the population has grown from 212,611 persons in 2000 to 252,000 persons in 2008, with 75,000 residing in unincorporated County areas and the remainder residing within the City, to 290,000 persons in 2014, with over 203,000 residents in the City. As there are no residential buildings on the Project Site, there is no existing residential population.

### b. Housing

An interpolation of data from SCAG's adopted regional growth forecasts indicates there are 6,136,000 households in the SCAG region and 317,105 households in the unincorporated County in 2014. According to estimates prepared by the California Department of Finance, there are 310,445 actual housing units in the unincorporated County as of 2014, with a vacancy rate of 5.5 percent. The California Department of Finance also estimates an average household size of 3.5 persons in the unincorporated County.

As of 2008 (the most recent year for which data are available), there were approximately 80,000 dwelling units within the Valley, of which 23,000 were in the unincorporated areas and 57,000 were within the City. The Santa Clarita Valley Chamber of Commerce reports a housing vacancy rate of 3.65 percent in the Valley as of 2005 (compared to 4.65 percent in the County at that time).

As previously discussed, there are no residential buildings on the Project Site.

### c. Employment

An interpolation of data from SCAG's adopted regional growth forecasts indicates there are 8,076,000 employees in the SCAG region and 251,550 employees in the unincorporated County in 2014. With respect to the Valley, the total number of jobs in 2005 was 124,200, of which about 60 percent (74,889) were located within the City. The remaining 49,311 jobs were located in the unincorporated County areas, primarily west of I-5 within Six Flags Magic Mountain, Stevenson Ranch, and the Valencia Commerce Center (including the Postal Distribution Center). More recent data indicate civilian employment in the Valley of an estimated 129,948 persons. Major Valley employers include Six Flags Magic Mountain, the William S. Hart School District, Princess Cruises, the Henry Mayo Newhall Memorial Hospital, H. R. Textron, and Specialty Labs. The Santa Clarita Valley Chamber of Commerce reports one of the lowest unemployment rates in the County, estimated at 6 percent in April 2014 (compared to 7.6 percent in the County and 7.8 percent in the State). There are no employees on the Project Site under existing conditions.

### d. Jobs/Housing Balance

The jobs/housing balance compares the available jobs and available housing within a community. It is estimated that over half of employed Valley residents travel out of the Valley to work. In 2000, the Valley had a jobs/housing ratio of 0.88, as compared to the County-wide ratio of 1.43 jobs per household. By 2008 (the most recent year for which data are available), the Valley's jobs/housing ratio was estimated to range from 1.3 to 1.5 jobs per household.

## 15. Public Services—Fire Protection

### a. Fire Protection Facilities and Services

County of Los Angeles Fire Department (County Fire Department) Battalions 6 and 22, which together consist of 17 fire stations and four fire camps, provide fire prevention, fire protection, and emergency services in the Valley. Four existing County fire stations are located near the Project Site: Fire Station No. 124, located at 25870 Hemmingway Avenue in Stevenson Ranch; Fire Station No. 76, located at 27223 Henry Mayo Drive in Valencia; Fire Station No. 126, located at 26320 Citrus Avenue in Santa Clarita; and Fire Station No. 156, located at 24525 Copperhill Drive in Santa Clarita. In addition, two future fire stations must ultimately be developed within the Newhall Ranch Specific Plan area, located west of the Project Site. The closest fire suppression camp to the Project Site, which is used for wildland fire suppression, storm-related functions, and search and rescue operations, is located at 29300 The Old Road in Castaic.

### b. Emergency Access, Response Times, and Calls for Service

Although the need for fire protection at the Project Site is limited under existing conditions due to the lack of development, emergency response vehicles are generally expected to access the site via I-5 or The Old Road. Internal circulation within the Project Site is currently provided via unpaved access roads associated with the abandoned oil wells on-site. In addition, an existing fire access road meanders across the southern portion of the Project Site, primarily within the SCE electrical transmission corridor and into a portion of the adjacent Westridge community, extending from The Old Road west to the current terminus of Westridge Parkway.

Based on the distances of Fire Station Nos. 76 and 124 from the Project Site and general roadway/access conditions, response times to the Project Site currently range from approximately 5 to 8 minutes, which meet the Fire Department's response time standards. However, current calls for service to the largely vacant Project Site are rare. There were 442 calls for service in the Project vicinity between January 1, 2010, and September 18, 2013: 5 for fires, 384 for emergency medical incidents, and 53 for other types of incidents.

### c. Wildland Fire Hazard Potential

The County Fire Department (in collaboration with CAL FIRE) has designated the Project Site as a Very High Fire Hazard Severity Zone based on fuel (vegetation), terrain, and climatic conditions.

## 16. Public Services—Sheriff Protection

The Los Angeles County Sheriff's Department (Sheriff's Department) Santa Clarita Valley Sheriff Station (Sheriff Station) is responsible for providing general law enforcement to the Project area, while the California Highway Patrol (CHP) is responsible for traffic control, as discussed further below. Under existing conditions, the Project Site generates a negligible demand for law enforcement services.

### a. Sheriff's Department

The Project Site is located in Sheriff's Department Field Operations Region I and is served by the Sheriff Station located at 23740 Magic Mountain Parkway within the City of Santa Clarita, approximately 1.8 miles east of the Project Site. The Sheriff Station's service area comprises approximately 656 square miles, consisting of the City and unincorporated County land between the limits of the City of Los Angeles to the south, Kern County line to the north, and all areas between the Ventura County line to the west and the township of Agua Dulce to the east. The Sheriff Station currently has 183 sworn deputies and 38 civilian employees and serves an estimated population of 270,000 residents,

resulting in a service ratio of 1 deputy per 1,475 residents. As such, the Station does not currently meet the officer-to-population standard of 1 officer per 1,000 residents.[15] In addition to regular patrols, the Sheriff's Department conducts search-and-rescue operations through the local Sheriff Station.

The Sheriff's Department estimates current response times to the Project Site of approximately 2 to 7 minutes for emergencies; 5 to 20 minutes for priority (immediate) incidents; and 10 to 60 minutes for non-emergencies. Although these response times fall within the optimal response time ranges (as defined by the Sheriff's Department), there are currently no calls for service to the unoccupied Project Site for which actual times have been measured.

Construction of a new Sheriff station on the west side of the Valley is anticipated as development planned in the area progresses. The new station will serve to meet future demand in the Project area, as determined by the Sheriff's Department.

### b. California Highway Patrol

The CHP patrols state highways, enforces traffic regulations, responds to traffic accidents, provides service and assistance for disabled vehicles, and assists all law enforcement agencies under emergency conditions. In the Santa Clarita Valley area, the CHP maintains a Mutual Aid Agreement with the County Sheriff's Department.

The Project Site is located within CHP's Southern Division, which serves over 9.75 million residents with approximately 1,123 uniformed officers and 10 area offices. The CHP operates within the unincorporated portions of the Valley and surrounding areas from the Newhall Area CHP Station (CHP Station) located at 28648 The Old Road, north of the I-5 and SR-126 interchange, approximately 2.25 miles north of the Project Site. This CHP Station patrols a service area of approximately 600 square miles, which includes I-5, SR-126, SR-14, and unincorporated areas and roadways, and extends westerly to the Ventura County line, east to Agua Dulce, north to SR-138 (and eastbound along SR-138 to Avenue 220th Street West), and south to SR-118.

The CHP Station has 91 uniformed officers and 9 civilian employees. Within the CHP Station's service area, the CHP issued 924 citations, investigated 52 traffic collisions, and made 35 arrests between July 2012 and August 26, 2013. In support of these efforts,

---

[15] *Per the Sheriff's Department staff, the generally accepted officer-to-population ratio within the law enforcement industry is 1 officer per 1,000 residents. Source: Written correspondence, Leroy Baca, Sheriff, County of Los Angeles Sheriff's Department Headquarters, September 27, 2013.*

two helicopters and two fixed-wing aircraft are based at Fullerton Airport and serve the entire County.

### 17. Public Services—Schools

Within the Project Site, VTTM 53295 is located within two elementary school districts: the Saugus Union School District (Saugus District) and a small portion of the Newhall School District (Newhall District). The Project Site is also located within the William S. Hart Union High School District (Hart District), which provides junior high and high school facilities.

#### a. Saugus Union School District

Comprised of 15 schools, the Saugus District serves grades preschool through sixth grade. The Saugus District is divided into specific attendance areas that define the geographic attendance limits of each individual school and are adjusted every few years in response to changes in student generation, ethnic balance, safe home-to-school walking distance from student neighborhoods, and other factors. Total student capacity within the Saugus District is 11,600, while total student enrollment in the Saugus District was 10,256 for the 2013–2014 school year, or 88 percent of total capacity. However, Bridgeport Elementary, Charles Helmers Elementary, James Foster Elementary, North Park Elementary, and Rosedell Elementary operated above their design capacities for the 2013–2014 school year.

#### b. Newhall School District

Comprised of 10 elementary schools, the Newhall District serves grades K–6 children who reside in the Newhall, Valencia, Westridge, and Stevenson Ranch areas of the Valley. The total capacity within the Newhall District is 7,861 students; this capacity is provided via permanent and temporary (relocatable) classrooms. Total student enrollment in the Newhall District as of October 2013 was 6,823, or 87 percent of capacity. However, McGrath Elementary and Pico Canyon Elementary operated above their design capacities for the 2013–2014 school year.

#### c. William S. Hart Union High School District

There are a total of six high schools, a continuation school, middle college high school, independent study school, home school support program, six junior high schools, an adult school, and a regional occupational program within the Hart District. The estimated total student capacity within the Hart District is 23,168, while total student enrollment for the 2013–2014 school year was 21,160, or 91 percent of capacity. In order to accommodate existing and future students, the Hart District has approved and currently

is constructing the new Castaic High School, which is anticipated to open in late 2017. The design capacity of Castaic High School will be 2,600 students, and the boundaries encompassing West Ranch High School, Valencia High School, and Castaic High School will be realigned once Castaic High School opens.

### 18. Public Services—Parks and Recreation

There are no existing public parks or trails within the Project Site boundaries. However, numerous existing and proposed parks and recreational facilities are located in the vicinity of the Project Site, including facilities maintained by the federal government, the State of California, the County, Ventura County, and the City, as described below.

#### a. Federal Parks

Federal parkland in the Valley includes the 153,075-acre Santa Monica Mountains National Recreation Area, located approximately 12 miles southwest of the Project Site; Angeles National Forest, which covers approximately 700,000 acres in the San Gabriel Mountains; and the approximately two-million-acre Los Padres National Forest, located primarily in northern Ventura County, with a portion in Los Angeles County, approximately nine miles north of the Project Site. Within Los Padres National Forest, Lake Piru is located just west of the Los Angeles/Ventura County line and approximately 9 miles northwest of the Project Site. In addition, the recently designated San Gabriel Mountains National Monument encompasses 342,177 acres within Angeles National Forest and 4,002 acres within San Bernardino National Forest. Each of these facilities offers a variety of activities and amenities, including active recreation, water sports, picnic areas, campgrounds, and wilderness areas.

#### b. State Parks

State parkland in the Valley includes the Rim of the Valley Trail Corridor/Trail, which encompasses the San Rafael and Simi Hills and the Verdugo, San Gabriel, Santa Monica, and Santa Susana Mountains; the 4,000-acre Santa Clarita Woodlands Park, located west of I-5, which includes the 480-acre Michael D. Antonovich Open Space, the 168-acre Ed Davis Park in Towsley Canyon, and a number of trails; and Placerita Canyon State Park (known as Placerita Canyon Nature Center), located east of SR-14. The Santa Monica Mountains Conservancy (Conservancy) owns and/or operates some of these facilities.

#### c. County Parks

The County maintains 12 developed parks, detailed in **Section 5.18**, Public Services—Parks and Recreation, of this Draft EIR, totaling approximately 1,312 acres within the vicinity of the Project Site, in addition to the 12,658-acre Castaic Lake State

Recreation Area and the 518-acre Placerita Canyon Nature Center, both of which are state-owned property operated by the County of Los Angeles Department of Parks and Recreation (County Parks Department). The majority of these facilities are developed and contain amenities, such as children's play areas, multi-purpose fields, recreation/activity buildings, sand volleyball courts, picnic tables, etc. Specific County parks of note due to size, variety of amenities, and/or proximity to the Project Site include Val Verde Community Regional Park, Castaic Lake State Recreation Area, Castaic Lake Sports Complex, and Hasley Canyon Equestrian Center.

In addition, there are approximately 117 acres of proposed parkland within the Project vicinity. Park facilities are proposed within the planned communities of Mission Village, Homestead Village, and Landmark Village, all located within the Newhall Ranch Specific Plan area, as well as within the adjacent proposed Legacy Village. As part of these projects, the Project Applicant will provide a number of neighborhood and community parks, recreational facilities, a trail system, and substantial open space within the Specific Plan area. Of note, the Mission Village project located immediately west of the Project Site will include trails connecting to the County's proposed Santa Clara River Trail (discussed below).

#### d. City Parks

There are 29 existing parks and 1 existing recreation facility under the jurisdiction of the City. Collectively, these parks contain amenities such as children's play areas, multi-purpose fields, restrooms, volleyball courts, picnic tables, etc. In addition to its developed park space and passive park land, the City has purchased land for the preservation of natural open space along the Santa Clara River and as a greenbelt surrounding urban areas. The City has also acquired almost 260 acres of land for future parks or expansion of existing parks that are not yet fully developed.

#### e. Private Recreational Facilities

In addition to the previously mentioned public facilities, the Valley includes four private golf courses: Valencia Country Club, Vista Valencia Golf Course, Robinson Ranch, and TPC Valencia.

#### f. Trails in the Project Vicinity

The Valley is served by an extensive trail system, including regional, County, and City trails. While there are no existing trails within the Project Site, the County Parks Department has proposed a regional trail along the River just north of the Project Site, segments of which would be developed in conjunction with Newhall Ranch. There is also a developed "paseo" system (walkways), which runs through the community of Valencia to

the east. Furthermore, a network of trails is proposed throughout the Newhall Ranch Specific Plan area immediately west of the Project Site. Please refer to **Section 5.18**, Public Services—Parks and Recreation, of this Draft EIR for further discussion.

### 19. Public Services—Libraries

The County of Los Angeles Public Library (County Library) provides library services to the Santa Clarita Valley area through three libraries and one bookmobile, while the City of Santa Clarita Public Library System (City Library) consists of three branches.

#### a. Los Angeles County Public Library System

The County Library operates facilities and services in both unincorporated and incorporated areas of the County. The Project Site is located within the County Library's Planning Area 1: Santa Clarita Valley. More specifically, until recently, the Project Site was located within the defined service area of the Stevenson Ranch Express Library, which closed on February 28, 2015. A new Stevenson Ranch Library, which replaces the express library and will serve the Project, opened in March 2015. The other facilities in Planning Area 1 include the Castaic Library, the Acton/Agua Dulce Christopher Colombo Brevidoro Library, and the Santa Clarita Valley Bookmobile mobile book service.

The new Stevenson Ranch Library is located at 25950 The Old Road in Stevenson Ranch and is approximately 12,000 square feet in size, with a collection of about 47,000 library materials and 34 public access computers. Based on this facility's service area current population of 10,970, the new library meets the service level guidelines for facility size, books, and other materials. Refer to **Section 5.19**, Public Services—Libraries, of this Draft EIR for details regarding other library facilities in the area.

#### b. City of Santa Clarita Public Library System

The City is no longer a part of the County Public Library System, effective July 1, 2011. The City's three branches are the Valencia Library, the Old Town Newhall Library, and the Canyon Country Jo Ann Darcy Library. In addition, the City has plans to purchase a site for a new public library in downtown Newhall.

### 20. Transportation and Traffic

#### a. Existing Roadway System

Regional access to the Project Site is provided by I-5, located just east of the Project Site, and SR-126, located to the north. Additional freeways in the area include SR-14, which provides access to the Antelope Valley, and I-210 and I-405, which along with I-5

provide access to the region south of Newhall Pass. Magic Mountain Parkway, which is classified as a major highway by the County, would be the primary east/west roadway through the Project Site once extended west as part of the Project. Access from the south would be provided via Westridge Parkway once extended north as part of the Project.

Traffic count data were collected during the critical A.M. and P.M. peak hours (7:00 A.M. to 9:00 A.M. and 3:00 P.M. to 6:00 P.M., respectively) on various dates between 2011 and 2012 throughout the Project study area. All intersections in the study area currently operate at Level of Service (LOS) D or better, with the exception of Intersection No. 9 (The Old Road and I-5 southbound ramps), which is currently deficient in the P.M. peak hour (LOS E). None of the Project study area intersections currently operate at LOS F. The following freeway segments are presently operating over capacity indicated by a volume-to-capacity (V/C) ratio greater than 1.0: I-5 between Van Nuys & Terra Bella (P.M. peak) and I-5 between Terra Bella & Osborne (P.M. peak) in the northbound/ eastbound directions; and I-5 between Calgrove & SR-14 (P.M. peak), I-5 between Van Nuys & Terra Bella (A.M. peak), I-5 between Osborne & SR-170 (A.M. peak), I-210 between Hubbard & Maclay (P.M. peak), and SR-14 between Newhall & Placerita Canyon (A.M. peak) in the southbound/westbound directions.

With respect to the I-5 northbound segments operating over capacity, HOV lanes currently under construction between Buena Vista Street and SR-118 and planned for completion in April 2015 would alleviate the traffic congestion in this area. Similarly, truck lanes recently completed in December 2014 should alleviate traffic congestion along the southbound segment of I-5 between Calgrove and SR-14.

### b. Existing Transit Service

The Project area is served by two major transit carriers: the City of Santa Clarita Transit (Santa Clarita Transit) system operated by the City, and Metrolink operated by the Southern California Regional Rail Authority. Santa Clarita Transit largely serves the Valley, while Metrolink currently serves Ventura, Los Angeles, San Bernardino, Riverside, Orange, and San Diego Counties. Santa Clarita Transit currently operates two fixed-route transit lines within close proximity (typically defined as 0.25 mile) of the Project Site. The City also operates approximately 20 supplemental school day service routes to serve students. Future bus transit routes are anticipated to be extended along Magic Mountain Parkway in the Project area by Santa Clarita Transit as part of a comprehensive Valley-wide transit system. In addition, three Metrolink stations exist within the City along the Antelope Valley line.

### c. Existing Pedestrian and Bicycle Amenities

The Project Site is located adjacent to The Old Road, which is fully improved with sidewalks on each side of the roadway. The intersection of The Old Road at Magic Mountain Parkway is also fully improved with sidewalks on all four corners and pedestrian crosswalks controlled by a traffic signal on all four legs. The existing segment of Magic Mountain Parkway adjacent to the Project Site is not fully improved and lacks sidewalks on each side of the roadway.

The County and City each have Bicycle Master Plans with facilities in the Project area. In the Project vicinity, the County Bicycle Master Plan identifies The Old Road and Magic Mountain Parkway for future Class II bike lanes. In the City, a Class I bike path exists along the River and currently terminates at the I-5 freeway approximately 0.5 mile north of the Project Site. The County Bicycle Master Plan identifies a future continuation of this Class I path along the River, and a connection to the planned Class II bike lanes planned for The Old Road.

## 21. Utilities and Service Systems—Water Supply and Service

The Project Site is located within the service area of Valencia Water Company (VWC), one of four retail water purveyors within the Castaic Lake Water Agency (CLWA) service area. The VWC service area includes a portion of the City and unincorporated portions of the County, in the communities of Castaic, Newhall, Saugus, Stevenson Ranch, and Valencia. VWC supplies water from local groundwater and CLWA imported water and delivers a small amount of recycled water for non-potable use. As of 2013, the four retail purveyors provide water to about 70,900 service connections in the Valley.

### a. Santa Clarita Valley Water Supplies

The principal components of the Valley water supply are imported water from the State Water Project (SWP), other imported water from Kern County, and local groundwater from the Alluvial aquifer and the Saugus Formation. Since 2003, these water supplies have been augmented by the initiation of CLWA deliveries of recycled water. In addition, CLWA has storage programs planned for use during drier years when imported supplies are limited. CLWA also funds a capital improvement plan to provide facilities and additional water supplies needed to firm-up imported water supplies in dry years. While these firming supplies do not increase the overall supply available to meet service area demand, they enhance reliability of the water supplies available to the retail purveyors within the broader CLWA service area in a given year.

### *(1) State Water Project*

The current combined statewide maximum Table A Amount is 4,172 thousand acre-feet per year (taf/year).[16] Of this amount, 4,133 taf/year is the maximum Table A water available for delivery from the Delta. Table A water is given first priority for delivery over other types of SWP water. Other types of SWP water available to SWP contractors to supplement their Table A water include Article 21 water, carryover water, and turnback pool water, each of which is discussed further in **Section 5.21**, Utilities and Service Systems—Water Supply and Service, of this Draft EIR.

DWR estimates that for all contractors combined, the SWP can deliver a total Table A supply of 62 percent of the total maximum Table A Amounts on a long-term average basis under current (2013) conditions, and 58 percent under future (2033) conditions. In the worst-case single-dry year, DWR estimates that the SWP can deliver a total Table A supply of 12 percent of the total maximum Table A Amounts under current conditions, and 11 percent under future conditions. During multiple year dry periods, DWR estimates that the SWP can deliver a total Table A supply averaging 30 to 31 percent of the total maximum Table A Amounts under current conditions and 24 to 31 percent under future conditions.

Applying the SWP Table A delivery percentages under current conditions to CLWA's annual Table A Amount of 95,200 af, results in approximately 59,024 af under average year conditions, 11,424 af under single-dry year conditions, and 28,560 af (on average) under multiple-dry year conditions. Applying the SWP Table A delivery percentages under future (2033) conditions to CLWA's annual Table A Amount of 95,200 af, results in approximately 55,216 af under average year conditions, 10,472 af under single-dry year conditions, and 26,656 af (on average) under multiple-dry year conditions.

### *(2) Groundwater Supplies*

As previously discussed, the local groundwater basin is the Santa Clara River Valley East Subbasin, which encompasses about 654 square miles and is comprised of two aquifer systems: the Alluvium (also referred to as the Alluvial aquifer) and Saugus Formation. The Alluvium generally underlies the River and its tributaries, while the Saugus Formation underlies most of the Upper Santa Clara River area.

---

[16] *"Table A Amount" is the maximum amount of water to which a SWP contractor has a contract right to request for delivery each year of the highest priority water available under the SWP contractor's water supply contract.*

The Alluvium and its tributary drainages have a total area of approximately 16,410 acres (or about 25.6 square miles).[17] Groundwater within the Alluvium occurs under unconfined (water table) conditions. Therefore, the amount of groundwater in storage is constantly changing and is strongly influenced by local rainfall and recharge. The amount of groundwater in storage within the Alluvium has varied considerably over the past 60 to 70 years, from 201,000 af in April 1945, at the end of a 10- to 11-year period of above-average rainfall; to 107,000 af in November 1965, at the end of a severe 21-year dry period; to approximately 176,400 af in the fall 1985; to about 161,000 af in spring 2000. The Alluvium is recharged chiefly by infiltration of runoff waters in the River and its tributaries, with additional natural recharge from percolation of rainfall to the Valley floor and subsurface inflow. Additional recharge is from percolation of excess irrigation water applied to urban landscaping and of reclaimed water discharged into the River from upstream water reclamation plants.

The Saugus Formation underlies a large portion of the Santa Clara River Valley area of Los Angeles County, to depths from approximately 1,500 feet to about 5,000 feet. The Saugus Formation's total surface area is approximately 37,390 acres (or about 58.42 square miles). The amount of groundwater in storage within the Saugus Formation is approximately 1,650,000 af. Recharge to the Saugus Formation is primarily from infiltration of rainfall on the exposed formation and percolation of water from the overlying Alluvium. Discharge from the aquifer system is through pumping for municipal supply and agricultural irrigation purposes and outflow to the River in the western portion of the basin.

For municipal water supply, the three CLWA retail water purveyors with Alluvial wells (including VWC) have a combined pumping capacity from active wells of nearly 42,000 gallons per minute (gpm), which translates into a current full-time Alluvial source capacity of approximately 67,000 afy. In terms of adequacy and availability, the combined active Alluvial groundwater source capacity of municipal wells is more than sufficient to meet the current and potential future municipal, or urban, component of groundwater supply from the Alluvium, which in the near term is about 24,000 to 26,000 afy of the total planned Alluvial pumping of 30,000 to 40,000 afy.

The three CLWA retail water purveyors with Saugus wells (including VWC) have a combined pumping capacity from active wells of nearly 17,000 gpm, which translates into a full-time Saugus source capacity of about 27,000 afy. In terms of adequacy and availability, the combined active Saugus groundwater source capacity of municipal wells is

[17] *Richard C. Slade, 1986, Hydrogeologic Investigation of Perennial Yield and Artificial Recharge Potential of the Alluvial Sediments in the Santa Clarita River Valley of Los Angeles County, California, December 1986 (Slade 1986).*

more than sufficient to meet the planned use of Saugus groundwater in normal years of 7,500 to 15,000 afy. This currently active capacity is more than sufficient to meet water demands, in combination with other sources.

#### *(3) Other Imported Supplies*

Historically comprised of only SWP Table A Amount, CLWA's imported water supplies now consist of a combination of SWP water and imported water acquired from different sources. This diversity in supply helps CLWA respond to dry year conditions through water banking programs where imported water could be stored or exchanged during wet years and withdrawn in dry years. Imported water supplies include water from a flexible storage account, water from two agreements in Kern County, and the Yuba Accord Agreement, which allows for the purchase of water from the Yuba County Water Agency.

#### *(4) Recycled Water*

Since 2003, existing local supplies have been augmented by the initiation of recycled water deliveries from CLWA's recycled water program. CLWA currently has a contract with the Valley Sanitation District for 1,700 afy of recycled water. Recycled water is available from two WRPs operated by the Valley Sanitation District. This supply is available in an average/normal year, a single-dry year, and in each year of a multiple-dry year period.

### b. Water Supply and Demand

The diverse water supply described above allows CLWA and the retail purveyors the option of drawing on multiple sources of supply in response to changing conditions, such as varying weather patterns (average/normal years, single-dry years, multiple-dry years), fluctuations in delivery amounts of SWP water, natural disasters, perchlorate-impacted wells, and other factors. CLWA and the four retail purveyors have adequate supplies to meet all existing and projected service area demands during average, single-dry, and multiple-dry years through 2050. Please refer to **Section 5.21**, Utilities and Service Systems—Water Supply and Service, of this Draft EIR for further discussion of water supply.

## 22. Utilities and Service Systems—Wastewater Disposal

The Santa Clarita Valley Sanitation District owns, operates, and maintains the Saugus and Valencia WRPs, which together form a regional treatment system known as the Santa Clarita Valley Joint Sewerage System. This system has a combined permitted treatment capacity of 28.1 million gallons per day (mgd) and currently treats approximately 19.6 mgd of wastewater, with an estimated 8.5 mgd of available capacity remaining. The

Project Site would be served by the Valencia WRP, which provides primary, secondary, and tertiary treatment. The Valencia WRP has a permitted treatment capacity of 21.6 mgd and an average daily intake of 14.8 mgd, with an estimated 6.8 mgd of available capacity remaining. Based on population projections and anticipated improvements, Valley Sanitation District facilities are expected to reach their future capacity by approximately 2053. In addition, a water reclamation plant must ultimately be developed within the Newhall Ranch Specific Plan area, located west of the Project Site.

The Valley Sanitation District's wastewater conveyance system consists of service connections that tie in to a local collection network composed of primary and secondary collectors, which flows to various trunk mains and then to the Saugus and Valencia WRPs. The Valley Sanitation District operates and maintains the regional trunk sewer mains, while the local collection network is operated and maintained by the County Department of Public Works' (Public Works) Consolidated Sewer Maintenance District.

Wastewater is not currently generated on-site, and there is no wastewater collection or conveyance system on the property. Existing infrastructure in the surrounding area includes an 18-inch gravity sewer trunk main in Magic Mountain Parkway that extends from just west of The Old Road to a 30-inch gravity sewer trunk main in The Old Road, which in turn flows northerly to the Valencia WRP. Just south of The Old Road, an 8-inch local sewer line connects to a 15-inch line, which then connects to the 30-inch trunk sewer.

## 23. Utilities and Service Systems—Energy

### a. Electricity

The Project Site is located within SCE's 50,000 square-mile service area, which includes portions of central, coastal, and southern California. SCE generates electricity from a variety of sources, including hydropower, coal, nuclear sources, and, more recently, renewable resources such as wind, solar, and geothermal. During 2013, the most recent year for which data is available, SCE delivered 99.24 GWh of electricity to its customers.

SCE's Saugus and Pardee Substations are located east of I-5 in the City and distribute power throughout the Valley and beyond. Existing SCE infrastructure in the immediate Project vicinity includes underground electrical lines within The Old Road, the existing segment of Magic Mountain Parkway west of The Old Road, and Westridge Parkway. To the north, a 66-kilovolt (kV)/16-kV overhead power line and associated transmission towers are located north of and parallel to SR-126. Within the Project Site, high voltage electric transmission lines and towers traverse the southern portion of the site, and there are two pad-mounted electrical transformers and six pole-mounted electrical transformers on-site that are maintained by SCE.

A quantitatively insignificant demand for electricity is currently generated by the existing uses within the Project Site.

#### b. Natural Gas

The Project Site is located within the Southern California Gas Company's (SoCalGas) 20,000 square-mile service area, which includes much of central and southern California. SoCalGas's total natural gas deliveries in 2013, the most recent year for which data is available, totaled approximately 7,676 million therms.[18]

Existing SoCalGas infrastructure in the Project vicinity includes a gas distribution main that runs west from The Old Road within the southern right-of-way of SR-126. In addition, an existing 34-inch high-pressure transmission main traverses the Project Site along the southern site boundary from The Old Road westerly to Westridge Parkway and continues into the adjacent Newhall Ranch Specific Plan area. It is likely that smaller-diameter pipelines associated with past oil field operations also may be present on-site.

The existing uses on-site demand a quantitatively insignificant amount of natural gas.

### 24. Utilities and Service Systems—Solid Waste

#### a. Solid Waste Disposal Facilities

As discussed in the 2012 Countywide Integrated Waste Management Plan Annual Report (Annual Report), without changes in the status quo, a shortage of permitted solid waste disposal capacity at in-County Class III landfills is projected by 2017. Nonetheless, the 2012 Annual Report anticipates that future disposal needs can be adequately met through 2027 via a multi-pronged approach.

Landfills within the County are categorized as either Class III or unclassified landfills. Non-hazardous municipal solid waste is disposed of in Class III landfills, while construction waste, yard trimmings, and earth-like waste are disposed of in unclassified (inert) landfills. Eleven Class III landfills and one unclassified landfill with solid waste facility permits are located within the County.

---

[18] *A therm is equivalent to 100,000 British Thermal Units (BTU). One BTU is the amount of energy needed to cool or heat 1 pound of water by 1 degree Fahrenheit.*

The remaining disposal capacity for the County's Class III landfills is estimated at approximately 123.09 million tons. In 2012, approximately 6.304 million tons of solid waste were disposed of at the County's Class III landfills. In addition, approximately 0.570 million tons of solid waste were disposed of at County transformation facilities in 2012. Approximately 99 percent of this solid waste disposal was generated from within the County, with the remaining waste generated outside of the County. Assuming a Countywide diversion rate of 60 percent for 2012, the 2012 Annual Report estimates that approximately 21.5 million tons of solid waste was generated within the County in 2012.

The Santa Clarita Valley is served primarily by the Chiquita Canyon, Antelope Valley, and Sunshine Canyon Landfills. The estimated remaining capacity in 2012 at the Chiquita Canyon, Antelope Valley, and Sunshine Canyon Landfills is approximately 95.25 million tons.

The County's unclassified landfill, Azusa Land Reclamation, generally does not face capacity issues. The remaining disposal capacity for Azusa Land Reclamation is estimated at approximately 64.13 million tons. In 2012, approximately 0.089 million tons of inert waste (e.g., soil, concrete, asphalt, and other construction and demolition debris) were disposed of at this facility. Given the remaining permitted capacity and based on the average disposal rate of 286 tons per day in 2012, this capacity will be exhausted in 718 years. Thus, the unclassified landfill serving the County has adequate long-term capacity.

Solid waste disposal at out-of-County facilities has increased in recent years and is expected to continue to be necessary to meet the County's future disposal needs. In 2012, approximately 5,911 tons per day of solid waste was disposed at out-of-County landfills. In addition, one waste-by-rail landfill is currently available for use by the County: the Mesquite Regional Landfill in Imperial County, located approximately 210 miles east of downtown Los Angeles along the Union Pacific Railroad. The Mesquite Regional Landfill is permitted to accept up to 20,000 tons per day with a total disposal capacity of 582 million tons of solid waste, which is equivalent to a lifespan of approximately 100 years.

There are also two solid waste transformation facilities within the County that convert, combust, or otherwise process solid waste for the purpose of energy recovery. The Commerce Refuse-to-Energy Facility processed approximately 0.102 million tons of solid waste in 2012 and has a permitted capacity of 0.146 million tons per year. The Southeast Resource Recovery Facility, located in the City of Long Beach, processed approximately 0.468 million tons of solid waste in 2012 and has a permitted capacity of 0.500 million tons per year. It is expected that these two facilities will continue to operate at their current permitted capacities through at least 2027.

The County is also exploring the use of conversion technologies to reduce future disposal needs as well as to address global climate change. Conversion technologies include thermal, chemical, and biological processes that break down solid waste into usable resources such as ethanol, biodiesel, and other green fuels. As part of this effort, in 2010, the County Board of Supervisors approved a motion to facilitate the development of three demonstration conversion technology projects. Construction of one of the three demonstration projects is underway; the remaining two demonstration projects are on hold.

### b. Solid Waste Generation

A total of approximately 807,837 tons of solid waste was disposed of by land uses within the unincorporated County during 2012. For the residential population within unincorporated areas, the 50 percent per capita disposal target rate is 7.4 pounds per person per day, and the measured annual disposal rate was 4.2 pounds per person per day in 2012. For employees within unincorporated areas, the 50 percent per capita disposal target rate is 41.5 pounds per person per day, and the actual annual disposal rate was 25.0 pounds per person per day in 2012. For the most recent Jurisdiction Review period of 2007–2011, the unincorporated County achieved the 50 percent equivalent per capita disposal requirement.

Existing uses on the Project Site contribute a quantitatively insignificant amount of solid waste to the area's waste stream.

### c. Solid Waste Collection

Within the County, solid waste management, including collection and disposal services and landfill operation, is administered by various public agencies and private companies. Construction waste is also collected by private contractors. Generally, all waste in the County's unincorporated areas is collected by private haulers that participate in a garbage disposal district system, a franchise agreement system, and/or an open market system. Residents within the Valley are served by a franchise waste collection system; the County has an exclusive agreement with Burrtec Waste Industries to provide disposal and recycling services in the Valley.

### d. Hazardous Materials Collection and Disposal

Hazardous wastes are disposed of at Class I landfills (i.e., outside of the County). With respect to residential hazardous waste, County Public Works operates household hazardous waste collection events in conjunction with the County Sanitation Districts.

Non-residential generators of hazardous waste include persons or businesses whose acts or processes produce hazardous waste or who, in some other manner, cause a

hazardous substance or waste to become subject to the California Hazardous Waste Control Law. These hazardous wastes require transport to a licensed disposal or treatment facility. While the County does not have its own hazardous waste facilities, there are contracted hazardous waste venues in the County that process hazardous waste.

The closest Class I/II landfill to the Project Site is the B-18 Landfill at the Kettleman Hills Facility located in Kings County. The facility is permitted to accept most types of hazardous wastes as defined by the U.S. Environmental Protection Agency (USEPA) and the State of California. Materials accepted at the Kettleman Hills Facility include asbestos debris, petroleum-contaminated soils and debris, soils and debris with metal contamination, household hazardous wastes from collection events, baghouse dusts, various ash waste, filter cake, catalyst solids, latex paint, groundwater, stormwater, clarifier water, and various sludges. The B-18 Landfill is nearing its current capacity but has sufficient available capacity to handle current intake volumes. The operator, Waste Management, has proposed expansion of the B-18 Landfill, which would extend its lifespan by approximately eight years. All permits for the B-18 expansion have been issued, and the facility is currently under construction. It is anticipated that it could be operational as early as March 2015 or shortly thereafter. Furthermore, on-going efforts to increase the recycling of hazardous materials may extend the duration of disposal capacity at the B-18 facility beyond the forecasted eight-year period. Additionally, a new hazardous waste landfill within the Kettleman Hills Facility, called the B-20 Landfill, is proposed to open once B-18 Landfill has reached capacity. The B-20 Landfill has obtained CEQA approval but has not yet begun the permitting process.

## D. APPLICABLE LOCAL AND REGIONAL PLANS AND POLICIES

### 1. Los Angeles County General Plan

The County's General Plan directs future growth and development in the unincorporated areas of the County. The current General Plan was approved by the Los Angeles County Board of Supervisors in November 1980. The General Plan contains a number of Elements that address specific issues and establish various goals, policies, and objectives that pertain to the County as a whole. These Elements, several of which were updated or amended between 1987 and 2008, guide the County's land use policies. In order to meet the needs of the large number of local communities within the County, the General Plan Elements are supplemented by area plans (discussed below) that provide more detailed planning policies focused on local community issues. The following adopted General Plan Elements are applicable to the Project: Land Use; Transportation; Conservation and Open Space; Safety; Noise; Scenic Highway; Water and Waste Management; and Economic Development. Please refer to **Section 5.11**, Land Use and Planning, of this Draft EIR for further discussion of each of the General Plan Elements and associated goals, policies, and objectives.

### a. Draft General Plan Update

The County is in the process of updating the General Plan in compliance with California Government Code Sections 65300.7, 65301, and 65302. The Los Angeles County General Plan 2035 (Draft General Plan) was released to the public in January 2014, and a Draft EIR addressing the Draft General Plan was published in June 2014. The Draft General Plan is a comprehensive update of the current General Plan and is intended to reflect changing demographics, growth, and infrastructure conditions in the County. The update process includes setting goals and policies to address immediate issues and concerns while maintaining an awareness of the long-term implications and consequences of the County's proposed actions. The Draft General Plan will replace all Elements of the current adopted General Plan, except for the Housing Element, which was updated and adopted on February 4, 2014, and certified by the State on April 30, 2014. The Draft General Plan is thus comprised of the following elements: Land Use, Mobility, Air Quality, Conservation and Natural Resources, Parks and Recreation, Noise, Safety, Public Services and Facilities, Economic Development, and Housing. However, the Draft General Plan has not yet been adopted. It is anticipated to be considered by the County Board of Supervisors in 2015.

### b. County Development Monitoring System

The County General Plan includes provisions known as the Development Monitoring System (DMS) to give the County planning agency—the Regional Planning Commission and/or Department of Regional Planning (collectively referred to herein as the County Planning Agency)—information about the existing capacity of available specified public services in the four major Urban Expansion Areas of the General Plan (Antelope Valley, Santa Clarita Valley, Malibu/Santa Monica Mountains, and East San Gabriel Valley).[19] The primary purpose of the DMS is to ensure that new development in Urban Expansion Areas will occur in a manner consistent with stated DMS policies and will pay for the expansion costs that it generates. Additionally, the DMS requires analysis of certain environmental factors associated with a development application. Specifically, the DMS requires each development application to determine whether or not it will have a significant environmental effect relative to certain public services and utilities, geotechnical hazards, flood hazards, fire hazards, natural resources, and open space.

To ensure new development is located in close proximity to services and existing development, the DMS states that in no event is the proposed development to be located beyond one mile of an existing development or service. Also, the DMS states that new

[19] *See Resolution of the Board of Supervisors of the County of Los Angeles Relating to Plan Amendment Case No. SP 86-173, adopted on April 21, 1987.*

development is to be located within, generally, five miles of commercial services and job opportunities.

The DMS involves two procedures: (a) data gathering and management (data gathering); and (b) evaluation of urban development applications (case processing). Each procedure is separately described in the DMS.

The DMS updating of data occurs at the data gathering procedure, not during the case processing procedure. In addition, the data gathering procedure (as shown in DMS Flow Chart 1) calls for contact and consultation with service providers and requests for service provider data and input by the County Department of Regional Planning (Regional Planning). Regional Planning's administrative experience, however, is that it can only encourage (not require) service providers to provide the requested data in the form specified by the DMS. Regional Planning also can more easily obtain updated information through service provider reports, studies, or environmental documents specific to each provider, and this data is equivalent to the data specified in the DMS.

Furthermore, Regional Planning's administrative experience in maintaining an up-to-date database of information for each service provider is no longer necessary because land use data for future conditions is now derived from the County and City General Plans and the Area Plan for the Santa Clarita Valley. More specifically, Regional Planning now relies on the land use database used by the County and City in their joint traffic model for the Santa Clarita Valley, which is based on the approved General Plans of each jurisdiction, including the recently updated Santa Clarita Valley Area Plan: One Valley One Vision 2012. This database is regularly updated as individual development projects are proposed and thus serves as a comprehensive, up-to-date listing of related cumulative projects in the pertinent geographical area (in this case, the Santa Clarita Valley).

During the separate case processing procedure, the County requests the environmental consultant to address specified public services and capacities during the CEQA-required Initial Study phase, but because the Initial Study is just that (an initial environmental assessment), the more substantive evaluation of DMS-related public services occurs during the appropriate environmental document preparation process (i.e., Negative Declaration, Mitigated Negative Declaration, or EIR). In this way, consistent with the DMS procedures, the DMS analysis is incorporated into the environmental review process set forth in CEQA.

For example, if the Initial Study indicates that a project's infrastructure or public service needs can be met, then a no-significant-impact determination may be made. If, however, the Initial Study indicates that a project's infrastructure for public services is not adequate, or may not be adequate, then a potentially significant impact determination is

made; the appropriate environmental document is prepared (an EIR, Negative Declaration, or Mitigated Negative Declaration); and mitigation is proposed for such public service impacts as allowed by both the DMS and CEQA. The mitigation may include, among other measures, redesign, reduction of units, financing of the expansion costs of any service extension, or financing of public services needed for the proposed new development.

The DMS criteria/methodology to be applied for infrastructure, access, and environmental factors associated with a development application are those set forth in the DMS under the heading "DMS Criteria and Methodology." This criteria/methodology must be employed in the DMS analysis. However, as stated above, under the DMS, outside service providers can only be encouraged to use DMS criteria/methodology in their planning and programming efforts. Accordingly, those agencies may make available service and capacity data to the County in planning documents that provide equivalent service/capacity data as required by the DMS criteria/methodology.

If the proposed project meets the DMS criteria or equivalent data, it must be found in compliance with the DMS. If the proposed project does not meet the DMS criteria or equivalent data, feasible mitigation measures must be considered and applied prior to any approval. If the application of the mitigation measures brings the proposed project into conformance with the policies set forth in the DMS, then the County Planning Agency may approve the project, making appropriate findings. If the mitigation measures are not sufficient, or if the mitigation measures or alternatives are not feasible, the County Planning Agency may deny the project or approve the project, even if there are significant impacts to DMS-related infrastructure, provided a statement of overriding considerations is made and specific findings are adopted. However, in the event overriding considerations are made relative to DMS-related infrastructure, the required findings by the County Planning Agency must be approved or confirmed by the Board of Supervisors.

The Project is located within the Santa Clarita Valley, an Urban Expansion Area within the DMS, and includes a subdivision map application (Vesting Tentative Tract Map (VTTM) 53295). Therefore, the Project is subject to a DMS analysis or its equivalent, as included in the relevant analysis sections of this Draft EIR (**Section 5.6**, Geology and Soils; **Section 5.9**, Hydrology and Water Quality—Hydrology; **Section 5.11**, Land Use and Planning; **Section 5.15**, Public Services—Fire Protection; **Section 5.17**, Public Services—Schools; **Section 5.19**, Public Services—Libraries; **Section 5.20**, Transportation/Traffic; **Section 5.21**, Utilities and Service Systems—Water Supply and Service; and **Section 5.22**, Utilities and Service Systems—Wastewater).

### 2. Santa Clarita Valley Area Plan: One Valley One Vision 2012

The County has adopted a number of community-driven area plans, which are part of the General Plan and designed to more accurately address the needs of local communities and specific geographic areas throughout the County. The recently updated Santa Clarita Valley Area Plan: One Valley One Vision 2012 (Area Plan), sometimes referred to as OVOV, was adopted by the County on November 27, 2012, and became effective on December 27, 2012. The overall OVOV process was a joint planning effort with the City of Santa Clarita that recognized the mutual need to coordinate land uses and development with the provision of adequate infrastructure, conservation of natural resources, and common objectives for the Santa Clarita Valley. That said, the Area Plan pertains specifically to the unincorporated areas of the Valley, whereas the City's planning documents specifically address the incorporated areas within the City.

The updated Area Plan is intended to serve as a long-term guide for development of the unincorporated Santa Clarita Valley in conjunction with the incorporated Santa Clarita Valley over the next 20 years. The Area Plan is based on a series of guiding principles that implement the vision defined for the Valley: to sustain and enhance environmental resources, economic vitality, and the social well being of its residents. The principles address such issues as growth management, environmental resources, land use, residential neighborhoods, economic vitality, mobility, infrastructure, schools and public services, and recreation. More specifically, the Area Plan sets forth area-wide planning policies for the Valley and establishes objectives for the individual communities in the Valley. The following Elements are included in the Area Plan and are applicable to the Project: Land Use; Circulation; Conservation and Open Space; Safety; and Noise. Please refer to **Section 5.11**, Land Use and Planning, of this Draft EIR for further discussion of each of the Area Plan Elements and associated goals, policies, and objectives.

### 3. Los Angeles County Planning and Zoning Code

The Los Angeles County Planning and Zoning Code (Chapter 22 of the Los Angeles County Code), also referred to as the Zoning Ordinance, regulates development through land use designations and development standards. The Zoning Ordinance specifies permitted uses, conditional uses, and requirements regarding heights, setbacks, and yards. Additional sections of the Zoning Ordinance specify other development standards and address such issues as parking requirements, signage, and lot area.

### 4. Los Angeles County Hillside Requirements

The County sets forth development requirements for Hillside Management Areas in its Hillside Management Area Ordinance (County Code Section 22.56.215). The Ordinance does not preclude development within hillside areas, but rather ensures that

development maintains, and where possible enhances, the natural topography, resources, and amenities of the Hillside Management Areas. Residential developments meeting specified density thresholds in hillside areas require a conditional use permit (CUP), as well as preparation of geology and soil reports identifying active or potentially active faults at and near the proposed site, and the stability of the area within various defined slope categories. Revisions to the Hillside Management Area Ordinance are currently in process with the County.

The County's current General Plan, as amended in conjunction with the 2012 adoption of the Santa Clarita Valley Area Plan, addresses hillside development with detailed information provided in Appendix A of the Land Use Element, which describes Hillside Management/Performance Review Procedures for development projects in hillside areas. Based on an overarching policy to "manage development in hillside areas to protect their natural and scenic character and to reduce risks from fire, flood, mudslide, erosion and landslide," the review process is intended to ensure site suitability, public safety, resource protection, the protection of scenic and open lands, as well as to ensure that development in urban hillside areas is safe, functionally and attractively designed, and compatible with surrounding uses.[20]

The Conservation and Open Space Element of the adopted General Plan also addresses hillside issues. The Hillside Management designation is intended to protect the character and natural resource value of hillsides, including ridgelines, and minimize hazards associated with hillside development through innovative and sensitive design.

### 5. Los Angeles County Green Building Program

Three ordinances were adopted by the County in furtherance of its Green Building Program in October 2008 and became effective in January 2009. One of those ordinances, known as the Green Building Standards ordinance, applied to four categories of development, with corresponding requirements for each: (1) small residential and nonresidential projects; (2) medium-sized residential projects; (3) medium-sized (i.e., 10,000 to 25,000 square feet) nonresidential, commercial, mixed-use, or first-time tenant improvement projects; and (4) large nonresidential, commercial, mixed-use, or first-time tenant improvement projects greater than 25,000 square feet, and all new high-rise buildings greater than 75 feet in height.

In response to mandates set forth in the 2013 California Green Building Standards Code (CCR, Title 24, Part 6), commonly referred to as the CALGreen Code, the County

[20] *County of Los Angeles General Plan Land Use Element, Appendix A, page III-59.*

adopted the Los Angeles County Green Building Standards Code (County Code Title 31), which adopts and incorporates by reference specified provisions of the CALGreen Code.[21] The purpose of Title 31 is to facilitate sustainability via planning and design; energy efficiency; water efficiency and conservation; material conservation and resource efficiency; and environmental air quality. Title 31 also references County Code Chapter 12.84, which provides low impact development (LID) requirements that address water conservation. Title 31 is currently being revised to provide clarity for the development community, ensure consistency with the State and other local agencies, and advance sustainable construction standards in the County.

### 6. Southern California Association of Governments' Regional Transportation Plan, Growth Vision Report, and Regional Comprehensive Plan

SCAG is the federally designated metropolitan planning organization for six southern California counties, including the County of Los Angeles. SCAG is mandated to create plans for transportation, growth management, hazardous waste management, and air quality. On April 4, 2012, the SCAG Regional Council adopted the 2012–2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), the mission of which is "leadership, vision and progress which promote economic growth, personal well-being, and livable communities for all Southern Californians." In contrast to previous versions of the RTP (which did not include an SCS component), the new plan places a greater emphasis on sustainability and integrated planning and identifies mobility, economy, and sustainability as the three principles most critical to the future of the region. As part of this new approach, the 2012–2035 RTP/SCS establishes commitments to: reduce emissions from transportation sources in order to comply with Senate Bill (SB) 375, the Sustainable Communities and Climate Protection Act of 2008; improve public health; and meet the National Ambient Air Quality Standards.

In an effort to maintain the region's prosperity, continue to expand its economy, house its residents affordably, and protect its environmental setting as a whole, SCAG has collaborated with interdependent sub-regions, counties, cities, communities, and neighborhoods in a process referred to by SCAG as Southern California Compass, which resulted in the development of a shared Growth Vision Report for Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura Counties. The shared regional vision sought to address issues such as congestion and housing availability, which may threaten the region's livability. The underlying goal of the growth visioning effort is to make the SCAG region a better place to live, work, and play for all residents regardless of race,

[21] *The County's 2008 ordinances are being repealed, and the more recently adopted Title 31 requirements will apply to this Project.*

ethnicity, or income. The Growth Vision Report is organized by four principles intended to promote and maximize regional mobility, livability, prosperity, and sustainability. Specific policy and planning strategies also are provided as a way to achieve each of the principles.

SCAG also prepared and issued the 2008 Regional Comprehensive Plan (RCP) in response to SCAG's Regional Council directive in the 2002 Strategic Plan to define solutions to interrelated housing, traffic, water, air quality, and other regional challenges. The 2008 RCP is an advisory document that describes future conditions if current trends continue, defines a vision for a healthier region, and recommends an Action Plan with a target year of 2035. The RCP may be voluntarily used by local jurisdictions in developing local plans and addressing local issues of regional significance. The plan incorporates principles and goals of the Compass Blueprint Growth Vision and includes nine chapters addressing land use and housing, transportation, air quality, energy, open space, water, solid waste, economy, and security and emergency preparedness. The action plans contained in the RCP provide a series of recommended near-term policies that developers and key stakeholders should consider for implementation, as well as potential policies for consideration by local jurisdictions and agencies when conducting project review.

### 7. South Coast Air Quality Management District's Air Quality Management Plan

The SCAQMD is responsible for bringing air quality in the South Coast Air Basin into conformity with federal and state air pollution standards. The SCAQMD is also responsible for monitoring ambient air pollution levels throughout the Basin and for developing and implementing attainment strategies to ensure that future emissions will be within federal and State standards. An updated Air Quality Management Plan (AQMP) was adopted by the AQMD Governing Board on December 7, 2012.[22] The 2012 AQMP incorporates the latest scientific and technological information and planning assumptions, including SCAG's 2012–2035 RTP/SCS and updated emission inventory methodologies for various source categories. The 2012 AQMP also includes the new and changing federal requirements, implementation of new technology measures, and the continued development of economically sound, flexible compliance approaches. The AQMP provides policies and measures to guide responsible agencies in achieving federal standards for healthful air quality in the Air Basin and incorporates a comprehensive strategy aimed at controlling pollution from all sources.

[22] *Although the 2007 AQMP was in effect at the time of the NOP, given the passage of time since the NOP, the updated AQMP is addressed herein.*

### 8. Metro Congestion Management Program

The Los Angeles County Metropolitan Transportation Authority (Metro) administers the Congestion Management Program (CMP), a state-mandated program designed to provide comprehensive long-range traffic planning on a regional basis. Adopted by the Metro Board on October 28, 2010, the updated 2010 CMP includes a hierarchy of highways and roadways with minimum level of service standards, transit standards, a trip reduction and travel demand management element, a program to analyze the impacts of local land use decisions on the regional transportation system, a seven-year capital improvement program, and a County-wide computer model used to evaluate traffic congestion and recommend relief strategies and actions.[23] The CMP guidelines call for evaluation of designated roadway intersections to which a project could add 50 or more trips during either the A.M. or P.M. peak hour. The guidelines also require evaluation of freeway segments to which a project could add 150 or more trips in each direction during peak hours.

### 9. Newhall Ranch Specific Plan

As previously discussed, the Newhall Ranch Specific Plan area is located immediately west of the Project Site; however, portions of the Project's External Map Improvements are located within the Specific Plan area, specifically within the adjacent Mission Village community. The approved Specific Plan involves the long-term development of a broad range of residential and non-residential land uses and associated amenities within five urban villages. As approved by the County Board of Supervisors, the Specific Plan allows up to 21,308 dwelling units (including 423 second units); 629 acres of mixed-use development; 67 acres of commercial uses; 249 acres of business park uses; 37 acres of visitor-serving uses; 1,014 acres of open space (including 181 acres of community parks and 833 acres in other open spaces); 5,159 acres in Special Management Areas; 50 acres in 10 neighborhood parks; a 15-acre lake; a public trail system; an 18-hole golf course; two fire stations; a public library; an electrical substation; reservation of five elementary school sites, one junior high school site, and one high school site; the 6.8-mgd Newhall Ranch WRP; and other associated community facilities within Newhall Ranch. Buildout of Newhall Ranch is projected to occur over approximately 25 to 30 years, depending upon economic and market conditions.

Although the Project is not part of or subject to the Specific Plan, some of the infrastructure and access improvements included as External Map Improvements under Entrada South are also proposed as part of Mission Village. While Entrada South and

[23] *Although the 2004 CMP was in effect at the time of the NOP, given the passage of time since the NOP, the updated CMP is addressed herein.*

Mission Village are designed as independent projects such that either one can occur independently without the other, the two developments are also designed to integrate with each other and share some infrastructure and access improvements. Should one project be built before the other, the first project would have the obligation to construct these shared improvements. Please refer to **Section 3.0**, Project Description, of this Draft EIR for further discussion of these shared improvements.

### 10. Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan

The Project Site is also located within the area covered in the Project Applicant's separate Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan (RMDP/SCP project). The RMDP/SCP project was the subject of a joint Environmental Impact Statement (Federal)/Environmental Impact Report (State) (EIS/EIR) (SCH No. 2000011025) that identified the potentially significant environmental impacts associated with implementation of the RMDP/SCP project and its alternatives, as well as mitigation measures to avoid or minimize such impacts. Various documents related to the RMDP/SCP project, including the adopted Mitigation Monitoring and Reporting Program (MMRP), Biological Opinion, Record of Decision, Waste Discharge Requirements and Clean Water Act Section 401 Water Quality Certification, and Clean Water Act Section 404 Permit, are provided in **Appendix 2** of this Draft EIR.

The RMDP component of the RMDP/SCP project is a conservation, mitigation, and permitting plan for the long-term management of sensitive biological resources and development-related infrastructure in the Santa Clara River and tributary drainages within the Specific Plan area and along the extension of Magic Mountain Parkway through the Project Site. This roadway extension is intended to provide access to development within the approved Specific Plan area, the Project Site, and the surrounding region. The RMDP/SCP project includes issuance of a long-term, individual Clean Water Act (CWA) Section 404 permit to authorize jurisdictional impacts to the Santa Clara River and tributary drainages within the RMDP area, including two unnamed drainages within the Project Site (Unnamed Canyons 1 and 2).

The SCP component of the RMDP/SCP project is a conservation and management plan to permanently protect and manage a system of preserves designed to maximize the long-term persistence of the San Fernando Valley spineflower (*Chorizanthe parryi ssp. fernandina*; spineflower), a federal candidate and state-listed endangered plant species. The SCP encompasses the Specific Plan area, Valencia Commerce Center, and the Project Site, in order to conduct conservation planning and preserve design on the Project Applicant's land holdings in Los Angeles County that contain known spineflower populations. A 27.2-acre area of the Project Site, located in the southeast corner and

zoned Open Space, is designated as a Spineflower Conservation Area (Entrada South Spineflower Preserve, generally referred to herein as the Spineflower Preserve).

CDFW previously adopted mitigation measures to minimize impacts in connection with its adoption of the RMDP/SCP EIS/EIR. As a number of the RMDP/SCP mitigation measures specified in the EIS/EIR apply to the Project, applicable RMDP/SCP EIS/EIR mitigation measures are identified in this Draft EIR, with updated information and/or clarifications provided, as needed. Such measures are denoted by "RMDP/SCP" in the measure number. If the status of the RMDP/SCP EIS/EIR is unresolved or set aside in the pending litigation at the time the County considers the Entrada South Project EIR for certification, this EIR recommends that the County adopt the companion Entrada South (ES) mitigation measures set forth herein, as applicable, to mitigate the Project's significant impacts. Thus, each applicable RMDP/SCP EIS/EIR mitigation measure includes a corresponding "ES" measure number. The Draft MMRP for the Project is provided in **Appendix 7** of this Draft EIR. Additionally, the RMDP/SCP EIS/EIR mitigation measures that are not applicable to the Project are listed in **Appendix 2B** of this Draft EIR, with an explanation as to why they do not apply.