

July 2015 | EIR Project No. 85-628, Addendum No. 2

PLUM CANYON MODIFIED TRACT NO. 46018-11

County of Los Angeles

SCH No. 1986032613

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AAQS	ambient air quality standards
AB	Assembly Bill
AQMP	air quality management plan
BMP	best management practices
AOA	Agricultural Opportunity Area
BTU	British thermal units
B&T	bridge and thoroughfare
CAA	Clean Air Act
CARB	California Air Resources Board
CBC	California Building Code
CEQA	California Environmental Quality Act
cfs	cubic feet per second
CDFW	California Department of Fish and Wildlife
CGB	California Green Builder
CGS	California Geological Survey
CMP	Congestion Management Program
CNDDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CUP	Conditional Use Permit
Cy	cubic yards
dba	A-weighted decibel
du	dwelling units
Corps	US Army Corps of Engineers
CLWA	Castaic Lake Water Agency
CoIWMP	Los Angeles County Integrated Waste Management Plan
CSE	Countywide Siting Element
EIR	environmental impact report
EPA	Environmental Protection Agency (US)
FEIR	final environmental impact report
FMMP	Farmland Mapping and Monitoring Program
GHG	greenhouse gases
GLA	Glen Lukos Associates, Inc.
GPR	Green Point Rated
gpd	gallons per day
LCFS	low-carbon fuel standard
LEED	Leadership in Energy and Environmental Design
LID	low-impact development
LOS	level of service
LST	localized significance thresholds
lb	pounds
kWh	kilowatt hours
L _{eq}	equivalent continuous noise level

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LACoFD	Los Angeles County Fire Department
ITE	Institute of Transportation Engineers
MEP	maximum extent practicable
MPO	metropolitan planning organization
MS4	municipal separate storm sewer system
[mu]g/m ³	micrograms per cubic meter
MTon	million metric tons
mpg	miles per gallon
MRZ	Mineral Resource Zone
NHPA	National Historic Preservation Act of 1966
NRHP	National Register of Historic Places
NPDES	National Pollution Discharge Elimination System
PD	plumbing and drainage
ppm	parts per million
PRC	Public Resources Code
RPS	Renewable Portfolio Standard
RWQCB	Regional Water Quality Control Board
RPD	Residential Planned Development
SB	Senate Bill
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCS	Sustainable Communities Strategy
SEA	significant ecological area
SHRC	State Historical Resources Commission
SMARA	Surface Mining and Reclamation Act of 1975
SoCAB	South Coast Air Basin
SQMP	Stormwater Quality Management Program
SRA	Source Receptor Area
SUSMP	Standard Urban Storm Water Mitigation Plan
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
SERA	Sensitive Environmental Resource Area
SAMP	Strategic Asset Management Plan
SCWD	Santa Clarita Water Division
SCVJSS	Santa Clarita Valley Joint Sewerage System
USFWS	US Fish and Wildlife Service
UWMP	urban water management plan
VHFHSZ	Very High Fire Hazard Severity Zone
VTTM	vesting tentative tract map
UBC	Uniform Building Code
USD	Union School District

1. Introduction

This document is the 2nd Addendum to the Environmental Impact Report (EIR) for Zone Case 85-628, Canyon Country, California, prepared for the County of Los Angeles (October 1988, State Clearinghouse No. 1986032013). The original EIR analyzed the gross acreage, land-use types, number of dwelling units, and commercial square footage for a 5,000-unit master-planned community on 675¹ acres in the area of unincorporated Los Angeles County known as Plum Canyon (see Figure 1-1, *Original Planning Areas and VTTM 46018*). This Addendum analyzes the potential environmental effects associated with modifications to a recorded unit map (Recorded Tract Map 46018-11), and grading on 5.91 acres outside Recorded Tract 46018-11 and 0.67 acre outside the original Plum Canyon project (a total of 6.58 acres). It is the basis for the County of Los Angeles' determination that these changes proposed by the applicant, Toll Brothers, fall within the scope of the previously certified EIR (1988) and subsequent EIR Addendum (2004) prepared for Plum Canyon. In comparison to the recorded map, the proposed modification would consist of a minor lot line adjustment, slightly reduce the number of single-family residential lots (from 214 to 203), add a community park, and modify the design of debris basins within the recorded map boundary. The minor lot line adjustment would adjust the boundary of Recorded Tract 46018-11, herein referred to as Modified Tract 46018-11, and distinguishes the additional 5.91 acres of grading as onsite and additional 0.67 acres of grading as offsite. The "Modified Project" also includes activities outside of the recorded tract boundary. Compared to the original project, the Modified Project would accommodate a realigned arterial roadway, (approved by the County of Los Angeles Board of Supervisors on December 7, 2010) and, as stated above, require an additional 6.58 acres of grading. The realigned highway eliminates the need for 21.14 acres of grading within a sensitive biological resource area already included within a conservation easement approved by the resource agencies in 2003. This Addendum substantiates that no supplemental or subsequent EIR is required for the map modification pursuant to Section 21166 of the Public Resources Code. While the project differs in some minor respects from the project description in the certified 1988 EIR, the changes would not result in any new or substantially more severe impacts than those that have already been analyzed. Further, no new or substantially more severe impacts would result from any changes in circumstances surrounding the proposed project.

1.1 PROJECT HISTORY

In January 1989, Vesting Tentative Tract Map (VTTM) No. 46018 was approved by the County of Los Angeles Board of Supervisors to implement the master-planned Plum Canyon development. Although the EIR (certified October 11, 1988) evaluated the environmental impacts associated with development of up to 5,000 dwelling units (du) and a commercial lot, VTTM 46018 approved development of a maximum 2,500 du and a commercial lot. Figure 1-1, *Original Planning Areas and VTTM 46018*, shows the five major planning areas described in the original EIR with the underlying VTTM 46018 as approved in 1988. VTTM 46018 was

¹ Although the 1988 EIR refers to 675 acres for development, the actual acreage was later determined to be 603.

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subsequently subdivided into several subtracts, including Tract 46018-11. The boundary of Recorded Tract 46018-11 relative to the master VTTM is shown in Figure 1-2, *Tract 46018-11 Boundary*.

In March 2004, the County prepared an Addendum to the certified EIR to further study development associated with a unit of the overall project (Tentative Tract Map No. 46018-04 and Conditional Use Permit [CUP] No. 03-074). The project was proposed in an area originally planned for 720 multifamily units on 35.1 acres, but the project requested only 534 units. The current project site is not in this area.

The original EIR certified in 1988 analyzed much more intense overall development than was actually constructed. It analyzed the potential effects of constructing 5,000 dwelling units and 21.9 acres of commercial land uses. Most of Plum Canyon has been built out. To date, as described in Table 1-1, approximately 3,291 fewer units have been constructed than the 5,000 units analyzed in the certified EIR,² and approximately 791 fewer units have been constructed than the 2,500 units allowed by the original VTTM 46018 approval. The currently proposed project would further reduce the allowable residential units by eliminating 11 recorded residential lots within Tract 46018-11. Although the modifications would slightly expand the development footprint for the proposed park site, the Modified Project would be well within the intensity of development previously analyzed.

Table 1-1 VTTM Recorded Tract Maps

Tract Map No.	Built to Date					Date Recorded
	Acres	Single Family	Multifamily (units)	Commercial	Open Space	
TR. 46018-01	28.08	142				09/25/02
TR. 46018-02	17.50	84				05/14/03
TR. 46018-03	25.43	106				06/04/03
TR. 46018-04	34.01	0	534			10/20/04
TR. 46018-05	4.51	32				08/13/03
TR. 46018-07	47.05	150				09/29/03
TR. 46018-08	47.58	168				10/20/04
TR. 46018-09	29.47	90			1	10/20/04
TR. 46018-10	62.50	189			1	12/01/01
TR. 46018-11	109.70	214 (203)*		1	4	12/01/04
Total Built to Date	405.83	1,175 (1,164)*	534	1	6	

* Tract 46018-11 has not been built. The 214 units are recorded to date as of 12/01/04; however, the Modified Project would reduce it to 203 units. Thus, the total units built to date after approval and construction of the Modified Project would be 1,164 units for the entire VTTM 46018.

As detailed in Section 3, *Project Description*, this 2nd Addendum addresses the potential environmental impacts associated with the proposed modifications to Recorded Tract 46018-11 and associated on- and offsite grading required to accommodate the new park site and the approved alignment of Skyline Ranch Road through the project site. Grading for Skyline Ranch Road, including grading within Plum Canyon, was

² There are currently 509 acres of recorded maps and easements in Plum Canyon: 11 recorded maps totaling 423 acres and one conservation easement spanning 86 acres. The Plum Canyon Original VTTM 46018 was divided into 18 separate tentative tracts for phased development. Table 1-1 summarizes the tracts that were recorded through December 2004. Tracts 12 through 17 were not recorded and have expired.

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approved previously by CUP Nos. 04-075 and 200900121 as part of the adjacent Skyline Ranch project and shown in Revised Exhibit 'A' 201000072. Through a Toll Brothers/Pardee Homes agreement, the dirt removed for the Skyline Ranch project would be used as fill for the proposed park site.

Additional grading for the proposed park site, totaling 6.58 (5.91 acres onsite and 0.67 acres offsite), is anticipated to be approved with CUP No. 201100064 (see Section 3.4, *County Action Requested*). The modifications to the recorded tract map also include new siting of lots to reflect the approved CUP No. 85-628-(5) ("Areas of Created Water Mitigation" grading plan) to develop an enhanced onsite flood-control system. A summary comparison of the existing recorded map and proposed Modified tract 46018-11 is provided in Table 1-2.

Table 1-2 Summary Comparison - Recorded Tract 46018-11 vs. Proposed Modified Tract 46018-11

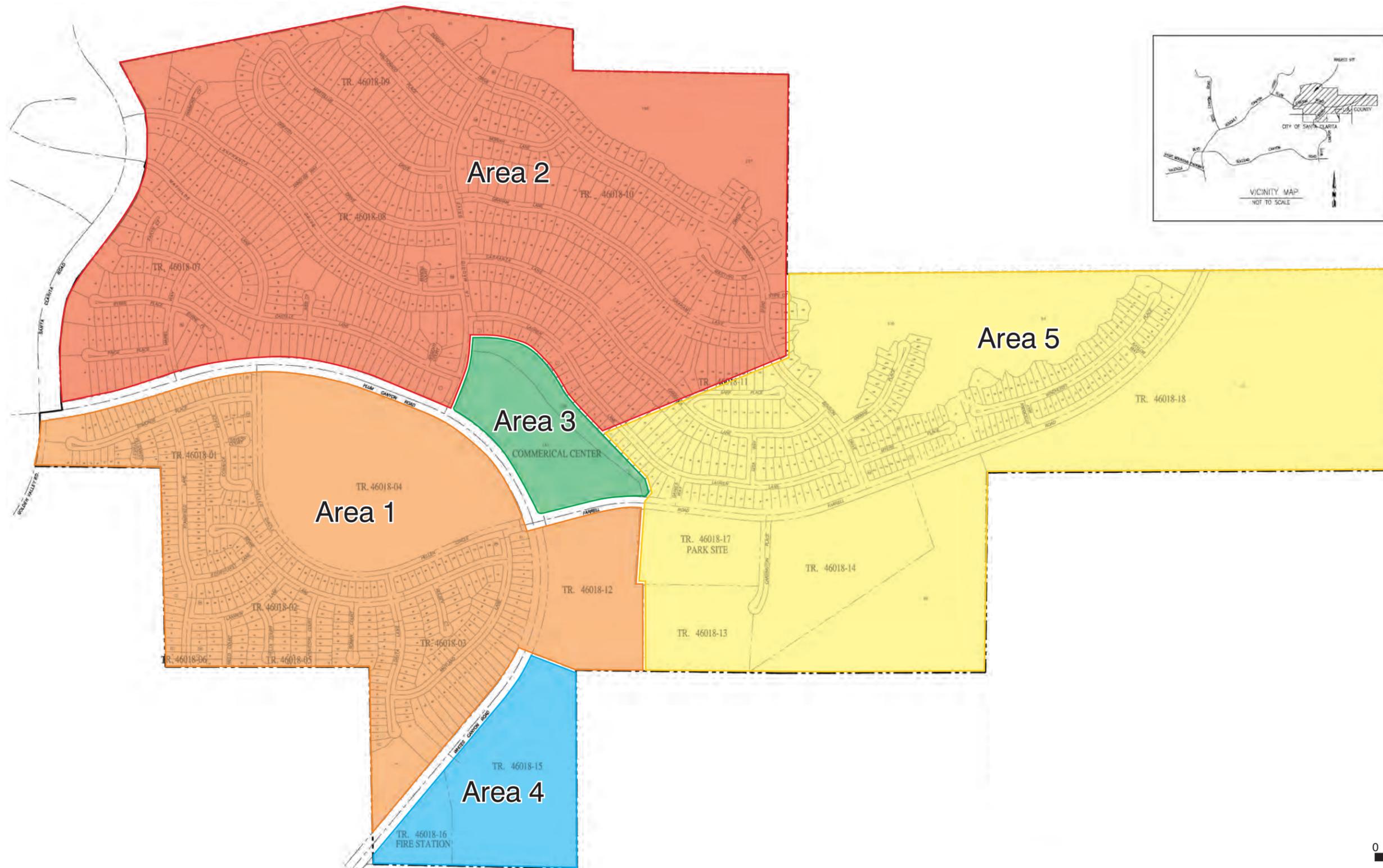
		Recorded Tract 46018-11		Modified Tract 46018-11	
Land Use					
Lots	Description	Number	Description	Number	
	Single-Family Residential	214	Single-Family Residential	203	
	Commercial	1	Commercial	1	
	Open Space	4	Open Space	7	
			Park Lot	1	
		Debris Basin Lot	4		
Total		219		216	
Grading Summary Comparison					
Grading (Outside Tract 46018-11 boundary)	Description	Acres	Description	Acres	
	Not Applicable	Not Applicable	Grading for park site	0.67	
			Total	0.67	

VTTM 46018 as approved in 1989 was based on a circulation plan that included an extension of Farrell Road northeast to the northern boundary of the project site. The extension was proposed as Whites Canyon Road and was aligned through the recently adopted Cruzan Mesa Vernal Pools Significant Ecological Area (SEA) and required 21.14 acres of grading within the SEA. In accordance with the previously approved County Highway Plan, this extension was proposed to extend north through the Skyline Ranch property and ultimately connect with Vasquez Canyon Road. The extension of this road within VTTM 46018 was subsequently precluded by a conservation easement that was approved through resource agencies in 2003 and documented in the 2004 Addendum to the 1988 EIR.

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Figure 1-1 Original Planning Areas and VTTM 46018
1. Introduction



Source: Sikand, 2003

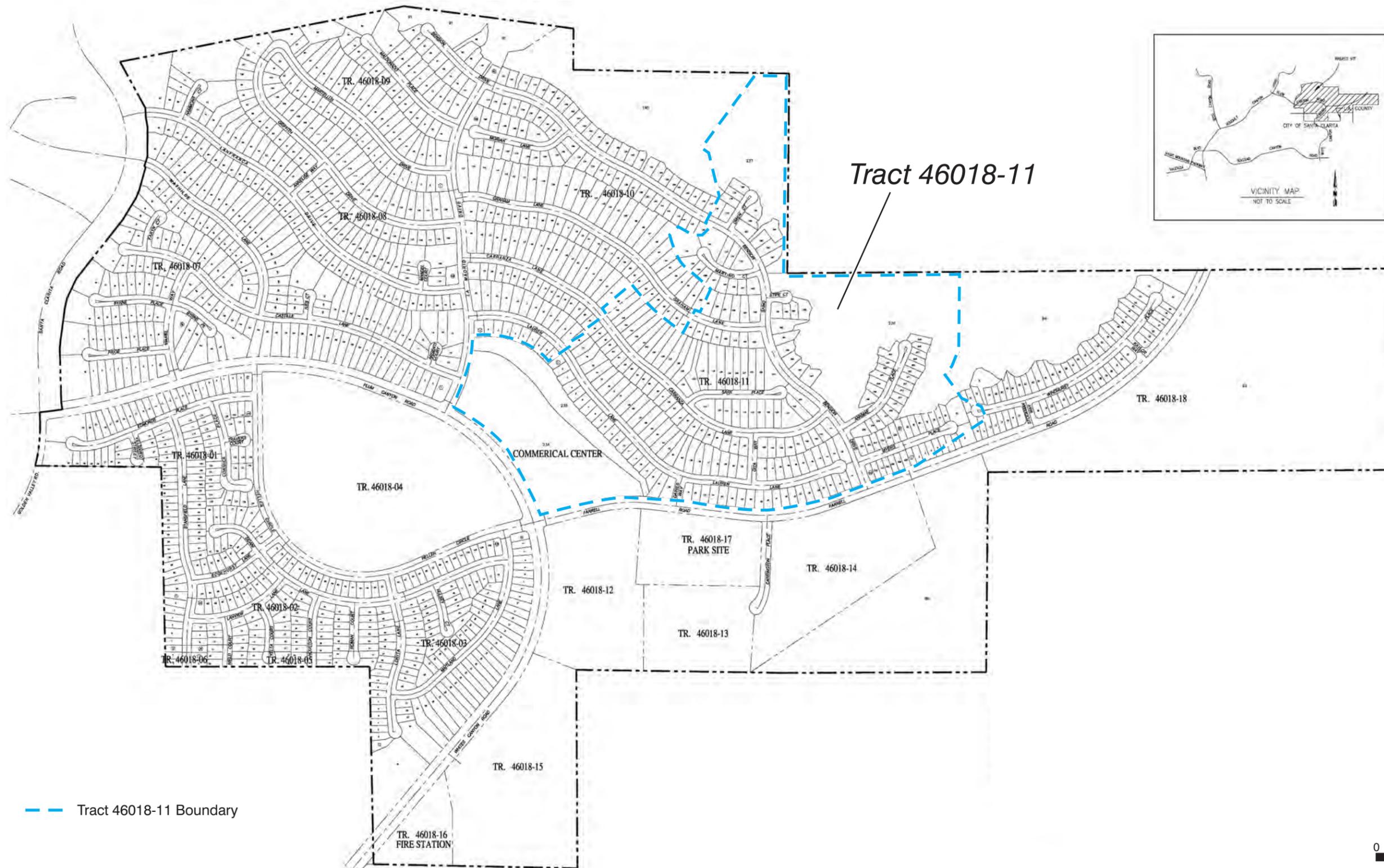
0 500
Scale (Feet)



1. Introduction

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Figure 1-2 Tract 46018-11 Boundary
1. Introduction



Source: Sikand, 2003



1. Introduction

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1. Introduction

1.2 PURPOSE OF THIS ADDENDUM

1.2.1 CEQA Requirements

According to Section 21166 of the California Environmental Quality Act (CEQA) and Section 15162 of the State CEQA Guidelines, when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR or negative declaration shall be prepared for the project unless the lead agency determines that one or more of the following conditions are met:

Substantial project changes are proposed that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

Substantial changes would occur with respect to the circumstances under which the project is undertaken that require major revisions to the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
New information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified or the negative declaration was adopted shows any of the following:

- A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration.
- B. Significant effects previously examined will be substantially more severe than identified in the previous EIR.
- C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measures or alternatives.
- D. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

Preparation of an Addendum to an EIR is appropriate when none of the conditions specified in Section 15162 (above) are present, and where some minor technical changes to the previously certified EIR are necessary.

After careful consideration of the potential environmental impacts of the proposed project, the County of Los Angeles has determined that none of the conditions requiring preparation of a subsequent or supplement to an EIR have occurred. Given that the original VTTM authorized a much more intense development than was actually constructed and is proposed currently within Plum Canyon; that there would be a decrease in impacts associated with the project as compared to the impacts identified in the certified EIR for the original Plum Canyon approval; and the inclusion of adequate mitigation measures for similarly situated development, the County determined that the circumstances described in Section 15164 of the CEQA Guidelines exist, so an Addendum to the Final EIR (FEIR) is appropriate.

1. Introduction

The proposed modifications to the recorded unit map and minor lot line adjustment would result in similar or decreased impacts when compared to the approved project, and these decreased impacts would not alter the conclusions of the prior environmental analysis. The project modifications also include new disturbance areas to accommodate a community park and a realigned Skyline Ranch Road. Given that the overall development of the Plum Canyon project has been far less intense than that analyzed in the certified EIR and that further reductions in residential units are proposed by the project, the addition of a park site and offsite grading would not result in a new or more severe significant impacts from those previously analyzed.

This Addendum includes analysis of certain impacts that were not analyzed in the original certified EIR. These additional analyses are appropriate for inclusion in the addendum, but none result in new or increased significant impacts that would require preparation of a subsequent EIR pursuant to Section 15162 of the CEQA Guidelines.

1.2.2 Scope of Subsequent Analysis

The discretionary approval subject to CEQA for this project is the modification to the previously Recorded Tract Map No. 46018-11; approval of CUP No. 201100064 required to authorize 641,500 cubic yards of onsite grading (143,500 cubic yards of cut and 369,900 cubic yards of fill with 226,400 cubic yards of import) and development of a public park lot; and adoption of this Addendum. As lead agency under CEQA for this action, the County of Los Angeles is required to evaluate the environmental impacts associated with these discretionary approvals. The scope of the review for project-related impacts for this 2nd Addendum is limited to changes between the original project and the requested modifications to the project. The previously certified environmental documentation and related approved mitigation for impacts associated with the original project, therefore, effectively serve as the baseline for the environmental impact analysis. As required by CEQA, this Addendum also addresses changes in circumstances or new information that would potentially involve new environmental impacts. Included in this update, as appropriate, are updates associated with the recently approved Skyline Ranch project located east of VTTM 46018. Offsite impacts associated with the Skyline Ranch project are documented and analyzed in the Skyline Ranch EIR (SCH 2004101090, certified December 2010), and include 6.2 acres of grading within the boundary of VTTM 46018 for the realignment of Skyline Ranch Road through VTTM 46018 to connect with Plum Canyon Road. Given that the impacts of the realigned roadway were previously analyzed, this addendum analyzes only the new grading required to construct the proposed community park (5.91 acres onsite and 0.67 acres offsite).

1.3 CONTENT AND ORGANIZATION OF THIS ADDENDUM

This 2nd Addendum relies on the CEQA Initial Study environmental checklist, which addresses environmental issues section by section. The County of Los Angeles Environmental Checklist Form has been completed and is included as Section 4, *Environmental Checklist*. The conclusions in the checklist are substantiated in Section 5, *Environmental Analysis*, which includes the following subheadings for each environmental topic:

- Summary of Impacts Identified in the 1988 EIR and 1st Addendum (2004)
- Impacts Associated with the Modified Project

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- Responses for each environmental checklist question
- Conditions of Approval and Project Design Features (if applicable)
- Adopted Mitigation Measures Applicable to the Modified Project
 - 1988 EIR
 - 2004 Addendum
- Level of Significance After Mitigation

Conditions of approval that have been previously adopted and project design features that have been incorporated into the Modified Project to reduce environmental impacts are also listed. Mitigation measures formerly adopted as part of the 1988 EIR and 2004 Addendum have been identified and carried forward or noted as being satisfied. Where necessary, mitigation measures have been updated, refined, and/or supplemented to assure mitigation is implemented as intended for the Modified Project. Such changes are shown in ~~strike-out~~/**underlined bold** format and will be incorporated in the final mitigation monitoring program for Modified Tract 46018-11.

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2. Environmental Setting

2.1 PROJECT LOCATION

Plum Canyon VTTM 46018 is a 603-acre master-planned community in the area of unincorporated Los Angeles County known as Canyon Country, as shown in Figure 2-1, *Regional Location*, and Figure 2-2, *Local Vicinity*. The planned community is east of Golden Valley Road/Santa Catarina Road and abuts the City of Santa Clarita boundary on the south. Plum Canyon Road runs through the project from its intersection with Golden Valley Road/Santa Catarina Road on the western boundary and extends east and then south, where it becomes Whites Canyon Road. On a broader scale, the property is bound by Vasquez Canyon Road to the north, Bouquet Canyon Road to the west, Soledad Canyon Road to the south, and Sierra Highway on the east.

Tract 46018-11 encompasses approximately 110 acres and is the final recorded unit map within Plum Canyon VTTM 46018. As further described in Section 3, *Project Description*, the project also includes properties south of the Tract 46018-11 boundary but within the VTTM 46018 boundary. In addition, 0.67 acre of offsite grading would take place outside the boundary of VTTM 46018 on the adjacent Skyline Ranch property.

2.2 ENVIRONMENTAL SETTING

2.2.1 Land Use

Much of the Plum Canyon planned community, including all of Planning Area 1 and the southwestern portion of Planning Area 2 (see Figure 1-1, *Original Planning Areas and VTTM 46018*), is developed with residential uses. The remainder consists of graded pads and natural open space, as shown in Figure 2-3, *Aerial Photograph*. The Plum Canyon Original VTTM 46018 was divided into 18 separate tentative tracts for phased development. Table 1-1 summarizes the tracts that were recorded through December 2004. Tracts 12 through 17 were not recorded and have expired.

Tract 46018-11 is bordered by existing and planned residential uses. Existing residential land uses, part of Tracts 46018-01 through 46018-04, are to the southwest across Plum Canyon Road/Whites Canyon Road. Single-family homes developed as part of Tract 46018-07 are either built or currently under construction to the west. Graded Tract 46018-10 is northwest of the project site. Refer to Figure 3-7, *Grading Map for Modified Tract No. 46018-11*, for complete grading details.

The area within VTTM 46018 south of the previously approved alignment for Farrell Road is a combination of rough graded area and natural, undisturbed open space. The site is bordered by undeveloped open space to the north and east. The City of Santa Clarita, including an existing residential subdivision, is south of the project site.

2. Environmental Setting

On December 6, 2010, the approximately 2,173-acre Skyline Ranch property that abuts the Plum Canyon property to the east was approved for development. As shown on Figure 2-3, *Aerial Photograph*, approximately 622 acres of the southernmost portion (to the southeast of Plum Canyon) were approved for 1,260 single-family homes and associated uses, including a park and elementary school. The remaining 1,551 acres directly east and northeast of the Plum Canyon boundary is undisturbed open space and is now part of the Cruzan Mesa Vernal Pools Significant Ecological Areas (SEA).

The Skyline Ranch and Plum Canyon properties each include 836.9 and 98.4 acres of undisturbed open space within the SEA boundary, respectively. Within the Skyline Ranch property, additional undisturbed open space not in the SEA totals 668 acres. This consists of areas within the Skyline Ranch Conservation Area that will be protected by legal instrument (conservation easement or restrictive covenant). Within the Plum Canyon property, additional undisturbed open space not in the SEA totals 7.8 acres and will also be protected by either a conservation easement or restrictive covenant.

2.2.2 Infrastructure

Circulation

The General Plan Amendment for the Skyline Ranch project (General Plan Amendment No. 200900009) included an amendment to the County's Highway Plan, which realigns Skyline Ranch Road as previously approved under CUPs 04-075 and 200900121. As part of the General Plan Amendment and consistent with the County Department of Public Works alignment shown on the County's Draft Highway Plan, Whites Canyon Road will be extended from its intersection with Plum Canyon Road (through the VTTM 46018 project site, Planning Areas 4 and 5) to the southeast as Skyline Ranch Road, ultimately connecting to Sierra Highway north of its existing intersection with Adon Avenue. Accordingly, the revised Master Plan of Highways shows the realignment of Whites Canyon Road going southeast as a new secondary highway called Skyline Ranch Road and connecting with Sierra Highway, instead of going northeast to Vasquez Canyon Road. Cruzan Mesa Road is eliminated as part of this change. This revised alignment in comparison to the previously approved circulation plan is shown in Figure 2-4, *Approved Skyline Ranch Road Alignment (VTTM 46018)*.

Drainage

The project area is characterized by the major Plum Canyon drainage path, which trends northeast to southwest through the project site. There is a large debris basin upstream of the Modified Tract 46018-11 boundary but within the overall VTTM. Drainage down gradient of the open area is controlled in a closed drain system that outlets to an eight-foot-square reinforced concrete box at the intersection of Plum Canyon Road, White's Canyon Road, Heller Circle Road, and Skyline Ranch Road (formerly Farrell Road).

In October 2010, a flood-control system encompassing a large debris basin at the new terminus of Farrell Road was designed and permitted by the County of Los Angeles under CUP 85-628-(5) and Revised Exhibit 'A' 201000072. The improvements were processed under the title, *Areas of Created Water Mitigation*, and included rough-grading requirements of approximately eight acres. The improvements were in accordance

2. Environmental Setting

with US Army Corps of Engineers' (Corps) flood-control requirements and standards for this major drainage.

2.2.3 Environmental Resources

Biological Resources

As shown on Figure 2-3, *Aerial Photograph*, most of the western portion of the planned community (VTTM 46018) is either developed or mass graded. Figure 2-5, *Vegetation Communities*, shows the natural habitat remaining in the balance of the project area. As shown, the undisturbed area consists mostly of scrub communities (Venturan, Coastal, and Coastal Chaparral). As detailed in Section 5.4, *Biological Resources*, much of the undeveloped area east and southeast of Recorded Tract 46018-11 is within the Cruzan Mesa Vernal Pools SEA and a mitigation area designated as a conservation easement related to the previous development of Plum Canyon Phase 1C.

According to the Biological Resources Assessment prepared by PCR Services Corporation in 2006 for the Significant Ecological Area Study Update, the Cruzan Mesa Vernal Pools SEA includes mesas, canyons and interior slopes, with Plum Canyon creek running east-west through the southern portion of the overall SEA. Uplands within the SEA are comprised of slopes and canyons supporting coastal sage scrub or scrub-chaparral vegetation. The Cruzan Mesa vernal pool complex lies within an elevated, topographically enclosed basin atop an eroded foothill between Mint and Bouquet canyons. The Plum Canyon vernal pool, situated in a landslide depression on a hillside terrace, is smaller than the Cruzan Mesa pools, but possesses the same essential vernal pool characteristics as the larger system, and the two areas together form an ecologically functional unit.

Wildlife diversity and abundance within the SEA are moderate, commensurate with the relative homogeneity of the natural open space habitat types. A number of local wildlife species are more-or-less dependent upon coastal sage scrub or scrub-chaparral formations, while other species are strictly limited to seasonal pool habitats. The vernal pools, when ponded, form aquatic habitats for a moderately diverse fauna of freshwater arthropods and other invertebrates, including native fairy shrimp, aquatic flies, diving beetles, water scavengers, ostracods, and snails. The only insect order presently known to have a vernal pool endemic within the SEA is Coleoptera, with one vernal pool ground beetle species thus far having been found.

Amphibians generally are relatively common in coastal sage scrub habitats with persistent surface hydrology during the breeding season, and the SEA supports abundant populations of Pacific chorus frog, western toad, and western spadefoot toad. At least two species of salamander also may be present within more mesic portions of the surrounding canyons and chaparral.

Reptile populations in the SEA would include numerous lizard species, including San Diego banded gecko, yucca night lizard, side-blotched lizard, western fence lizard, western skink, San Diego alligator lizard, coastal western whiptail, San Diego horned lizard, and silvery legless lizard. A robust snake fauna also would be expected within the SEA, including western blind snake, coachwhip ("red racer"), chaparral whipsnake, coastal patch-nosed snake, California rosy boa, San Diego gopher snake, California kingsnake, California mountain kingsnake, night snake, and southern Pacific rattlesnake.

2. Environmental Setting

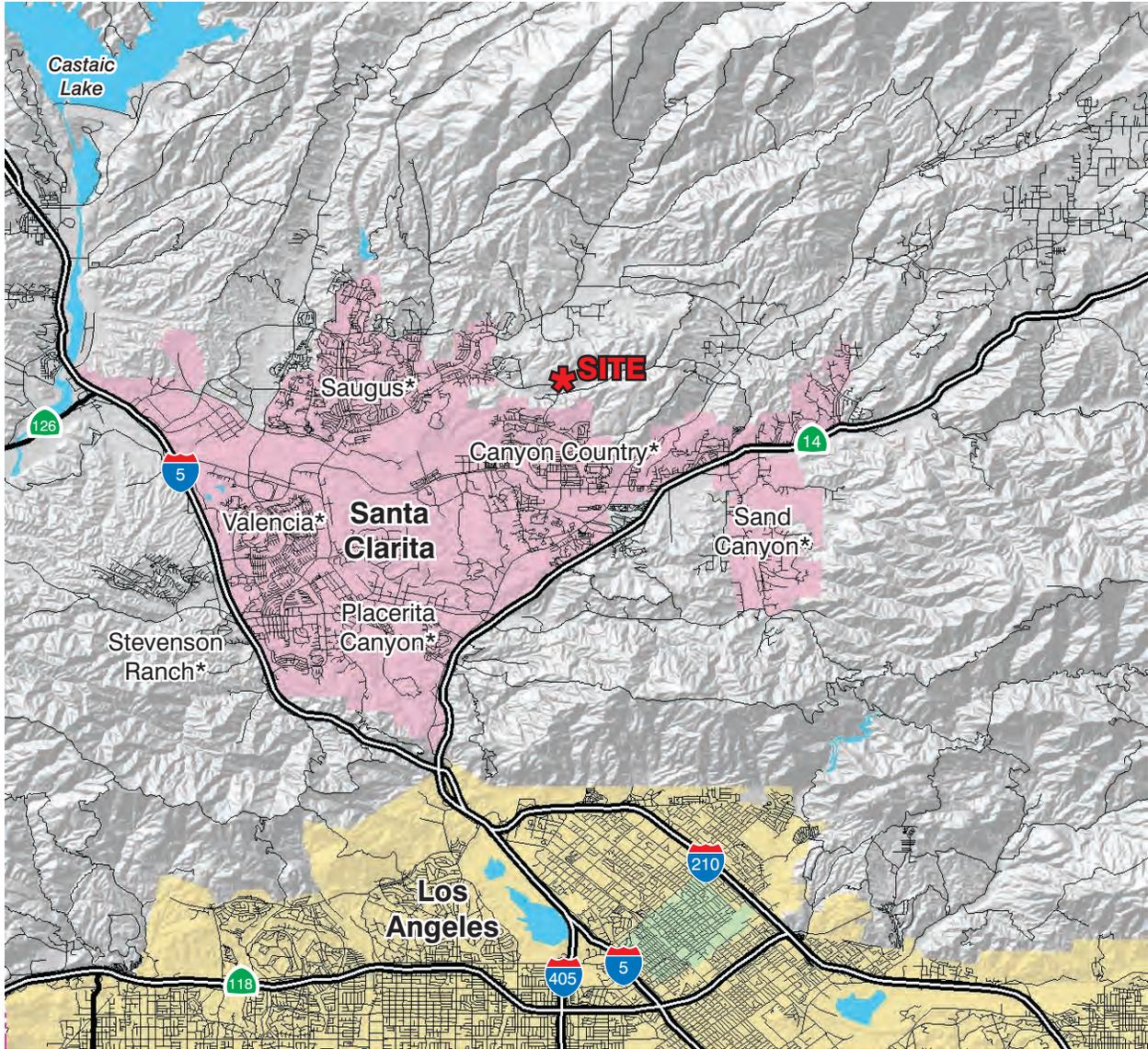
Bird diversity within the SEA is related to habitat opportunities for year-round residents, seasonal residents, migrating raptors and song birds. Open coastal sage scrub hosts a suite of birds typical of such sites at lower elevations over most of the coastal slopes of Southern California. The most productive sites for resident coastal sage scrub and chaparral birds are around riparian and freshwater systems, which also attract large numbers of migrants during spring and fall. The vernal pools attract moderate numbers of migrating waders and waterfowl, and provide important winter foraging areas for resident and migratory birds of prey. Coastal sage and chaparral birds resident or breeding within the SEA include ashy rufous-crowned sparrow, Bell's sparrow, black-chinned sparrow, lark sparrow, California thrasher, spotted towhee, California towhee, phainopepla, northern mockingbird, lazuli bunting, and several species of hummingbird, with additional species (western meadowlark, California horned lark, and perhaps also savannah and grasshopper sparrows) nesting and foraging in the grassland and ruderal habitats surrounding the vernal pools. Birds of prey observed around the vernal pools include red-tailed hawk, northern harrier, white-tailed kite, prairie falcon, and golden eagle. Barn owl, great horned owl, and common raven all nest in the cliffs surrounding Cruzan Mesa.

Because the open space areas outside the SEA for both the Plum Canyon and Skyline Ranch properties are contiguous to the SEA, the biological resources of each property include those that are found within the SEA and described above.

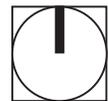
Landform/Geotechnical Conditions

As apparent in the aerial photograph, the project area is characterized by hilly terrain. Natural slopes ascend toward the south and southeast from 205 to 265 feet at gradients from 3:1 to 5:1 (horizontal to vertical), with local areas as steep as 1:1. Steep topography characterizes the offsite, undeveloped area of the City of Santa Clarita abutting the southern property boundary, and also the Skyline Ranch area (particularly to the northeast) that will remain undeveloped pursuant to the approved plan for that project.

Figure 2-1 Regional Location
2. Environmental Setting



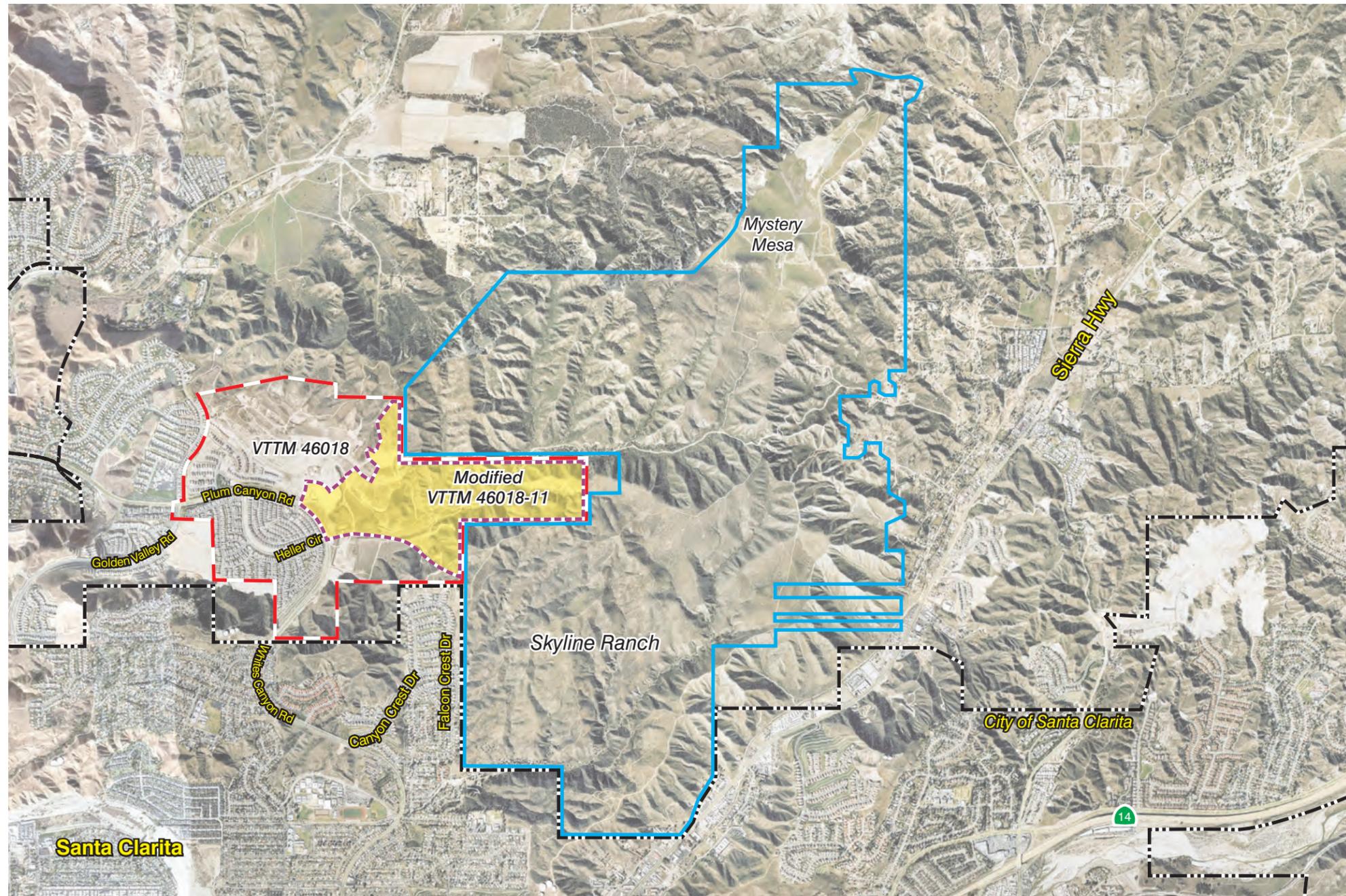
* Unincorporated Communities



2. Environmental Setting

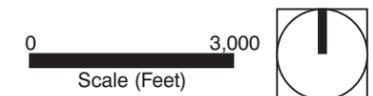
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Figure 2-2 Local Vicinity
2. Environmental Setting



- Skyline Ranch Boundary
- - - VTTM 46018 Boundary
- City Boundary
- - - Modified Tract 46018-11 Boundary

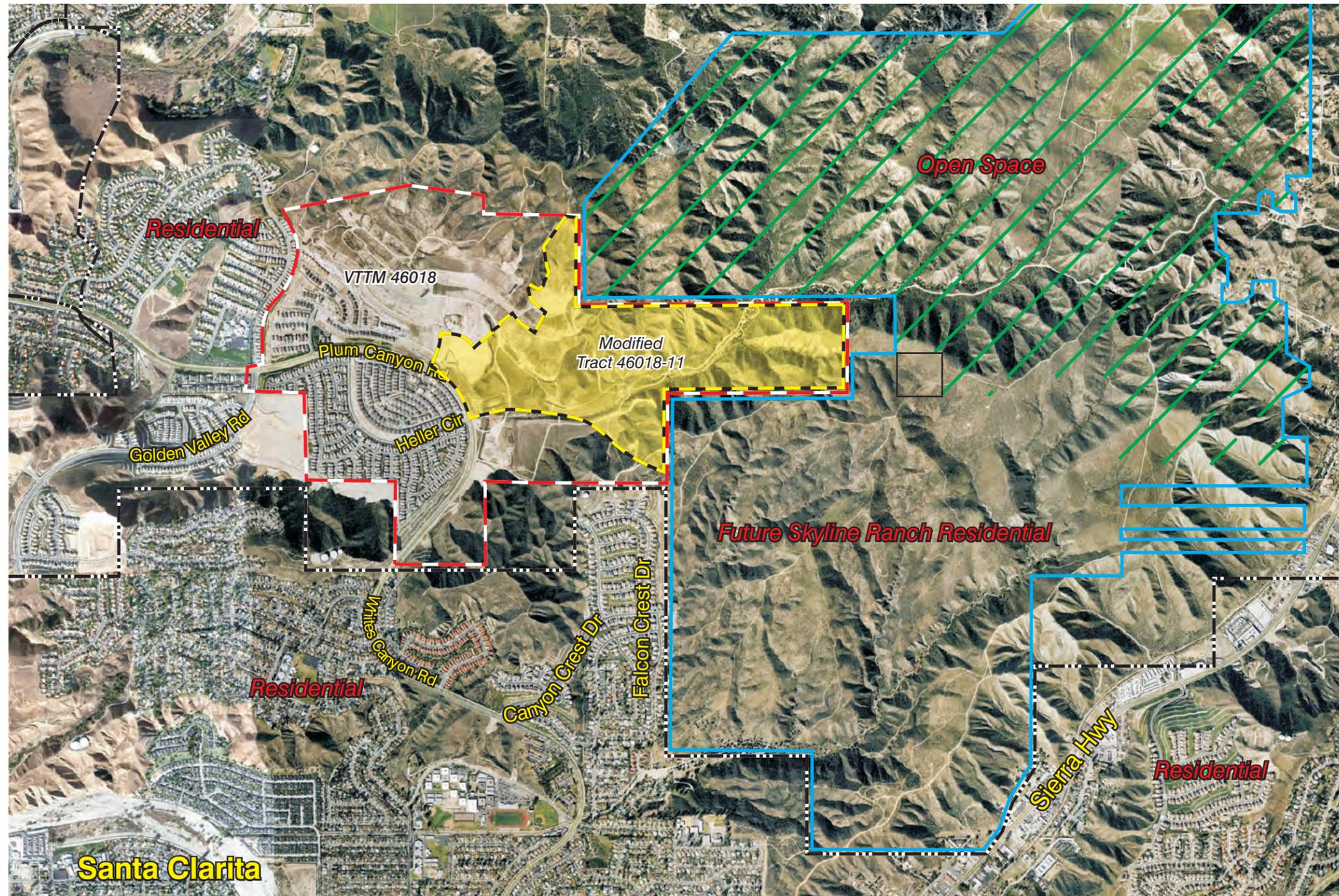
Basemap Source: Google Earth Pro, 2011



2. Environmental Setting

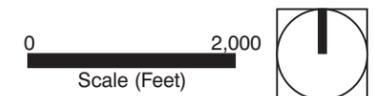
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Figure 2-3 Aerial Photograph
2. Environmental Setting



- Skyline Ranch Boundary
- - - VTTM 46018 Boundary
- - - City Boundary
- ▨ Open Space
- - - Modified Tract 46018-11 Boundary

Basemap Source: Google Earth Pro, 2011



2. Environmental Setting

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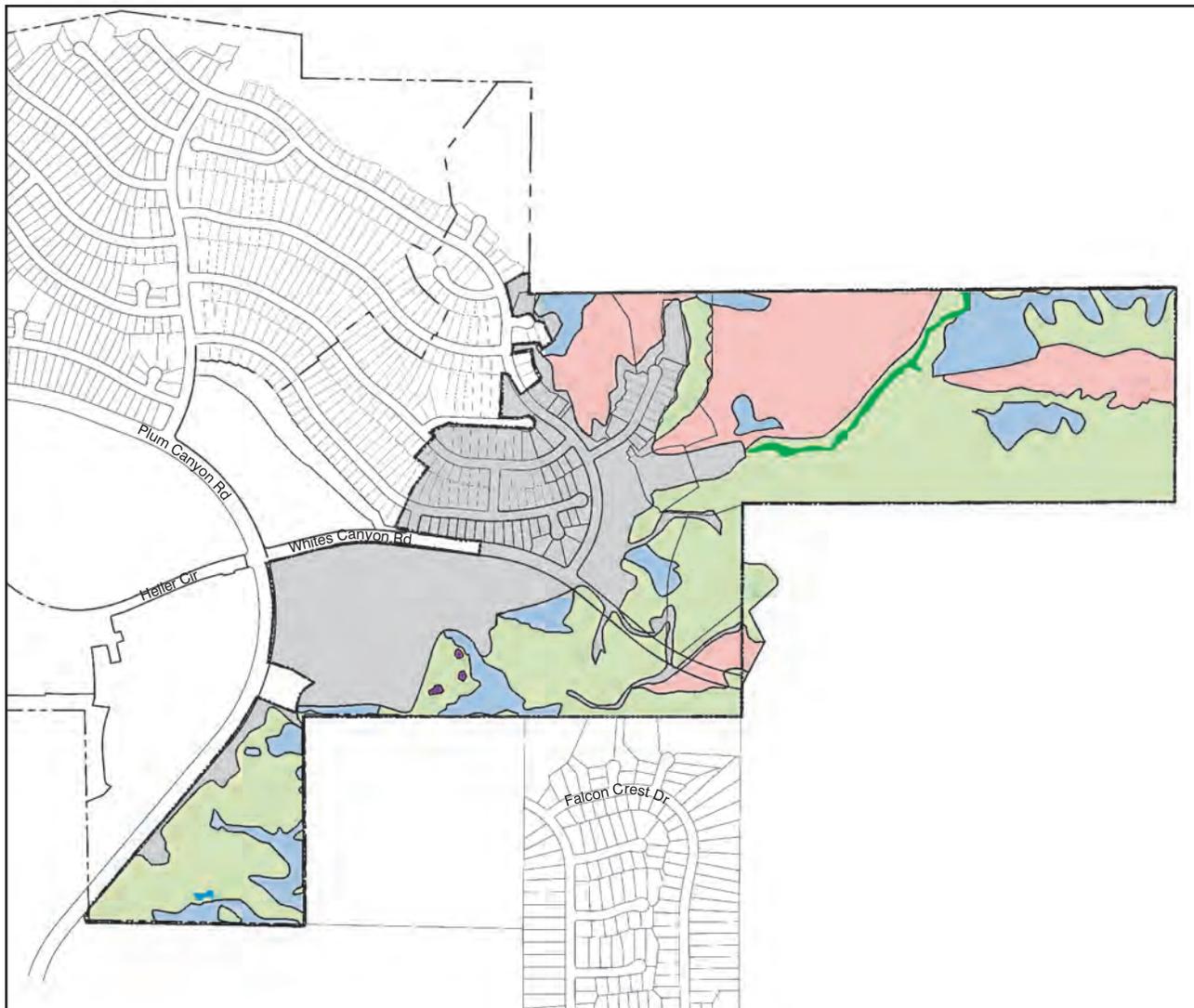
Figure 2-4 Approved Skyline Ranch Road Alignment (VTTM 46018)
2. Environmental Setting



2. Environmental Setting

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Figure 2-5 Vegetation Communities
2. Environmental Setting



Vegetation

-  Venturan Coastal Sage Scrub
-  Coastal Scrub
-  Coastal Sage-Chaparral Scrub
-  Valley Needlegrass Grassland
-  Scalebroom Scrub
-  Giant Reed
-  Disturbed
-  Project Boundary

0 800
Scale (Feet)



Source: Sikand, 2014

2. Environmental Setting

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3. Project Description

3.1 PROJECT BACKGROUND

Plum Canyon is an approved master-planned community on 603 acres in the Santa Clarita Valley. The following timeline summarizes the project's history, entitlements, and related environmental documentation.

Original Plum Canyon Entitlements (1988)

The FEIR for the original Plum Canyon project was certified by the Los Angeles County Board of Supervisors on October 11, 1988. This EIR analyzed the impacts associated with development of 5,000 residential dwelling units and a commercial lot within five major planning areas. Although the EIR analyzed a much larger project, the entitlement approved for the project was for a substantially reduced development. In January 1989, the County Board of Supervisors

- Approved VTTM No. 46018, a subdivision of 2,500 residential units (1,298 single-family units and 1,202 multifamily units); and
- Certified FEIR No. 85-628 (SCH No. 1986032613), which analyzes the phased development of 5,000 residential units.

Figure 1-1, *Original Planning Areas and VTTM 46018*, shows the conceptual site plan as analyzed in the 1988 EIR. The original master tract map (VTTM 46018) as approved in 1989 is shown on this figure.

The Plum Canyon Original VTTM 46018 was divided into 18 separate tentative tracts for phased development. As shown in Figure 1-1, *Original Planning Areas and VTTM 46018*, these tract development phases do not directly correspond with the five Planning Areas in the 1988 EIR. Table 1-1 summarizes the tracts that were recorded through December 2004. The certified FEIR analyzed a much more intense overall development than was actually constructed and is currently proposed. To date, approximately 3,291 fewer units were constructed than were analyzed in the certified EIR, and approximately 791 fewer units were constructed than were allowed by the original VTTM approval.

Addendum to the EIR (2004)

In September 2004, the County of Los Angeles Board of Supervisors approved an Addendum to the original Plum Canyon EIR to address minor revisions to Tract 46018-04 (referred to as Phase 1C). The current project site is not within Tract 46018-04. The Addendum evaluated impacts associated with revising the project description for Phase 1C from 720 to 534 condominium units and to address changes in environmental conditions. A key component of this Addendum was the documentation of resource agency permitting and an associated mitigation plan (Phase 1C Mitigation Plan). The Phase 1C Mitigation Plan, approved June 11, 2000, included the dedication of an approximately 104-acre conservation area within the

3. Project Description

VTTM 46018 boundary to mitigate for the loss of jurisdictional resources associated with impacts to the Plum Canyon drainage. The mitigation area, referred to as Phase 1C, is shown in Figure 3-1, *Phase 1C Conservation Area*. This Addendum also updated the technical analyses for the revised project and cumulative development for other areas, including Air Quality, Traffic, and Water Supply.

Skyline Ranch EIR (2010)

The Skyline Ranch site, which occupies approximately 2,173 acres, is in the southeast of the Plum Canyon project site. The project includes development on approximately 622 acres of the 2,173-acre site with 1,260 single-family residential lots, an approximately 11-acre elementary school site, about 12 acres of public parkland to be dedicated to the Los Angeles County Department of Parks and Recreation, and about six acres of private parkland. Nearly three-quarters of the site (the northern 1,551 acres) is proposed to remain undeveloped, with approximately 1,355 acres dedicated or designated as natural open space through establishment of the proposed Skyline Ranch Conservation Area. Approximately 166 acres of undeveloped land in the northern portion of the site on Cruzan Mesa would remain undeveloped.

The Skyline Ranch EIR (County Project No. 04-075, SCH No. 2004101090), General Plan Amendment No. 200900009, and Skyline Ranch Road Highway Alignment Permit were approved on December 7, 2010. As part of the General Plan Amendment for Skyline Ranch, and consistent with the County Department of Public Works alignment shown on the County's Draft Highway Plan, Whites Canyon Road will be extended from its intersection with Plum Canyon Road (through the VTTM 46018 project site, Planning Areas 4 and 5) to the southeast as Skyline Ranch Road, ultimately connecting to Sierra Highway north of its existing intersection with Adon Avenue. Accordingly, the revised Master Plan of Highways shows the realignment of Whites Canyon Road going southeast as a new secondary highway called Skyline Ranch Road, and connecting with Sierra Highway instead of going northeast to Vasquez Canyon Road. The revised alignment through the Plum Canyon property is shown in Figure 2-4, *Approved Skyline Ranch Road Alignment (VTTM 46018)*. The alignment as it extends through the Skyline Ranch project and ultimately connects to Sierra Highway is shown in Figure 3-2, *Approved Skyline Ranch Road Alignment (to Sierra Highway)*.

Grading for Skyline Ranch Road within Plum Canyon was approved previously by CUP Nos. 04-075 and 200900121 as part of the Skyline Ranch project. This project does not propose additional grading for Skyline Ranch Road.

Of the 104-acre onsite conservation area identified in the Phase 1C Mitigation Plan, 21.6 acres would be disturbed by the construction of Skyline Ranch Road and the proposed park site. Consequently, the Phase 1C Mitigation Plan was amended by the Skyline Ranch project to accommodate a new alignment of Skyline Ranch Road. The result of this amendment resulted in the transfer of 21.6 acres of the conservation easement within VTTM 46018 to a 21.6-acre area in the Skyline Ranch project boundaries, as depicted in Figure 3-3, *Skyline Ranch Road Biological Resource Area Mitigation*. The 21.6 acres of preserved open space was required mitigation for the 2004 Addendum and is not counted towards open space preserved for the Modified Project.

3. Project Description

3.2 PROJECT DESCRIPTION

The proposed project would modify Recorded Tract 46018-11, the final recorded unit map within Plum Canyon VTTM 46018. Recorded Tract 46018-11, encompassing approximately 110 acres, which was recorded in 2004. The recorded map includes a total of 219 lots, including 214 single-family lots, a 12.8-acre commercial lot, and four open-space lots. Modifications to the map are proposed to accommodate:

- Realignment of Skyline Ranch Road (approved by the County as of December 2010).
- Refined design/enhancement of the flood-control system approved by the “Areas of Created Water Mitigation” grading plan approved in October 2010 (CUP 85-628-[5]) and Revised Exhibit ‘A’ 201000072.
- Provision of an expanded community park that would provide trail access to large, dedicated open-space areas within the adjacent Skyline Ranch property.
- Reduction of proposed residential units from 214 to 203 units.
- Modified design for one of the debris basins to comply with Corps requirements.

A statistical summary of the proposed modified tract in comparison to the recorded tract is provided in previous Table 1-2, *Summary Comparison*. Proposed revisions require grading outside the recorded tract boundary, which was not previously required or evaluated, as described in Table 3-2. The 5.91 acres of onsite grading and 0.67 acres of offsite grading would be authorized by CUP No. 201100064.

The following section describes the components of the proposed Modified Tract 46018-11 and related CUPs to the previously Recorded Tract 46018-11.

Land Use

As previously summarized, in comparison to the recorded tract, the Modified Project would reduce the number of lots for single-family homes from 214 to 203, a reduction of 11. The Modified Project would also incorporate a new 8.67-acre community park (approximately 9.75 gross acres). The 11 residential lots eliminated in the Modified Project would accommodate the park within the Modified Tract 46018-11 boundary. This park meets the commitment for the master-planned Plum Canyon project to include a community park.

Appropriate park fees have been paid as the community has developed and a new bond is required to secure the park obligation.

The location of the park is shown within Figure 3-4, *Community Park*. The County has chosen this location as a preferred site because it would provide important trail access. The park would include trailhead facilities connecting to trails extending through the SEA to Mystery Mesa and to Skyline Ranch.

The amenities proposed at the park include a baseball/softball field, a basketball court, and playground equipment. While the park would be expected to be used by residents who live near and could walk to the

3. Project Description

site, vehicle parking would be provided for this portion of the park by a lot with 44 parking spaces exceeding the Zoning Code requirement for public parks. In addition, at the north end of the park, access to a public trail is proposed, including a parking lot containing 15 spaces, three of which would be designated for horse trailers. No lighting is proposed at the public park (except for security lighting); thus, the park facilities (including the baseball/softball field and basketball court) would be expected to regularly close at dusk.

The community park and slope would be conveyed to the County Department of Parks and Recreation as authorized by the Subdivision Map Act (Govt. Code Section 66426.5).

Modifications to the Tract 46018-11 map also reflect a new debris basin lot east of the new park within the recorded tract boundary. This debris basin lot was approved in October 2010 as part of CUP for the “Areas of Created Waters” flood-control improvements in accordance with the Corps requirements and standards.

Open Space

Table 3-1, *Plum Canyon Open Space Summary*, quantifies open space acreages for Tracts 1 through 11 of VTTM 46018. The original 1988 EIR required a total of 250 acres of open space across all tracts (Tracts 1 through 18). However, only Tracts 46018-01 through -11 have been recorded and the remaining tracts (Tracts 12 through 18) have expired. The current open space requirement has been prorated based on actual recorded areas (Tracts 1 through 11), rather than the 1988 EIR requirement. Thus, the prorated open space requirement is 175.4 acres³ for Tracts 1 through 11. This prorated open space requirement is documented in an open space covenant and agreement between Toll Brothers and the County of Los Angeles (see Appendix A, *Open Space Covenant and Agreement*).

As shown in Table 3-1 and Figure 3-5, *VTTM 46018 Open Space*, the project would achieve the required 175.4 acres of open space through the existing 79.7 acres of open space on Tracts 46018-01 through -10; 49.7 acres on Modified Tract 46018-11; 16.1 acres from the proposed park and slope; and 29.9 acres from the 86.6-acre Phase 1C conservation easement that was approved through resource agencies in 2003 and documented in the 2004 Addendum to the 1988 EIR. This total would comply with the 175.4 acres of open space required by the County for Tracts 1 through 11.

Open Space Provided	Total Open Space (acres)
Recorded Tracts 46018-01 through -10	79.7
Modified Tract 46018-11	49.7
Park and Slope	16.1
Open Space Conservation Easement	29.9

³ The current recorded areas total to 422.8 acres, 407.4 acres from Tract 46018-01 through -11 and 15.4 additional acres from White Canyon Road, Plum Canyon Road, and the fire station. The total VTTM 46018 property acreage for Tracts 1 through 18 is 602.6 acres. Thus, the prorated open space requirement based on actual recorded areas is 250 acres x (422.8 acres/602.6 acres) = 175.4 acres.

3. Project Description

<i>Subtotal</i>	<i>175.4 acres</i>
Future Open Space on Tracts 12 through 18	53
Total	228.4 acres
Source: Sikand 2014.	

In addition, all future development within VTTM 46018 outside of Tracts 1 through 11 will be required to comply with the adopted mitigation measures and conditions, per the open space covenant and agreement, and are subject to future environmental review under CEQA.

Skyline Ranch Road

A key component of the Modified Project is the incorporation of the extension of Skyline Ranch Road. The project would implement the County Board of Supervisors' recent approval of an amendment to the County Master Plan of Highways, which eliminated the planned extension of White's Canyon Road and replaced it with a new secondary highway, Skyline Ranch Road. The County amended the Master Plan of Highways in conjunction with its approval of the Skyline Ranch project. Figure 3-6, *Skyline Ranch Road Extension – Master Plan of Highways*, shows both the previous extension of White's Canyon Road (now eliminated) and the updated alignment for Skyline Ranch Road, now designated as a secondary highway. The extended highway will connect with Sierra Highway to the east of Skyline Ranch.

The extension of Skyline Ranch Road within VTTM 46018 to connect with Plum Canyon Road is shown in Figure 3-7, *Grading Map for Modified Tract No. 46018-11*. The environmental impacts associated with the required extension of Skyline Ranch Road into VTTM 46018 to tie into Farrell Road (as included in Recorded Tract 46018-11) were analyzed in the Skyline Ranch EIR and all grading necessary for construction of Skyline Ranch Road, including offsite grading within Plum Canyon, was approved by CUP Nos. 04-075 and 200900121 as part of the Skyline Ranch project. The cut from the grading of Skyline Ranch Road (226,400 cubic yards [cy]) would be used in the proposed project as additional fill on Modified Tract 46018-11, per a Toll Brothers/Pardee Homes agreement, for the park. This project does not propose additional grading for Skyline Ranch Road.

Grading and Construction

Table 1-2 summarized a comparison of areas outside the Recorded Tract 46018-11 boundary for the modified tract. Much of the site has already been graded and is authorized for additional grading, including approval of a revised site plan to allow for a refined flood-control system (REA 20100072). A total of 5.91 acres in and 0.67 acres out of the modified tract boundary would be graded. This grading would be approved with CUP No. 201100064 (see Figure 3-7, *Grading Map for Modified Tract No. 46018-11*) and has fewer disturbances than required for the recorded map. The requested modification eliminates the need for 21.14 acres of disturbance within the Cruzan Mesa Vernal Pools Significant Ecological Area (SEA), adopted November 27, 2012, which would have been required in order to construct the highway in its prior alignment. Grading for Skyline Ranch Road within Plum Canyon was approved previously by CUP Nos. 04-075 and 200900121 as part of the Skyline Ranch project.

3. Project Description

The required earthwork within both the recorded tract boundary and the offsite areas for the Modified Project totals approximately two million cubic yards. Of this amount, only 143,500 cy of cut and 369,900 cy of fill are not previously analyzed by either the Plum Canyon EIR (1988) or the Skyline Ranch EIR (2010) (see Table 3-2 and Figure 3-8, *Cut/Fill Map with Grading Quantities*). Thus, the additional grading quantities are analyzed in this Addendum.

Table 3-2 Earthwork Summary

	Cut (cy)	Fill (cy)
Within Modified Tract 46018-11	124,600	369,900
Outside Modified Tract 46018-11	18,900	0
TOTAL	143,500	369,900
Imported from Skyline Ranch		226,400*

* The 226,400 cy to be imported from construction of Skyline Ranch Road was previously analyzed in the Skyline Ranch EIR (2010).

Construction activities would occur 10 hours per day, five days per week. Table 3-3, *Construction Equipment*, has been projected by the building contractor for these activities.

Table 3-3 Construction Equipment

Equipment Type	Number Required
657Es Scrapers	8
D10T Bulldozer	1
D8T Bulldozer	1
834 Rubber Tired Dozer	1
16G Motor Grader	1
D5M Bulldozer	1
4,000-Gallon Water Trucks	1

The same equipment mix would be projected for the grading of Recorded Tract 46018-11. Grading activities would be extended approximately three months to complete the grading outside the recorded tract boundary for the park and extension of Skyline Ranch Road. Since the grading within the recorded tract boundary would be comparable to the project as approved, the three months of grading outside this boundary represents the “project” (the net difference between the project as recorded and the requested modification) for purposes of this 2nd Addendum.

3.3 EXISTING ZONING AND GENERAL PLAN

The site’s general-plan designation is under the Santa Clarita Valley Areawide Plan. The Santa Clarita Valley Area Plan Land Use Policy Map designates the project site Urban 3 (U3) – 6.7 to 15.0 dwelling unit (DU) per acre (AC); Urban 1 (U1) – 1.1 to 3.3 DU/AC; HM (Hillside); and W (floodway/floodplain).

The County of Los Angeles Zoning Code designates the site Residential Planned Development: RPD-20,000-2-4U, RPD-5,000-20U, RPD-6,000-7.5U, and A2-2, RPD-6,000-5.9U.

3. Project Description

The requested Modification to Recorded Tract Map 46018-11 is consistent with the existing zoning and land-use plan designations for the project area.

3.4 COUNTY ACTION REQUESTED

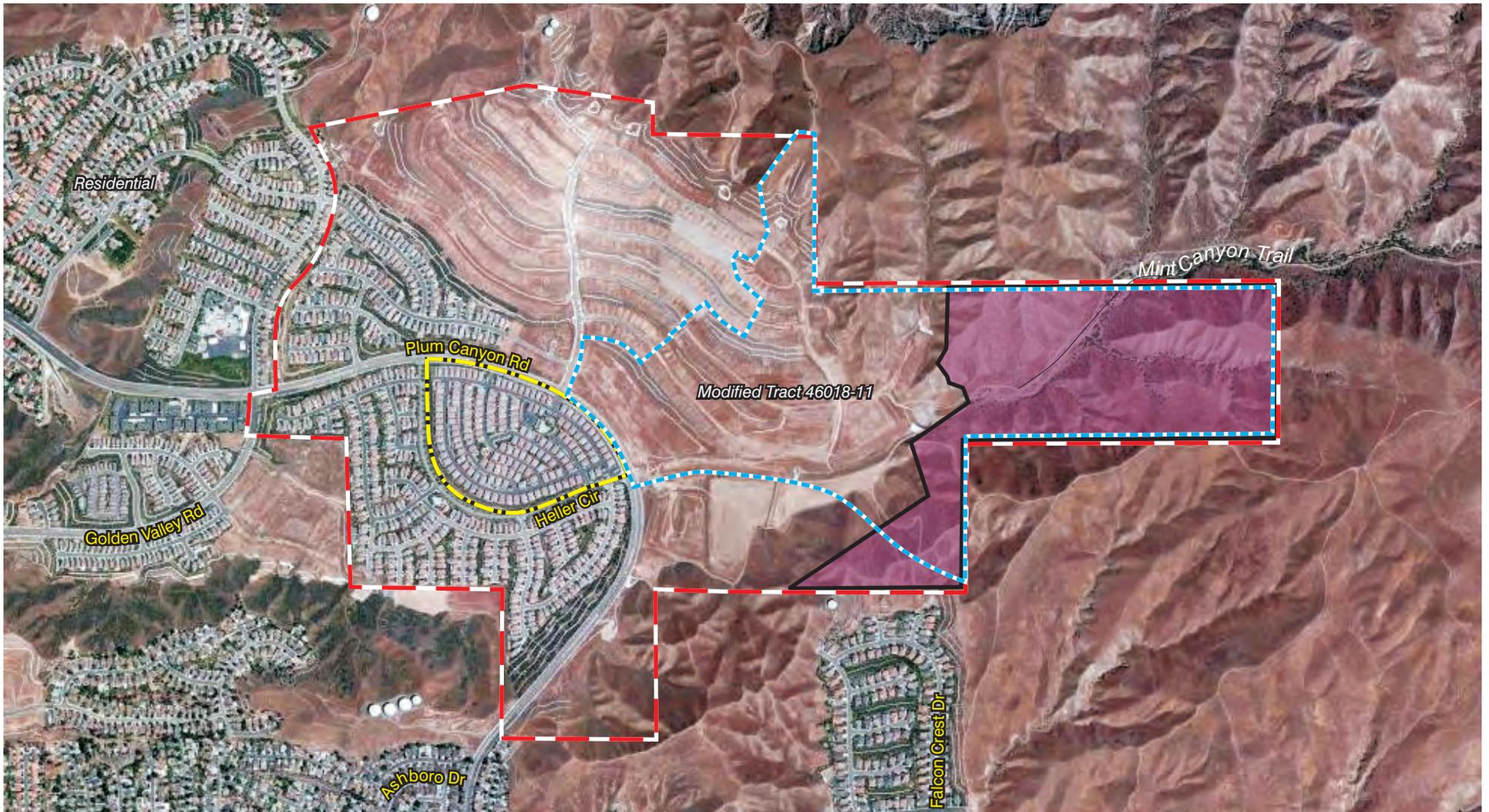
As part of the Modified Project, the following discretionary actions are required by the County of Los Angeles:

- Approval of Modification to Recorded Tract Map No. 46018-11 – To modify phase 11 of Recorded Tract Map No. 46018 to adjust lot lines, reduce single family residence lots, create four basin lots, create seven open space lots and create a park site lot.
- Approval of application for Conditional Use Permit No. 201100064 – To authorize 641,500 cubic yards of grading within the area proposed to contain the Modification to Recorded Tract Map No. 46018, including 143,500 cubic yards of cut and 369,900 cubic yards of fill with 226,400 cubic yards of import, and development of a public park lot within zones RPD-6,000-5.9U (Residential Planned Development – 6,000 Square Feet Minimum Required Lot Area – 5.9 dwelling units per acre) and O-S (Open Space).
- Adoption of Environmental Assessment No. 85628 – To consider an addendum to the certified Final Environmental Impact Report for the project pursuant to CEQA reporting requirements.

3. Project Description

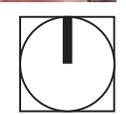
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Figure 3-1 Phase 1C Conservation Area
3. Project Description



- Master Vesting 46018 Boundary
- Modified Tract 46018-11 Boundary
- 104-Acre Phase 1C Conservation Easement
Phase 1C (TT 46018-4)

Basemap Source: Google Earth Pro, 2010



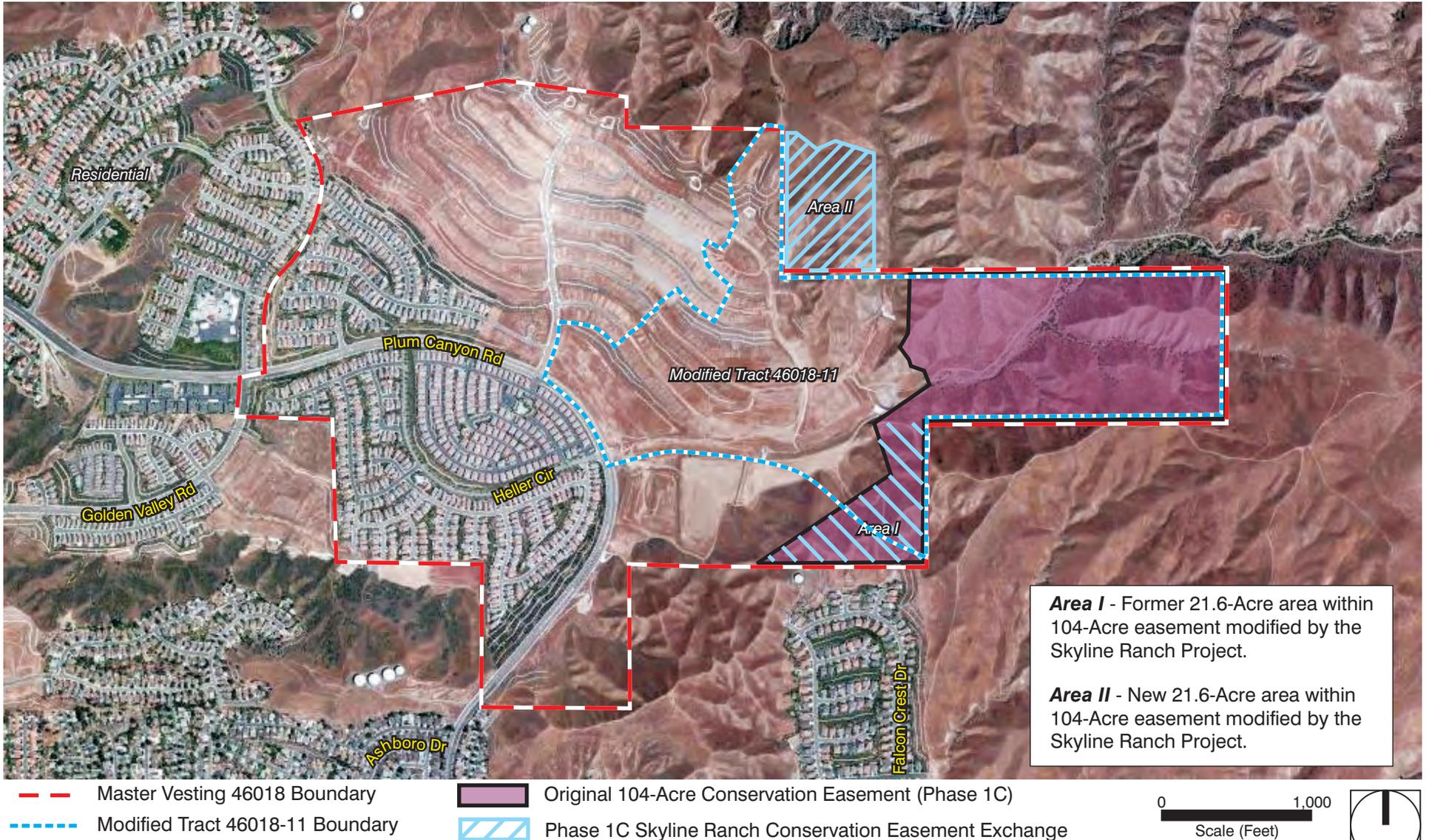
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Figure 3-3 Skyline Ranch Road Biological Resource Area Mitigation
3. Project Description



Basemap Source: Google Earth Pro, 2010



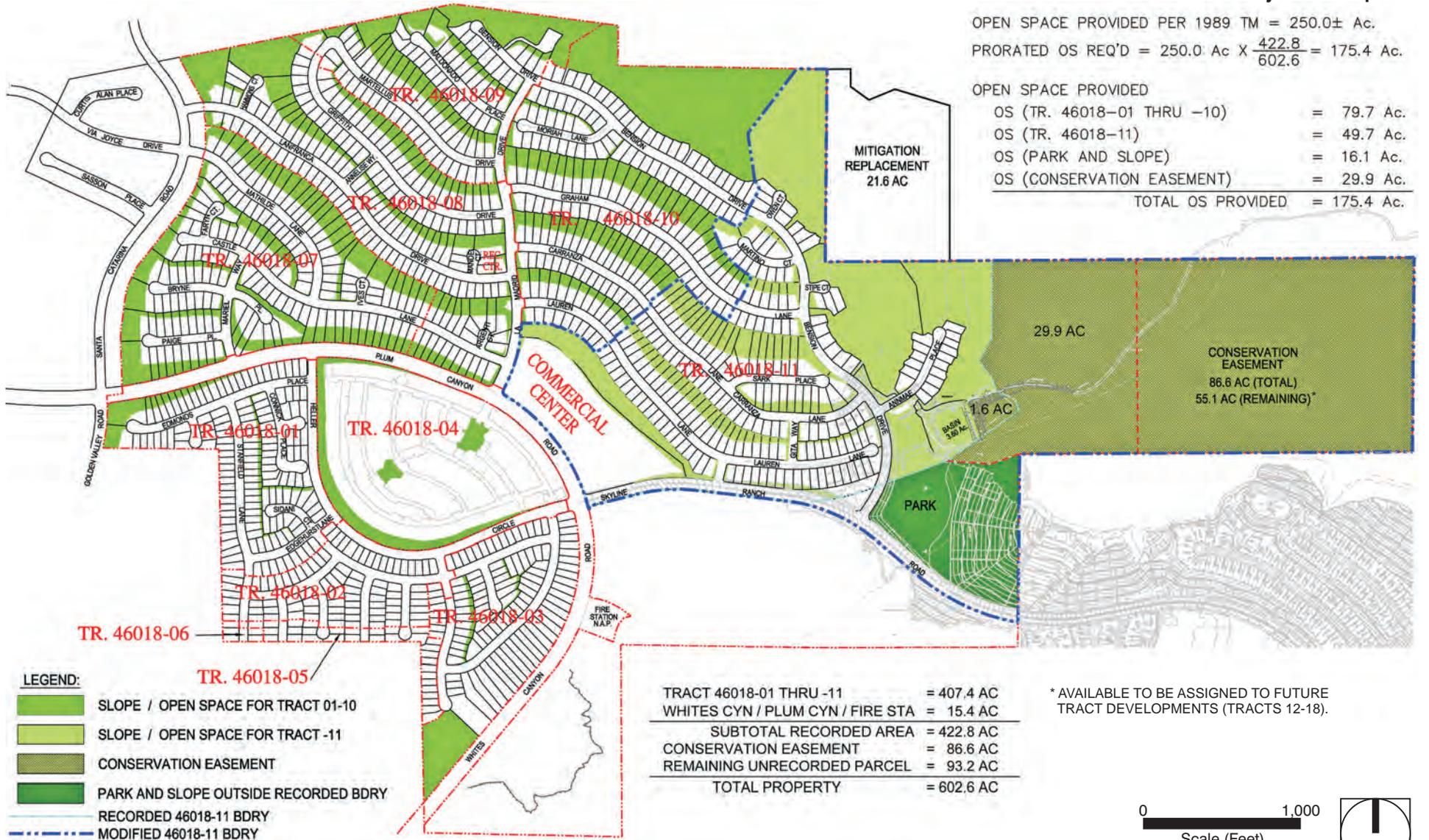
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3. Project Description

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Figure 3-5 VTTM 46018 Open Space
3. Project Description

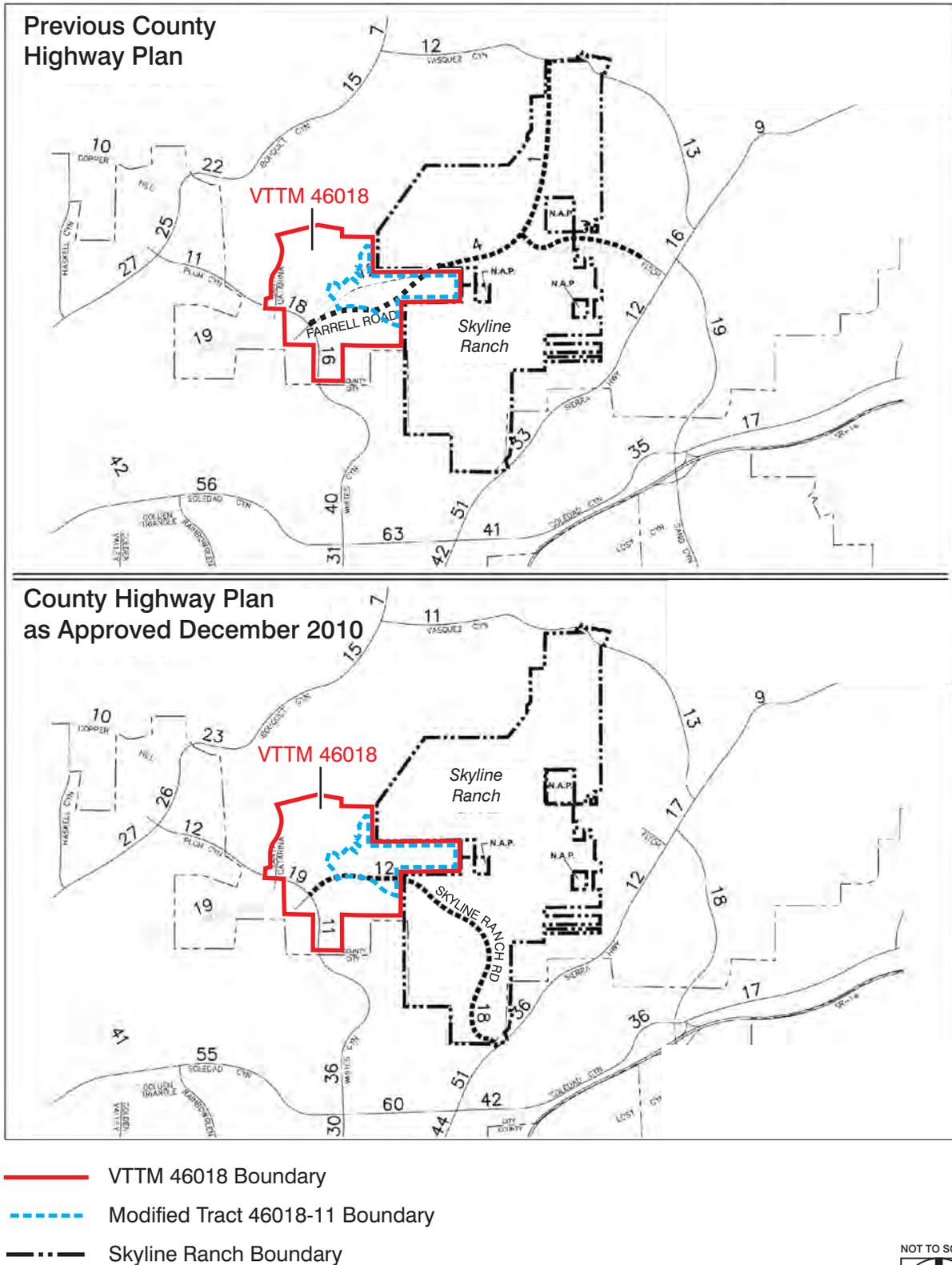


Source: Sikand, 2014

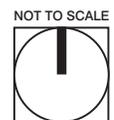
3. Project Description

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Figure 3-6 Skyline Ranch Road Extension - Master Plan of Highways
3. Project Description



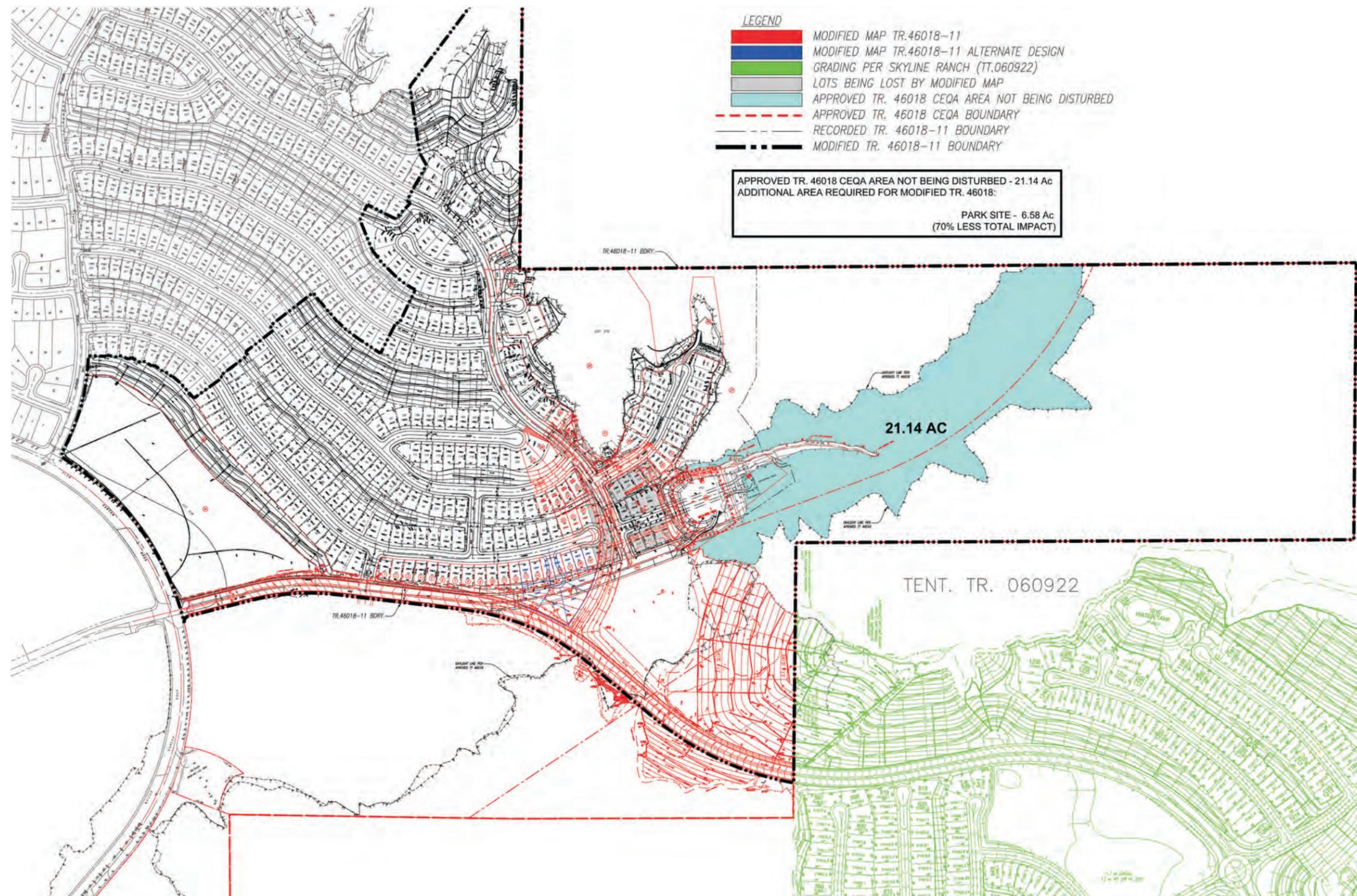
Source: PCR, 2008



3. Project Description

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Figure 3-7 Grading Map for Modified Tract No. 46018-11
3. Project Description



APPROVED TR. 46018 CEQA AREA NOT BEING DISTURBED - 21.14 Ac
ADDITIONAL AREA REQUIRED FOR MODIFIED TR. 46018:
PARK SITE - 6.58 Ac
(70% LESS TOTAL IMPACT)

--- Site Boundary

Source: Sikand, 2014

0 500
Scale (Feet)

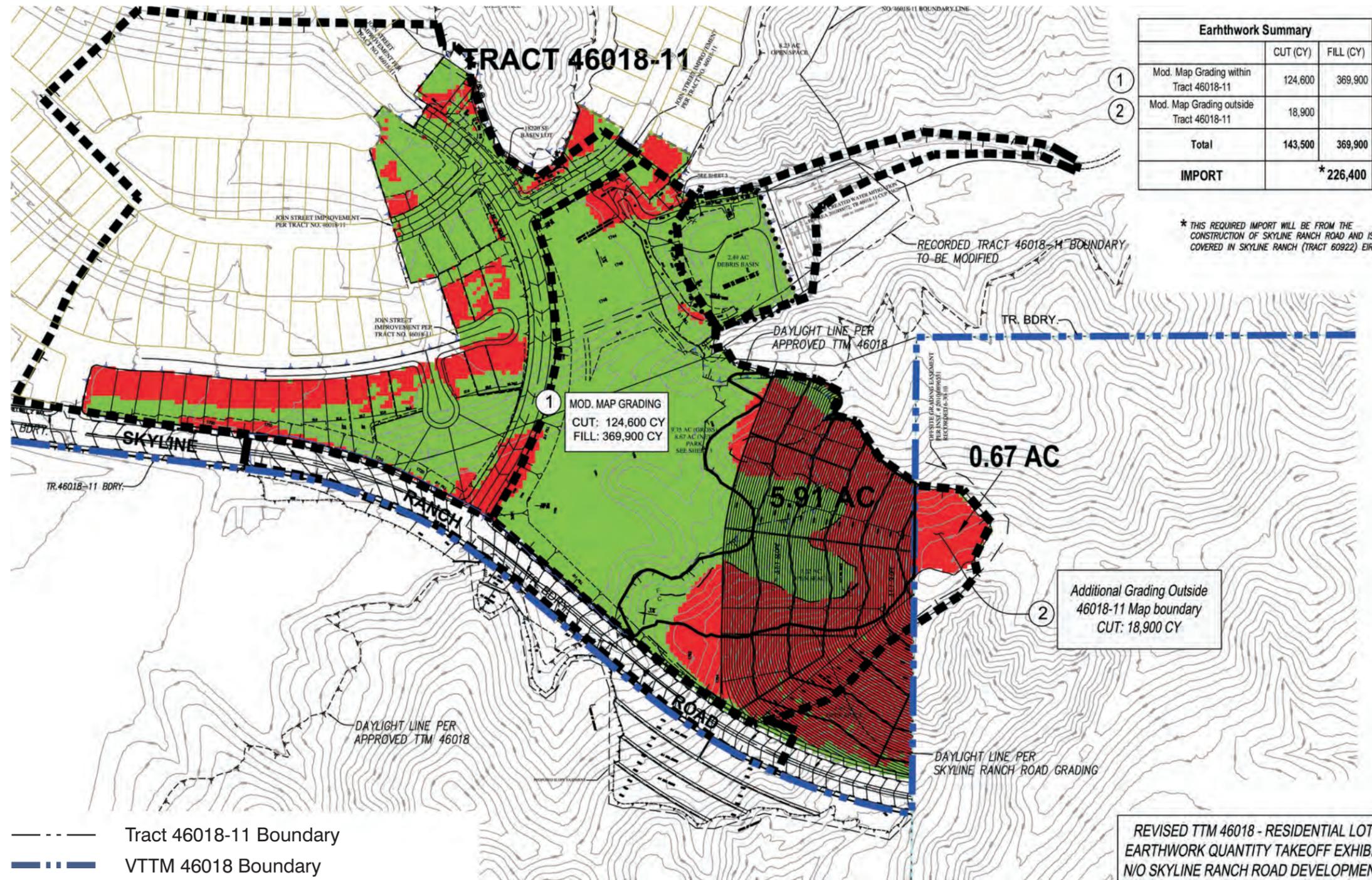


PlaceWorks

3. Project Description

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Figure 3-8 Cut/Fill Map with Grading Quantities
 3. Project Description



3. Project Description

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4. Environmental Checklist

4.1 BACKGROUND

1. Project Title: Plum Canyon VTTM 46018 (Tract 46018-11) EIR Addendum No. 2

2. Lead Agency Name and Address:

County of Los Angeles
320 West Temple Street
Los Angeles, California, 90012

3. Contact Person and Phone Number:

Steven Jones
Tel: (213) 974-6433

4. Project Location:

The Plum Canyon site is a 603-acre site located in an area of unincorporated Los Angeles County known as Canyon Country. The proposed project modifies Recorded Tract 46018-11 within Plum Canyon VTTM 46018. Tract 46018-11 encompasses approximately 110 acres of VTTM 46018. The project site also includes approximately 14 acres outside of the boundary of Recorded Tract 46018-11 (but within VTTM 46018) and a 0.67-acre piece outside of VTTM 46018.

5. Project Sponsor's Name and Address:

Toll Brothers
11280 Corbin Avenue
Porter Ranch, CA 91326

6. General Plan Designation:

Santa Clarita Valley Areawide Plan: H5 – Residential (UR2 – Urban Residential 2), OS-C – Conservation (OS – Open Space), and CG – General Commercial (CN – Neighborhood Commercial).

7. Zoning:

Residential Planned Development: RPD-6,000-5.9U, RPD-20,000-2.4U, C-2, and O-S

8. Description of Project:

The proposed project modifies Recorded Tract 46018-11 within the Plum Canyon master-planned community (VTTM 46018) and proposes an additional 5.91 acres of onsite and 0.67 acre of offsite grading to develop a community park in Modified Tract 46018-11 and on adjacent land. A more detailed description of the Modified Project is provided in Section 3, *Project Description*.

4. Environmental Checklist

9. Surrounding Land Uses and Setting:

Tract 46018-11 is surrounded by existing and planned residential uses. Existing residential land uses, part of Tract 46018-01 through Tract 46018-04, are to the southwest across Plum Canyon Road/Whites Canyon Road. Single-family homes developed as part of Tract 46018-07 are either built or currently under construction to the west. Graded Tract 46018-10 is northwest of the project site.

10. Other Public Agencies Whose Approval Is Required:

United States Army Corps of Engineers

California Department of Fish and Game

Regional Water Quality Control Board

Los Angeles County Department of Public Works

4. Environmental Checklist

4.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

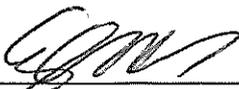
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural and Forest Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Mandatory Findings of Significance | | |

4.3 DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this initial evaluation:

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



Signature
S. JONES

Printed Name

2015 JULY 15

Date
COUNTY REGIONAL PLANNING

For

4. Environmental Checklist

4.4 EVALUATION OF ENVIRONMENTAL IMPACTS

In Chapter 5, the environmental checklist identifies the environmental effects of the Modified Project in comparison with Recorded Tract 46018-11. This comparative analysis has been undertaken, pursuant to the provisions of the CEQA, to provide the factual basis for determining whether any changes in the project or its circumstances or any new information requires additional environmental review or preparation of a subsequent or supplemental EIR. The textual changes to the EIR and related Findings and Statement of Overriding Considerations will not involve new significant environmental impacts, a substantial increase in severity of significant impacts previously identified, substantial changes to the circumstances under which the project is undertaken involving such new impacts or such a substantial increase in the severity of significant impacts, or new information of substantial importance as meant by CEQA Guidelines Section 15162. Therefore, this 2nd Addendum is the appropriate means to document these textual changes. The basis for the findings listed in the Environmental Checklist is explained in Section 5, *Environmental Analysis*.

4.4.1 Terminology Used in the Checklist

For each question listed in the Environmental Checklist, a determination of the level of significance of the impact is provided. Impacts are categorized in the following categories:

Substantial Change in Project or Circumstances Resulting in New Significant Effects. A Subsequent EIR is required when 1) substantial project changes are proposed or substantial changes to the circumstances under which the project would be undertaken, 2) those changes would result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and 3) project changes require major revisions to the EIR (CEQA Guidelines § 15162).

New Information Showing Greater Significant Effects than Previous EIR. A Subsequent EIR is required if new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified shows 1) the project would have one or more significant effects not discussed in the EIR; 2) significant effects previously examined would be substantially more severe than shown in the EIR; or 3) mitigation measures or alternatives previously found not to be feasible would in fact be feasible (or new mitigation measures or alternatives are considerably different) and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative (CEQA Guidelines § 15162).

New Mitigation or Alternative to Reduce Significant Effect is Declined. A Subsequent EIR is required if new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified shows that mitigation measures or alternatives previously found not to be feasible would in fact be feasible (or new mitigation measures or alternatives are considerably different) and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative (CEQA Guidelines § 15162). A Supplement to an EIR can be prepared if the criterion for a Subsequent EIR is met, but only minor additions or changes would be necessary to make the EIR adequately apply to the Modified Project (CEQA Guidelines § 15163).

4. Environmental Checklist

Minor Technical Changes or Additions. An Addendum to the EIR is required if only minor technical changes or additions are necessary and none of the criteria for a subsequent EIR are met (CEQA Guidelines § 15164).

No Impact. A designation of No Impact is given when the Modified Project would cause no changes to the environment as compared to the original project analyzed in the EIR.

4. Environmental Checklist

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5. Environmental Analysis

This section is provided to substantiate the conclusions set forth in the Environmental Checklist. For each topic, conclusions of the certified EIR (1988) and 1st Addendum (2004) are summarized. This summary is followed by an impact analysis of the Modified Project in comparison to the original Recorded Tract 46018-11. Mitigation measures from the certified EIR as amended by the 1st Addendum are listed, updated, and refined, as necessary, to reflect the Modified Project and any new circumstances. Any mitigation measures adopted by the Skyline Ranch project that serve to mitigate impacts associated with the Modified Tract 46018-11 project are also listed.

5.1 AESTHETICS

This section corresponds with Section A5, *Scenic Quality*, of the certified 1988 EIR for the Plum Canyon VTTM 46018. This section of the 2nd Addendum describes the impacts of the Modified Project to existing land-form and aesthetic characteristics, as compared to the Recorded Tract 46018-11 project.

5.1.1 Summary of Impacts Identified in the 1988 EIR and 2004 Addendum

1988 EIR

The certified EIR evaluated the visual impacts in Section A5, *Scenic Quality*. The EIR described the conversion of vacant open space to residential (approximately 5,000 units) and commercial (approximately 21 acres) uses. The master-planned community was estimated to require approximately 12.5 million cy of grading. Though the conceptual site plan depicted development of the entire site, an estimated 265 acres (approximately 39 percent of the overall project site) were planned to remain natural open space. A line-of-sight analysis was prepared for three perspectives along Plum Canyon Road. These perspectives represented east and west site-entry views and central project site views from Plum Canyon Road. The perspectives provided a succession of views from the project site toward the southeast, of single-family units, natural hillside, a major ridgeline, and sky in Planning Area 5; and views to the northeast of the commercial area of single-family units, natural hillside, ridgeline, and sky. The majority of the currently proposed Modified Tract 46018-11 project (including areas outside the tract boundary) is within former Planning Area 5. The commercial lot is designated as Planning Area 3 in the 1988 EIR. In these views the entire VTTM 46018 project site was not visible from Bouquet Canyon Road, a designated Scenic Highway northwest of the site. Considering the major amount of grading and landform modification, scenic quality impacts were found to be significant and unavoidable in the 1988 EIR.

2004 Addendum

The discussion of project-related impacts for the 2004 Addendum focused on Tract 46018-4 within original Planning Area 1 (35 acres bounded by Plum Canyon Road and Heller Circle). This area had already been

5. Environmental Analysis

rough graded, and impacts were not modified from the assessment in the original EIR. No additional mitigation was recommended for visual impacts.

5.1.2 Impacts Associated with the Modified Project

Would the Modified Project:

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
a) Have a substantial adverse effect on a scenic vista?				X	
b) Be visible from or obstruct views from a regional riding or hiking trail?				X	
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?					X
d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?				X	
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?				X	

Comments:

a) Have a substantial adverse effect on a scenic vista?

Minor Technical Changes or Additions. The overall aesthetic impact of the Modified Project would be similar to the impact of the approved project. Impacts to visual quality are due to the alteration of landform and development of rural hillside areas. As approved, the character of the Plum Canyon project (VTTM 46018) is a master-planned residential community with a scenic backdrop, primarily to the north and northeast of natural open space consisting of vegetated steep terrain, canyons, and intervening drainages. In comparison to the recorded map, the proposed modification would slightly reduce the number of single-family residential lots (from 214 to 203 units), add an 8.67-acre park, slightly modify the grading for a debris basin, and reflect the approved realignment of Skyline Ranch Road through a minor lot line adjustment. The grading area within the recorded map boundary would be almost identical to the recorded map (see Figure 3-7, *Grading Map for Modified Tract No. 46018-11*). The impacts to a scenic vista would not be altered in comparison to the original project.

In comparison to the recorded map, the Modified Project would include onsite grading of 5.91 acres and offsite grading of 0.67 acre for a new park site south of the recorded tract boundary (see Figure 3-7, *Grading Map for Modified Tract No. 46018-11*). The grading within this portion of the site would not substantially affect

5. Environmental Analysis

any scenic vista. It would not preclude views to the scenic backdrop for the overall development and would not increase impacts to scenic vistas in comparison to the Recorded Tract 46018-11.

b) Be visible from or obstruct views from a regional riding or hiking trail?

Minor Technical Changes or Additions. Implementation of Modified Tract 46018-11 would include trail easements through the proposed 8.67-acre park site to allow connections to the multipurpose regional Mint Canyon trail in the Phase 1C biological conservation area to the east of the project site (see Figure 3-1, *Phase 1C Conservation Area*). The proposed housing and commercial area would be visible from the Mint Canyon Trail at the point where it passes through the park and along the proposed debris basin. As the housing and commercial uses continue east, they would follow the existing natural drainage. Views of the project site from this drainage are blocked due to changes in terrain. The proposed project would not affect the views from this regional multipurpose trail. Therefore, no new significant impacts to regional trails would occur as a result of the Modified Project or as a result of changed circumstances.

c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. The project site is not visible from a designated scenic highway, and the Modified Tract 46018-11 project would not impact scenic resources within a state scenic highway. The visual impacts related to alteration of landforms resulting from the alignment of Skyline Ranch Road are analyzed in the Skyline Ranch EIR. The incremental differences of the proposed modifications to the recorded map do not result in substantial impacts to scenic resources. Therefore, no new significant impacts damaging scenic resources would occur as a result of the Modified Project or changed circumstances.

d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?

Minor Technical Changes or Additions. Implementation of Modified Tract 46018-11 would alter the existing visual character of the project site. Much of the project site has already been rough graded and is bare of vegetation. The area south of the Recorded Tract 46018-11 boundary, however, which would involve grading for the park site under the Modified Project, is undisturbed. The Skyline Ranch EIR has already introduced and evaluated the impacts associated with encroachment of the new alignment for Skyline Ranch Road within this portion of the project site. The Modified Tract 46018-11 project would expand the development in this general area for the community park. As planned, proposed park improvements would be high quality, would contribute to the 250 acres of total open space required in the 1988 certified EIR for VTTM 46018, and would not degrade the visual character of the community. Moreover, these improvements would be in keeping with the overall residential character of the Plum Canyon planned community and existing and planned single-family residential uses to the west and southwest. The net incremental impact of the Modified Project on the visual character of the project site and its surroundings would be less than significant, and the overall impact would be similar to that analyzed in the certified 1988 EIR.

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e) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Minor Technical Changes or Additions. The Modified Tract 46018-11 project site is currently unlit and there are no existing sources of light onsite. Outdoor nighttime lighting in residential areas is generally limited to security lighting and street lighting; by contrast, outdoor lighting on nonresidential land uses usually includes lighting building faces for advertising/visibility purposes, parking lot lighting, and signage lighting. Development of Modified Tract 46018-11 would introduce new structures, roads, infrastructure, and landscaping similar to the structures already approved and analyzed by the certified EIR. No lighting is proposed at the public park (except for security lighting); the park facilities (including the baseball/softball field and basketball court) are expected to regularly close at dusk. The land uses of the Modified Project would not introduce new or substantially greater light sources than the approved project.

As with all development projects, the proposed project would be required to comply with the exterior lighting, signage, parking lot, and security standards of the Los Angeles County Code. General requirements include maximum fixture heights, shielding standards, and limits on the intensity of light that can be reflected onto neighboring properties (light trespass), as well as standards specific to commercial and residential uses, including building entrance illumination requirements and guidelines regarding hours of operation. Project lighting would be typical of lighting in other residential neighborhoods. Compliance with existing codes would ensure that lighting would not result in outdoor illumination that would exceed established standards. Proposed uses would be similar to the residential and urban uses they would face in surrounding areas. Therefore, the proposed Modified Project would not substantially alter the lighting character in surrounding communities and open-space areas and would not interfere with the performance of offsite activities.

Therefore, nighttime lighting and glare impacts would not be greater than those identified in the certified 1988 EIR, and impacts would remain less than significant.

5.1.3 Conditions of Approval and Project Design Features

There are no applicable Project Design Features. Modified Tract 46018-11 is required to comply with 1988 and 2004 Conditions of Approval, as determined by County of Los Angeles Department of Regional Planning and Los Angeles County Department of Public Works.

5.1.4 Adopted Mitigation Measures Applicable to the Modified Project

1988 EIR

The following mitigation measures have been carried through from the 1988 EIR and have been renumbered for the purposes of this 2nd Addendum.

MM 5.1-1 All utilities will be placed underground. (*Same as 1988 EIR Scenic Quality Mitigation Measures*)

MM 5.1-2 Extensive use will be made of native vegetation specimens for landscaping throughout the project site. (*Same as 1988 EIR Scenic Quality Mitigation Measures*)

5. Environmental Analysis

- MM 5.1-3 Natural colors and materials will be emphasized in construction of residential, commercial and institutional buildings. (*Same as 1988 EIR Scenic Quality Mitigation Measures*)
- MM 5.1-4 Night-lighting will be directed to minimize glare to adjacent properties and view corridors. (*Same as 1988 EIR Visual Quality Mitigation Measures*)
- MM 5.1-5 A landscape plan will include street trees and planting on irrigated slopes to mitigate impacts to the view shed. (*Same as 1988 EIR Scenic Quality Mitigation Measures*)

MM 5.1-6 Through a land use covenant or conservation easement between the applicant and the County, Approximately 228.4265 acres (39%) of the site will shall consist of undisturbed open space areas after development including the Department of Water and Power right-of-way. (Same as 1988 EIR Scenic Quality Mitigation Measures). (see MM 5.4-1 for further clarification regarding open space requirements) 2004 Addendum

No mitigation measures related to aesthetics were outlined in the 2004 Addendum.

Skyline Ranch EIR

None of the Visual Qualities mitigation measures included in the Skyline Ranch EIR are applicable to the proposed Plum Canyon Tract 46018-11 project.

5.1.5 Level of Significance After Mitigation

The Modified Project would only result in minor changes or additions in comparison to the project as recorded, and would not result in significant impacts upon implementation of mitigation measures.

Comparison of Project Impacts to Certified FEIR Analysis for Overall Plum Canyon Project

The certified FEIR analyzed the conversion of 603 acres of vacant land to a developed master-planned community of 5,000 homes, commercial land uses, and 265 acres of open space. The proposed modifications would not alter the conclusions of the prior environmental analysis and would not increase impacts to aesthetics, especially given that the certified EIR analyzed a much more intense development than has been constructed or is proposed currently within the overall Plum Canyon project. The 0.67 acre of new disturbance area outside the master VTTM 46018 analyzed in the certified EIR is not a substantial increase to the disturbance area. Cumulatively, the projects in the vicinity are modifying views from natural landscape to suburban landscape. This project reduces the number of residential lots and slightly changes the footprint of development for the proposed community park. Individual project mitigation measures, such as the retention of open space, provision of landscaping, and required setbacks, help to minimize visual impacts. The cumulative impact would not be significant.

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5.2 AGRICULTURE AND FORESTRY RESOURCES

5.2.1 Summary of Impacts Identified in the 1988 EIR and 2004 Addendum

The environmental category of forestry resources was added to the CEQA checklist in March of 2010. Prior to this date, analysis of forestry resources was not required and therefore was not included in the 1988 EIR or the 2004 Addendum.

Impacts to agricultural resources were closed out in the Initial Study prepared for the 1988 EIR. However, because this topic is combined with the topic of forestry resources on the CEQA checklist, they have been included here.

5.2.2 Impacts Associated with the Modified Project

Regulatory Background

Farmland Mapping and Monitoring Program

The California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) was established in 1982 to track changes in agricultural land use and to help preserve areas of Important Farmland. The goal of the FMMP is to provide consistent and impartial data to decision makers for use in assessing present status, reviewing trends, and planning for the future of California's agricultural land resources. FMMP produces "Important Farmland Maps," which combine resource-quality (soils) and land-use information. Agricultural land is rated into eight categories according to soil quality and irrigation status:

- 1. Prime Farmland.** This has the best combination of physical and chemical features and is able to sustain long-term agricultural production. The land has the soil quality, growing season, and moisture supply needed to produce sustained high yields and it must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.
- 2. Farmland of Statewide Importance.** This is similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. The land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.
- 3. Unique Farmland.** This has lesser-quality soils and is used for the production of the state's leading agricultural crops. The land is usually irrigated, but may include nonirrigated orchards or vineyards, as found in some climatic zones in California. The land must also have been cropped at some time during the four years prior to the mapping date.
- 4. Farmland of Local Importance.** This is of importance to the local agricultural economy, as determined by each county's board of supervisors and a local advisory committee.
- 5. Grazing Land.** This has existing vegetation that is suited to the grazing of livestock. This category was developed in cooperation with the California Cattlemen's Association, University of California

5. Environmental Analysis

Cooperative Extension, and other groups interested in the extent of grazing activities. The minimum mapping unit for Grazing Land is 40 acres.

6. **Urban and Built-up Land.** This land is occupied by structures with a building density of at least one unit to 1.5 acres, or approximately six structures to a 10-acre parcel. This land is used for residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.
7. **Other Land.** This land is not included in any other mapping category. Common examples include low-density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry, or aquaculture facilities; strip mines or borrow pits; and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.
8. **Water.** These are areas with perennial water bodies with an extent of at least 40 acres.

The maps are updated every two years with a computer mapping system, aerial imagery, public review, and field reconnaissance. Data is also released in statistical formats—principally the biennial *California Farmland Conversion Report*. The most recent FMMP map for Los Angeles County is the 2010 Important Farmland Map issued in September 2011.

California Land Conservation Act (Williamson Act)

The California Land Conservation Act of 1965, or the Williamson Act, allows city or county governments to preserve agricultural land or open space through contracts with landowners. Contracts last 10 years and are automatically renewed unless a notice of nonrenewal is issued. Landowners benefit from the contracts by receiving property tax assessments that are much lower than the normal rates, based on farming and open-space land values rather than urban full-market values.

Forest Land and Timberland Classification

The following are definitions of forest land, timberland, and timberland production zone per California Public Resources Code (PRC) Sections 12220, 4526, and 51104.

Forest Land: California Public Resources Code (PRC) Section 12220. Land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, or other public benefits.

Timberland: California PRC Section 4526. Land—other than land owned by the federal government or designated by the State Board of Forestry and Fire Protection as experimental forest land—that is available for and capable of growing a crop of trees of any commercial species used to produce lumber or other forest products, including Christmas trees. Commercial species shall be determined by the board on a district basis after consultation with the district committees and others.

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Timberland Production Zone: California PRC Section 51104. An area that has been zoned pursuant to PRC Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses.

Environmental Setting

Forestry Resources

Since the certification of the 1988 EIR, substantial development has occurred both on- and offsite. In the 1990s the Plum Canyon Road/Whites Canyon Road was extended through the project site and portions of VTTM 46018 were graded (see preceding discussion of the mitigation plan for Phases 1A, B, and D). Development of Tracts 46018-1 through 46018-11 started in 2002. The Tract 46018-11 project site itself is vacant and partially graded.

As described in Section 5.4, *Biological Resources*, a site reconnaissance was conducted for the areas that would be disturbed for the Modified Project (Glen Lukos 2011). The north-facing slopes support higher quality coastal sage scrub consisting primarily of California sagebrush (*Artemisia californica*), black sage (*Salvia mellifera*), and deerweed (*Lotus scoparius*); and south-facing slopes support the same vegetation but with a significantly higher percentage of nonnative grasses. There are a few blue elderberry (*Sambucus nigra* ssp. *cerulea*) shrubs and one Fremont cottonwood (*Populus fremontii*) in the broad canyon.

No forest land, timberland, or timberland production zones (as defined by PRC §12220 [g], 4526, and 51104) currently exists on the project site.

Agriculture Resources

The project site is not currently used for agriculture purposes and is designated for residential land uses as determined by the approved VTTM 46018 and Recorded Tract map 46018-11. The site is zoned for Residential Planned Development (RPD) 5000-20U (5,000-square-foot lots, 20 dwelling units per acre). The site is not currently zoned or used for agricultural purposes.

Would the Modified Project:

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?					X
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?					X

5. Environmental Analysis

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code §51104(g))?					X
d) Result in the loss of forest land or conversion of forest land to non-forest use?					X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?					X

Comments:

- a) **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

No Impact. The project site does not currently have Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as defined by the California Department of Conservation and it is not zoned for agriculture (DLRP 2012). The development of the Modified Project site would not conflict with existing farmland and therefore no impacts would occur.

- b) **Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?**

No Impact. The project site is not in an area zoned for agricultural land use and it is not identified as an Agricultural Opportunity Area (AOA) or part of a Williamson Act contract (Assessor for Los Angeles County 2005). Implementation of the Modified Project would not affect Williamson Act contract lands, AOAs, or areas zoned for agricultural land use, and no impacts would occur.

- c) **Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code §51104(g))?**

No Impact. The project site does not currently support timberland or forest land as defined by PRC § 4526 12220, or 51104, and it is not zoned for these uses. The development of the Modified Project site would not conflict with existing zoning for forest or timberland and therefore no impacts would occur.

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d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. There is no forest or timberland on the project site. The development of the Modified Project would not cause the loss of forest land. No impacts would occur.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. The project site is not adjacent to forest, timber, or agricultural land. It would not cause any direct or indirect changes to forestry resources or agricultural land through the modification of the tract map. No impacts would occur.

5.2.3 Conditions of Approval and Project Design Features

There are no applicable project design features. Modified Tract 46018-11 is required to comply with 1988 and 2004 conditions of approval, as determined by the County of Los Angeles Department of Regional Planning and Los Angeles County Department of Public Works.

5.2.4 Adopted Mitigation Measures Applicable to the Modified Project

The topic of forestry resources was not included in the 1988 EIR or 2004 Addendum. No mitigation measures are carried over.

5.2.5 Level of Significance After Mitigation

The Modified Project would not result in impacts to forest and timberland resources.

Comparison of Project Impacts to Certified FEIR Analysis for Overall Plum Canyon Project

Forest and timberland resources were not discussed in the 1988 EIR or the 2004 Addendum since this environmental topic was not added to the CEQA checklist until March 2010. However, there are no areas zoned for forest or timberland as defined by PRC § 12220 or § 4526 or currently used as forest or timberland in any other way. The Modified Project would not cause any impacts to forestry resources.

5.3 AIR QUALITY

5.3.1 Summary of Impacts Identified in the 1988 EIR and 2004 Addendum

1988 EIR

This section corresponds with Section A3, *Air Quality*, of the certified 1988 EIR for Project No. 85-628 (Plum Canyon Vesting TTM 46018). The air quality section addresses the impacts of the proposed project on ambient air quality and the exposure of people, especially sensitive individuals, to unhealthful air pollutant concentrations. The primary air pollutants of concern for which ambient air quality standards (AAQS) have been established are ozone (O₃), carbon monoxide (CO), coarse inhalable particulate matter (PM₁₀), fine

5. Environmental Analysis

inhalable particulate matter (PM_{2.5}), sulfur oxides (SO_x), oxides of nitrogen (NO_x), and lead (Pb). The project site is within the South Coast Air Basin (SoCAB), which is managed by the South Coast Air Quality Management District (SCAQMD).

Construction

Construction activities associated with buildout of Plum Canyon VTTM 46018 were estimated to generate 917 pounds per day (lbs/day) of CO, 3,911 lbs/day of NO_x, 301 lbs/day of SO_x, and 274 lbs/day of PM. Mitigation measures were adopted to reduce the project's construction-related air quality impacts. Project-related construction emissions were identified as a significant unavoidable impact in the 1988 EIR.

Operation

Operation of the Plum Canyon VTTM 46018 was estimated to generate 2,736 tons/year of CO, 604 tons/year of NO_x, 111 tons/year of SO_x, and 258 tons/year of PM. These emissions were projected to be approximately 37 to 28 percent, for CO and NO_x, respectively, of SCAQMD's project air pollutant emissions for Source Receptor Area (SRA) 13 in 1988. Cumulative emissions generated by the project and cumulative development in the vicinity of the project site were estimated to generate 11,731 tons/year of CO, 3,475 tons/year of NO_x, 477 tons/year of SO_x, and 1,105 tons/year of PM. Cumulative emissions of CO and NO_x exceeded the projected 1988 SCAQMD SRA 13 emissions levels by 58 and 59 percent, respectively. Mitigation measures were adopted to reduce the project's operational-phase air quality impacts. The project's operational impacts and its contribution to cumulative impacts were identified as a significant unavoidable impact in the 1988 EIR.

2004 Addendum

The air quality analysis in the EIR Addendum adopted in 2004 was based on a technical air quality report prepared for the proposed development of 534 units within the approximately 35-acre Tract 46018-04 (Tract 4), Phase 1C. The analysis in the Addendum reflected significance thresholds adopted by SCAQMD in 1993 and quantified both construction- and operations-related emissions for Tract 4 relative to those thresholds. The analysis also included updated mitigation measures. These measures, however, were only applicable to Tract 4. Although the impacts were determined to be significant, it was concluded that the impacts were less than the project as addressed in the 1988 EIR because the number of units for this area had been reduced from 720 units to 534 units.

5.3.2 Impacts Associated with the Modified Project

Environmental Setting

The environmental and regulatory settings for the Modified Project have changed since the certification of the 1988 EIR. The following discussion is provided to update conditions relative to development of the proposed project.

The Clean Air Act (CAA) was passed in 1963 by the US Congress and has been amended several times. The 1990 amendments represent the latest in a series of federal efforts to regulate the protection of air quality in

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the United States. Geographic areas are classified under the federal and California Clean Air Acts as either in attainment or nonattainment for each criteria pollutant based on whether the AAQS have been achieved. Both California and the federal government have established health-based AAQS for seven air pollutants, which are shown in Table 5.3-1, *Ambient Air Quality Standards for Criteria Pollutants*. These pollutants are O₃, nitrogen dioxide (NO₂), CO, sulfur dioxide (SO₂), PM₁₀, PM_{2.5}, and Pb. In addition, the state has set standards for sulfates, hydrogen sulfide, vinyl chloride, and visibility-reducing particles. These standards are designed to protect the health and welfare of the populace within a reasonable margin of safety.

SCAQMD has recently designated the SoCAB a nonattainment area for NO₂ (the entire basin) and lead (Los Angeles County only) under the California AAQS. SCAQMD regularly updates its air quality management plan (AQMP), which details measures taken to achieve the National and California AAQS. The most recent AQMP is the 2012 AQMP.

Table 5.3-1 Ambient Air Quality Standards for Criteria Pollutants

Pollutant	Averaging Time	California Standard	Federal Primary Standard	Major Pollutant Sources
Ozone (O ₃)	1 hour	0.09 ppm	*	Motor vehicles, paints, coatings, and solvents.
	8 hours	0.070 ppm	0.075 ppm	
Carbon Monoxide (CO)	1 hour	20 ppm	35 ppm	Internal combustion engines, primarily gasoline-powered motor vehicles.
	8 hours	9.0 ppm	9 ppm	
Nitrogen Dioxide (NO ₂)	Annual Average	0.030 ppm	0.053 ppm	Motor vehicles, petroleum-refining operations, industrial sources, aircraft, ships, and railroads.
	1 hour	0.18 ppm	0.100 ppm	
Sulfur Dioxide (SO ₂)	Annual Arithmetic Mean	*	*1	Fuel combustion, chemical plants, sulfur recovery plants, and metal processing.
	1 hour	0.25 ppm	0.075 ppm	
	24 hours	0.04 ppm	*1	
Respirable Particulate Matter (PM ₁₀)	Annual Arithmetic Mean	20 µg/m ³	*	Dust and fume-producing construction, industrial, and agricultural operations, combustion, atmospheric photochemical reactions, and natural activities (e.g. wind-raised dust and ocean sprays).
	24 hours	50 µg/m ³	150 µg/m ³	
Respirable Particulate Matter (PM _{2.5})	Annual Arithmetic Mean	12 µg/m ³	12 µg/m ³	Dust and fume-producing construction, industrial, and agricultural operations, combustion, atmospheric photochemical reactions, and natural activities (e.g. wind-raised dust and ocean sprays).
	24 hours	*	35 µg/m ³	
Lead (Pb)	30-Day Average	1.5 µg/m ³	*	Present source: lead smelters, battery manufacturing & recycling facilities. Past source: combustion of leaded gasoline.
	Calendar Quarterly	*	1.5 µg/m ³	

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Table 5.3-1 Ambient Air Quality Standards for Criteria Pollutants

Pollutant	Averaging Time	California Standard	Federal Primary Standard	Major Pollutant Sources
	Rolling 3-Month Average	*	0.15 µg/m ³	
Sulfates (SO ₄)	24 hours	25 µg/m ³	*	Industrial processes.
Visibility Reducing Particles	8 hours	ExCo =0.23/km visibility of 10≥ miles	No Federal Standard	Visibility-reducing particles consist of suspended particulate matter, which is a complex mixture of tiny particles that consists of dry solid fragments, solid cores with liquid coatings, and small droplets of liquid. These particles vary greatly in shape, size, and chemical composition, and can be made up of many different materials such as metals, soot, soil, dust, and salt.
Hydrogen Sulfide	1 hour	0.03 ppm	No Federal Standard	Hydrogen sulfide (H ₂ S) is a colorless gas with the odor of rotten eggs. It is formed during bacterial decomposition of sulfur-containing organic substances. Also, it can be present in sewer gas and some natural gas, and can be emitted as the result of geothermal energy exploitation.
Vinyl Chloride	24 hour	0.01 ppm	No Federal Standard	Vinyl chloride (chloroethene), a chlorinated hydrocarbon, is a colorless gas with a mild, sweet odor. Most vinyl chloride is used to make polyvinyl chloride (PVC) plastic and vinyl products. Vinyl chloride has been detected near landfills, sewage plants, and hazardous waste sites, due to microbial breakdown of chlorinated solvents.

Source: CARB 2013.

Notes: ppm: parts per million; µg/m³: micrograms per cubic meter

* Standard has not been established for this pollutant/duration by this entity.

1 On June 2, 2010, a new 1-hour SO₂ standard was established, and the existing 24-hour and annual primary standards were revoked.

Methodology

Methodology to evaluate air quality impacts under CEQA has also been updated since the 1988 EIR. In 1993, the SCAQMD adopted their *CEQA Air Quality Handbook*. SCAQMD has published updates on its website to the *Air Quality Analysis Guidance Handbook*, which are intended to provide local governments with guidance for analyzing and mitigating project-specific air quality impacts. SCAQMD has published two additional guidance documents—*Localized Significance Threshold Methodology for CEQA Evaluations* (2003) and *Particulate Matter (PM) 2.5 Significance Thresholds and Calculation Methodology* (2006)—which are intended to provide guidance for evaluating localized effects from mass emissions during construction. To compare the impacts of Recorded Tract 46018-11 to the Modified Project now proposed, the most recent air quality analysis model approved by the SCAQMD, CalEEMod, was run for both the original project and the Modified Project. Resulting emissions are compared to the 1993 significance thresholds adopted by the SCAQMD. Air quality modeling sheets are included in Appendix B.

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Would the Modified Project:

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
a) Conflict with or obstruct implementation of applicable air quality plans of the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD?				X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X	
d) Expose sensitive receptors to substantial pollutant concentrations?				X	
e) Create objectionable odors affecting a substantial number of people?				X	

Comments:

a) Conflict with or obstruct implementation of the applicable air quality plans of the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD?

Minor Technical Changes or Additions. A consistency determination plays an important role in local-agency project review by linking local planning and individual projects to the AQMP. It fulfills the CEQA goal of informing decision makers of the environmental efforts of the project under consideration at an early enough stage to ensure that air quality concerns are fully addressed. It also provides the local agency with ongoing information as to whether they are contributing to clean air goals contained in the AQMP for SCAQMD.

The project involves a modification to the existing Recorded Tract 46018-11, including new grading outside the recorded tract boundary. Recorded Tract 11 is approved for 214 single-family residential units and a 10.77-net-acre commercial site (approximately 150,000 square feet of retail). While the entire VTTM 46018 is regionally significant (because it would generate 500 or more units), the Modified Tract 46018-11 within VTTM 46018 is not a regionally significant project that would warrant Intergovernmental Review by the Southern California Association of Governments (SCAG). Therefore, the Modified Project would not have the potential to substantially affect housing, employment, and population projections within the SCAG region, which is the basis of the 2012 AQMP projections. Further, based on the land-use changes relative to the recorded tract map (incorporation of a community park and a decrease of 11 single-family units), the Modified Project would reduce vehicle trips relative to the original project. The Modified Project is consistent

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with the General Plan land-use designation of the site (see Section 3.3, *Existing Zoning and General Plan*). The modified tract would be similar to the recorded tract and would not conflict or obstruct implementation of the AQMP. The project, therefore, would not conflict with or obstruct implementation of the AQMP, and impacts would be less than significant.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Minor Technical Changes or Additions. The following describes project-related impacts from short-term construction activities and long-term operation of Recorded Tract 46018-11 and the Modified Project as proposed.

Short-Term Air Quality Impacts

Construction activities would result in the generation of air pollutants. These would primarily be 1) exhaust emissions from powered construction equipment; 2) dust generated by grading, earthmoving, and other construction activities; 3) motor vehicle emissions; and 4) emissions of volatile organic compounds from the application of asphalt, paints, and coatings.

Construction emissions were estimated using the CalEEMod program based on the construction schedule provided by the applicant. Buildout of the Modified Tract 46018-11 project is anticipated by 2021. The estimated earthwork needed to complete the project and the anticipated construction equipment mix are provided in Tables 3-2 and 3-3, respectively in Chapter 3, *Project Description*. Where specific information was not available, construction assumptions were based on CalEEMod defaults, which are based on surveys conducted by SCAQMD of construction sites. Results of the modeling are included in Table 5.3-2.

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Table 5.3-2 Maximum Daily Construction Emissions (Regional)

Year ^{1,2}	Pollutants (lb/day)					
	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Recorded Tract 46018-11						
2015	35	313	151	<1	28	19
2016	33	294	140	<1	27	18
2017	7	43	38	<1	5	3
2018	6	40	37	<1	5	2
2019	6	36	35	<1	4	2
2020	80	64	59	<1	7	5
2021	79	59	58	<1	7	4
Maximum Daily Emissions ³	80	313	151	<1	28	19
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold?	Yes	Yes	No	No	No	No
Modified Tract 46018-11						
2015	35	313	151	<1	28	19
2016	33	294	140	<1	27	18
2017	7	43	38	<1	5	3
2018	6	40	36	<1	5	2
2019	6	36	35	<1	4	2
2020	78	64	59	<1	7	5
2021	77	59	57	<1	7	4
Maximum Daily Emissions ³	78	313	151	<1	28	19
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold?	Yes	Yes	No	No	No	No
Comparison to 1988 EIR						
Modified Project	78	313	151	<1	28	19
1988 EIR	NR	3,911	917	301	274	NR
Modified Tract 46018-11 Emissions as a Percent of VTTM 46018 Emissions Reported in 1988 EIR (entire project)	NR	8%	16%	<1%	10%	NR

Source: CalEEMod Version 2011.1.1.

NR: Not Reported.

Bold = Exceeds SCAQMD Threshold

¹ Air quality modeling based on construction information provided by project engineer. Where specific construction information was not available, CalEEMod default settings were used. Assumes an approximately five-year buildout schedule for building construction.

² Fugitive dust emissions assume application of Rule 403, which includes quickly replacing groundcover in disturbed areas, watering exposed surfaces at least two times daily, and reducing speed on unpaved roads to less than 15 mph.

³ Assumes overlap of building construction, paving, and architectural coatings.

Table 5.3-2 shows that for both the recorded tract and the Modified Project, construction-related emissions would be substantially greater for the first two years in comparison to the subsequent years to complete buildout. The high emissions in 2015–2016 reflect the level of daily emissions associated with grading activities. These activities would exceed the SCAQMD regional significance thresholds for both the Recorded

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Tract 46018-11 and the proposed Modified Project. Beyond 2016, none of the significance thresholds for any of the criteria pollutants would be exceeded. Table 5.3-2 provides and compares the maximum daily emissions for the Recorded Tract 46018-11 and Modified Project. Since the types of equipment, number of pieces for each type, and hours of operation are assumed to be the same for grading operations, the maximum daily emissions would be the same for the project as modified. Since the Modified Project, however, includes earthwork outside of the original tract boundary to create the park, grading activities would take place for approximately three months longer than for the recorded tract. The slight difference in the building square footage from of the reduction of 11 residential units would result in only nominal reductions to air emissions in comparison to the previous project. Mitigation measures applied for the previous project would be applicable for the proposed project.

Long-Term Operation-Related Impacts

Long-term air pollutant emissions generated by the project are associated with the new stationary sources (natural gas use, landscape equipment, etc.) from the new buildings and the burning of fossil fuels in cars and trucks (mobile sources). Fireplaces would burn natural gas in accordance with SCAQMD Rule 445. Air pollutant emissions associated with project-related vehicular trips and stationary sources were calculated and are shown in Table 5.3-3.

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Table 5.3-3 Maximum Daily Operational Emissions (Regional)

	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Summer						
Recorded Tract 46018-11						
Area	13	<1	18	0	<1	<1
Energy	<1	3	1	<1	<1	<1
Mobile	68	157	613	1	135	11
Total	82	160	632	1	135	12
Modified Tract 46018-11						
Area	13	<1	17	0	<1	<1
Energy	0	3	1	<1	<1	<1
Mobile	68	157	609	1	134	11
Total	81	159	628	1	134	12
SCAQMD Regional Threshold	55	55	550	150	150	55
Significant?	Yes	Yes	Yes	No	No	No
Winter						
Approved Tract 11						
Area	13	<1	18	0	<1	<1
Energy	<1	3	1	<1	<1	<1
Mobile	72	167	621	1	135	12
Total	86	170	640	1	135	12
Modified Tract 11						
Area	13	<1	17	0	<1	<1
Energy	<1	3	1	<1	<1	<1
Mobile	72	166	617	1	134	11
Total	85	168	636	1	134	12
SCAQMD Regional Threshold	55	55	550	150	150	55
Significant?	Yes	Yes	Yes	No	No	No
Comparison to 1988 EIR						
Maximum Modified Project	85	170	640	<1	134	12
1988 EIR1	NR	3,310	14,992	608	1,414	NR
Modified Tract46018-11 Emissions as a Percent of VTTM 46018 Emissions Reported in 1988 EIR	NR	5%	4%	<1%	10%	NR
Net Difference Between ReocrdedTract46018-11 (Summer and Winter) and Modified Project	-1	-1	-5	0	-1	0

Source: CalEEMod 2011.1.1.

Assumes all fireplaces are gas-burning in accordance with SCAQMD Rule 445, Wood-Burning Devices. The 10.77-net-acre commercial parcel was modeled based on 150,000 square feet of commercial/retail development and is assumed to include 75,000 square feet of grocery store and 75,000 square feet of general strip mall land uses. Numbers shown in this table may not add due to rounding.

Bold = Exceeds SCAQMD Threshold

¹ The 1988 EIR reported the operational phase in tons per year. Emissions were converted to pounds per day for comparison to SCAQMD's thresholds.

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As shown in this table, the operational phase of the project would exceed the SCAQMD regional significance thresholds for both Recorded Tract 46018-11 and the Modified Tract 46018-11 project. The modifications to the project would result in a slight decrease of operational-phase air pollutant emissions compared to Recorded Tract 46018-11 as a result of a decrease in stationary- and mobile-source emissions from the reduction of 11 residential units. Air quality impacts from project-related operational activities would be less than from Recorded Tract 46018-11. The incremental difference for the proposed project, therefore, would result in a slightly beneficial impact. Mitigation measures applied for the previous project would be applicable to the proposed project.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Minor Technical Changes or Additions. The SoCAB is designated as nonattainment for O₃, PM₁₀, PM_{2.5}, and lead (Los Angeles County only) under the California and National AAQS, and nonattainment for NO₂ under the California AAQS. In accordance with SCAQMD methodology, any project that does not exceed or can be mitigated to less than the daily threshold values does not add significantly to a cumulative impact (SCAQMD 1993). The CalEEMod modeling demonstrates that the daily emissions for construction and operational activities for the Modified Project in comparison to the recorded project are almost identical.

Tables 5.3-2 and 5.3-3 give the local and regional significance thresholds of SCAQMD. As shown in Table 5.3-3, both the recorded and Modified Tract 46018-11 projects would exceed regional thresholds for VOC, NO_x, and CO. During operation, the modifications to the project would result in a slight decrease of operational-phase air pollutant emissions compared to the Recorded Tract 46018-11 as a result of a decrease in stationary- and mobile-source emissions from the reduction of 11 residential units. During construction, while project-related grading activities would be extended by approximately three months under the Modified Project, concentrations generated by construction activities would be the same for the Recorded Tract 46018-11 and the project as modified. Impacts would be slightly less during operation and the same during construction. Mitigation measures applied for the previous project would also be applicable to the proposed Modified Project.

d) Expose sensitive receptors to substantial pollutant concentrations due to location near a freeway or heavy industrial use?

Minor Technical Changes or Additions. Unlike the mass (lbs/day) of construction and operational emissions shown in Tables 5.3-1 and 5.3-2, localized concentrations refer to the amount of pollutant in a volume of air, measured in parts per million or micrograms per cubic meter (ppm or µg/m³), and can be correlated to potential health effects. The project would not generate substantial quantities of emissions from onsite stationary sources during operation. Land uses that have the potential to generate substantial emissions from stationary sources, such as industrial land uses (e.g., chemical processing), that would require a SCAQMD permit (SCAQMD 2003). The project would include the occasional use of landscaping equipment and natural gas consumption for heating. Because emissions generated by these activities are nominal and would not require a permit from SCAQMD, no significant impact would occur.

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Construction Localized Significance Thresholds

Table 5.3-3 shows the estimated project-related regional emissions at which localized concentrations (ppm or $\mu\text{g}/\text{m}^3$) would exceed the AAQS according to the SRA, size of the project site, and distance to the nearest sensitive receptor. Localized significance thresholds (LSTs) are based on the California AAQS and have been established to provide a margin of safety in the protection of the public health and welfare. They are designed to protect those sensitive receptors most susceptible to further respiratory distress, such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and people engaged in strenuous work or exercise. Emissions generated by construction activities are anticipated to cause temporary increases in pollutant concentrations. Based on the equipment use projected during grading activities, the project would disturb approximately 10.5 acres on a daily basis for both the Recorded Tract 46018-11 and the Modified Project. SCAQMD's LSTs are used as screening criteria to determine if dispersion modeling is warranted. Table 5.3-4 shows the maximum daily construction emissions (pounds per day) generated during construction activities compared with the SCAQMD's screening-level LSTs.

Table 5.3-4 Maximum Daily Construction Emissions Compared to the Localized Significance Thresholds (in pounds per day)

Source ¹	NO ₂ ²	CO	PM ₁₀	PM _{2.5}
Maximum Daily Construction Emissions	17	147	27	19
Maximum Emissions with Mitigation ³	7	139	20	13
SCAQMD Localized Significance Threshold	246	1,644	12	6
Exceeds Localized Significance Screening Criteria?	No	No	Yes	Yes

Source: CalEEMod Version 2011.1.1. and SCAQMD, 2006, Appendix B: Based on LSTs for a project site in SRA 13 for a five-acre site with sensitive receptors within 25 meters (82 feet). In accordance with SCAQMD methodology, only onsite stationary sources and mobile equipment are included in the analysis. Assumes overlap of construction building, paving, and architectural coating phases.

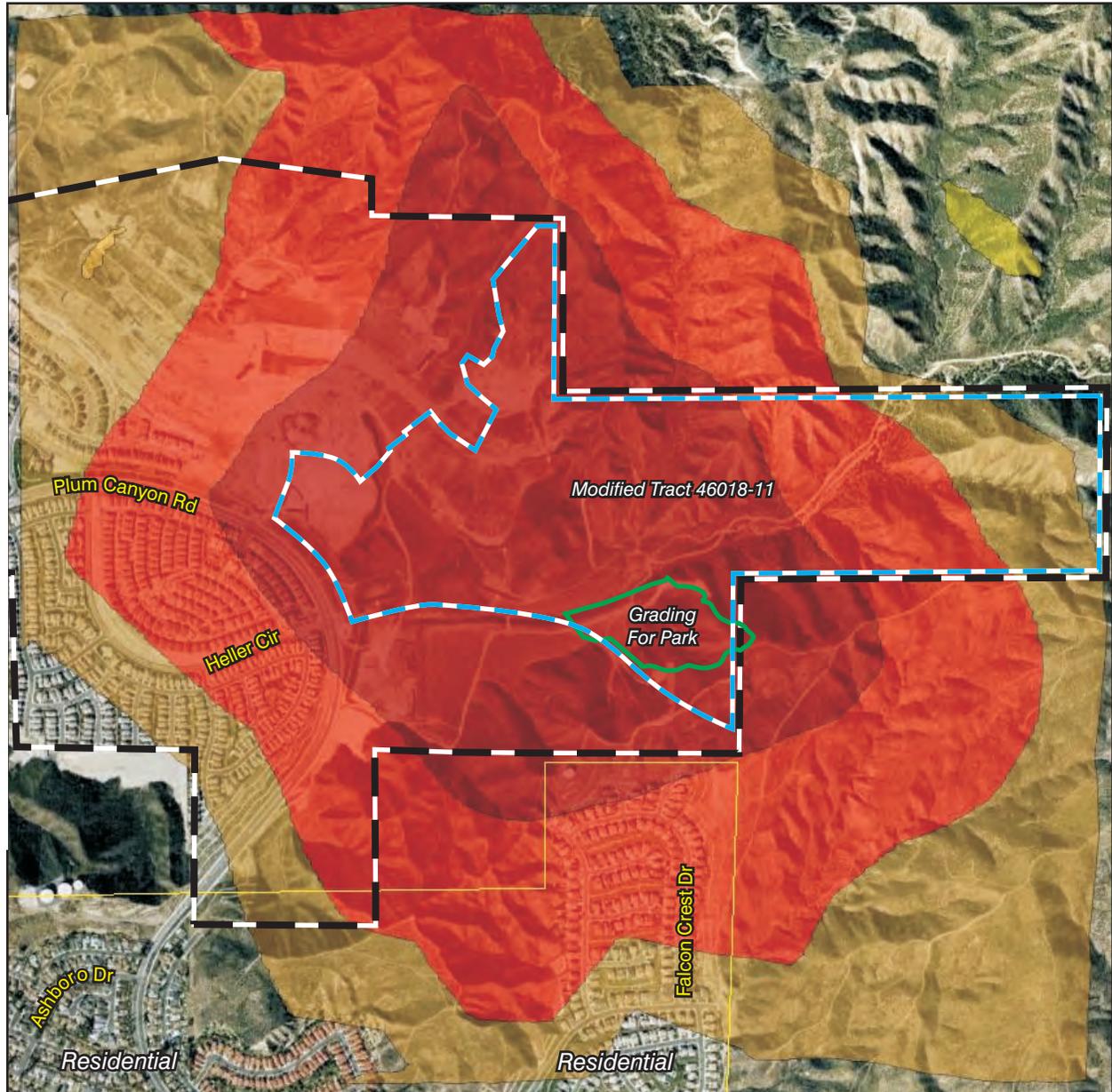
¹ Fugitive dust emissions assume application of Rule 403, which includes quickly replacing groundcover in disturbed areas, watering exposed surfaces at least two times daily, and reducing speed on unpaved roads to less than 15 mph.

² The two principle NO_x species are NO and NO₂, with the vast majority (95 percent) of NO_x emissions being NO. Adverse health effects are associated with NO₂ and not NO. Therefore, NO_x-to-NO₂ conversion was conducted and is based on a downwind distance of 25 meters in accordance with SCAQMD's LST methodology.

³ Mitigation includes use of newer Tier 3 construction equipment, use of soil stabilizers, and watering three times per day (see Mitigation Measure 5.2-1 below). With mitigation, NO_x would not exceed LST screening criteria, but PM₁₀ and PM_{2.5} would.

The boundaries of the Modified Project would be approximately 450 feet closer to the southern residents of the City of Santa Clarita than the Recorded Tract 46018-11; however, the closest receptors to construction activities onsite are the residents to the west, across Plum Canyon Road. As shown in this table, particulate matter (PM₁₀ and PM_{2.5}) from equipment exhaust and fugitive dust would generate emissions in excess of the LST screening criteria. Dispersion modeling was conducted using the EPA's ISCST3 dispersion modeling program for PM₁₀ and PM_{2.5}. Figures 5.3-1 through 5.3-4 show concentrations of particulate matter for the Modified Project with and without mitigation at nearby sensitive receptors, which include the residents adjacent to the project site. As shown in these figures, even with mitigation, project-related construction activities would result in elevated levels of PM₁₀ and PM_{2.5}. While project-related grading activities would be extended by approximately three months under the Modified Project, concentrations generated by construction activities would be the same for the Recorded Tract 46018-11 and the project as modified. Mitigation measures would be the same for both the recorded tract and Modified Project as proposed.

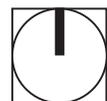
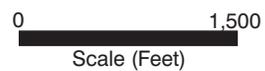
Figure 5.3-1 Construction-Related PM₁₀
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Concentrations ($\mu\text{g}/\text{m}^2$)



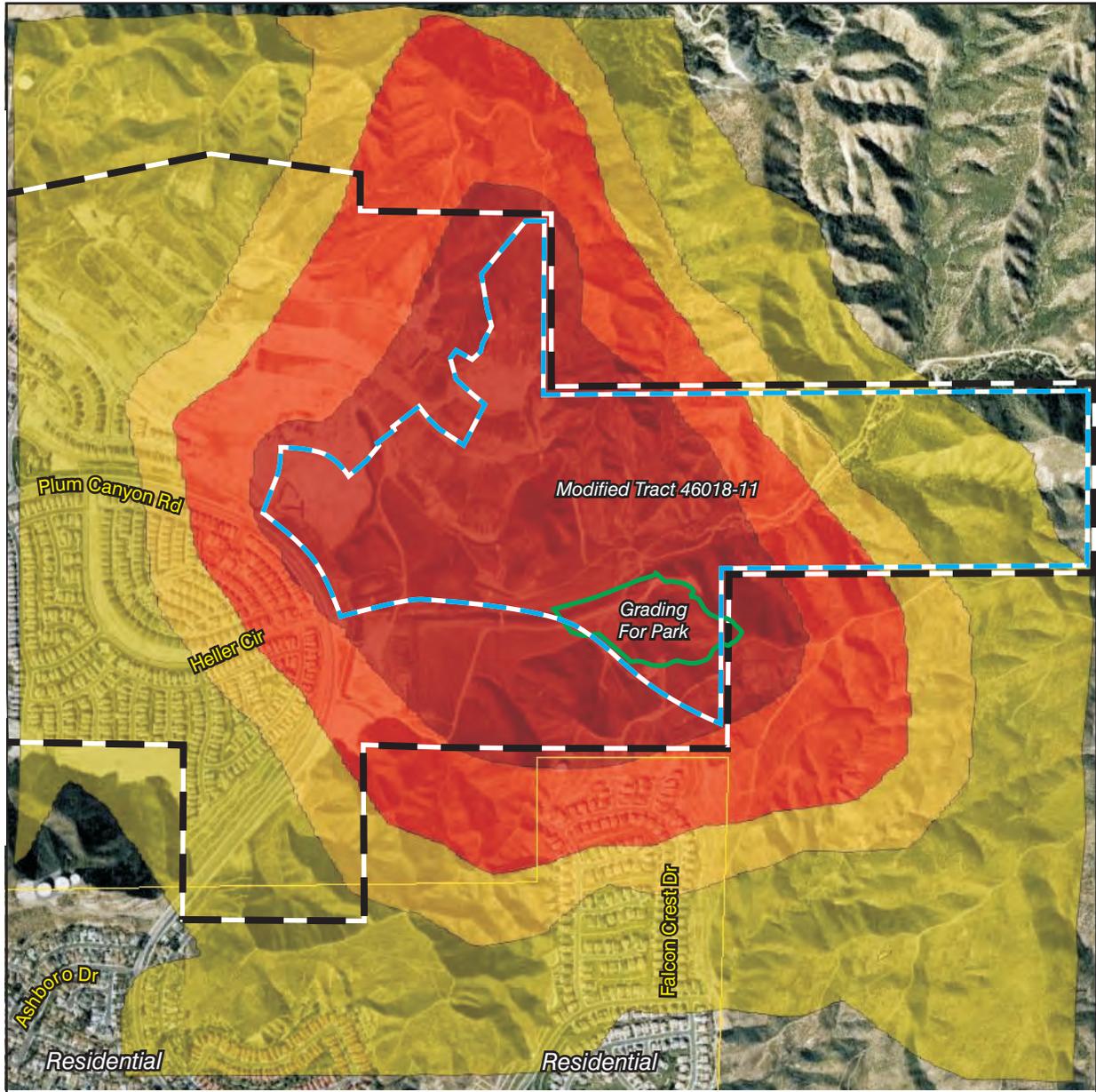
- Master Vesting 46018 Boundary
- - - Modified Tract 46018-11 Boundary



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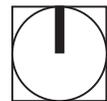
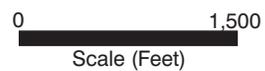
Figure 5.3-2 Construction-Related Pm₁₀ with Mitigation
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Concentrations ($\mu\text{g}/\text{m}^2$)



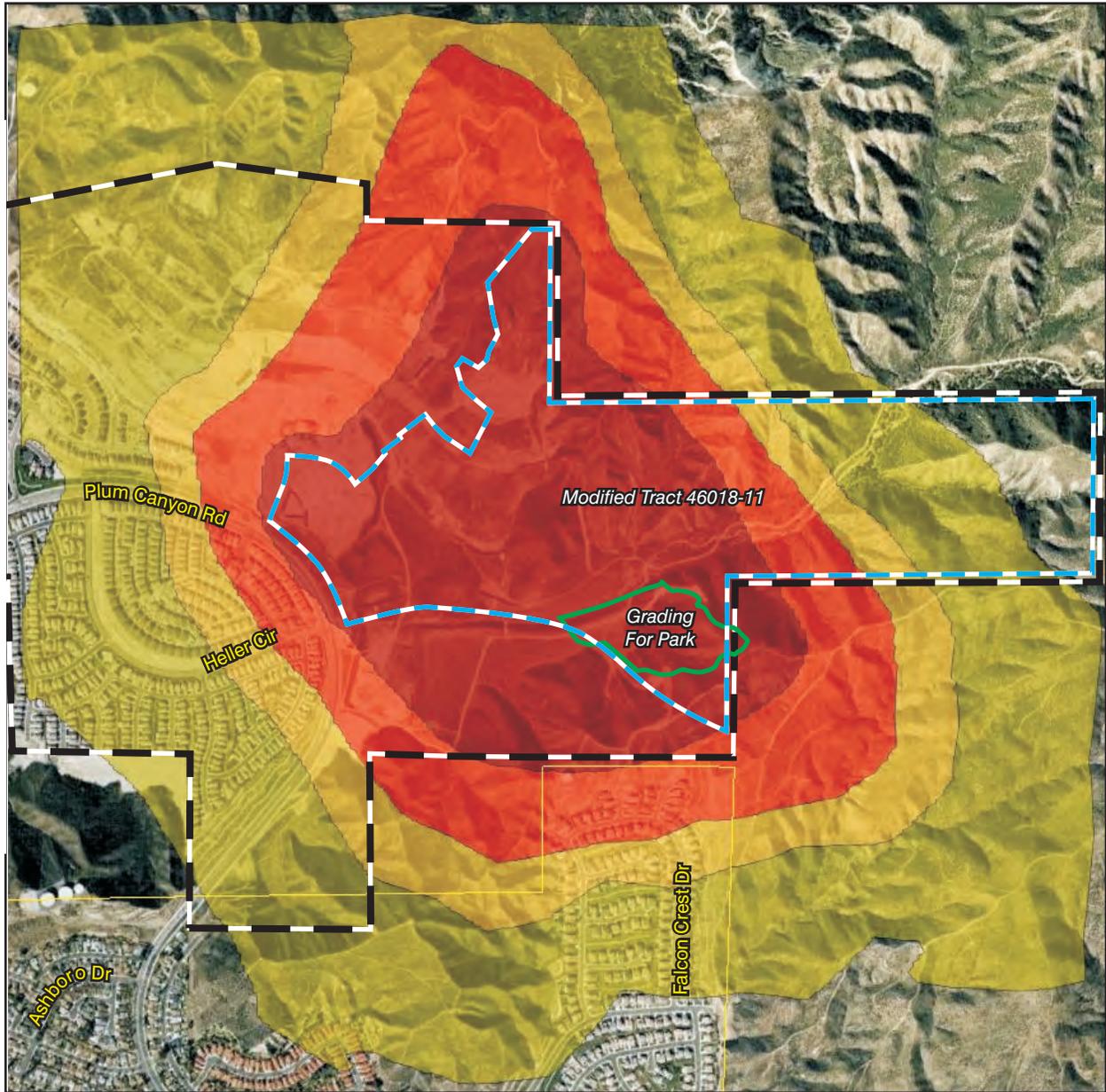
- Master Vesting 46018 Boundary
- - - Modified Tract 46018-11 Boundary



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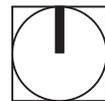
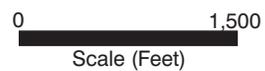
Figure 5.3-3 Construction-Related PM_{2.5}
5. Environmental Analysis



Concentrations ($\mu\text{g}/\text{m}^2$)



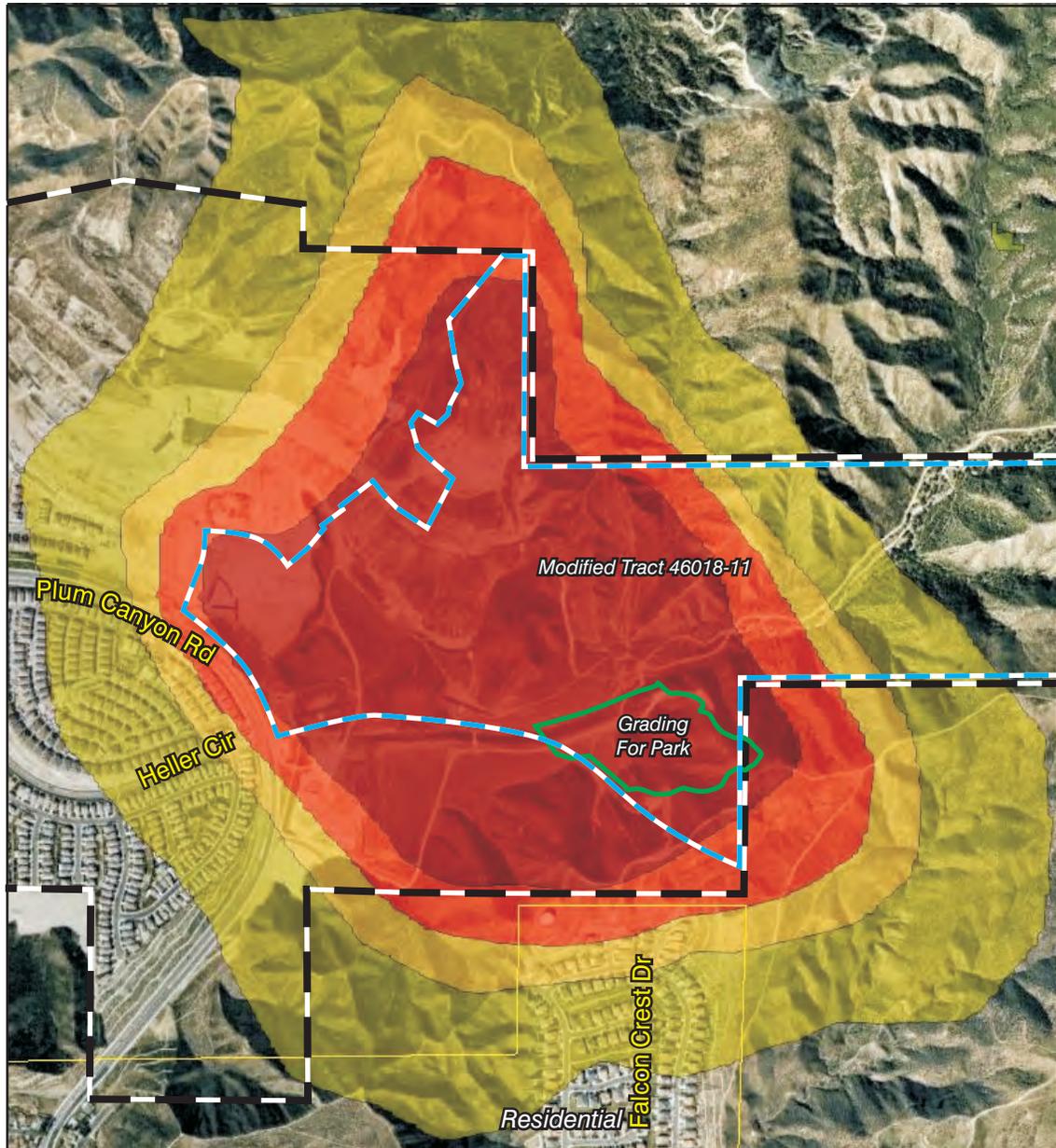
-  Master Vesting 46018 Boundary
-  Modified Tract 46018-11 Boundary



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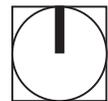
Figure 5.3-4 Construction-Related PM_{2.5} with Mitigation
5. Environmental Analysis



Concentrations ($\mu\text{g}/\text{m}^2$)



- Master Vesting 46018 Boundary
- Modified Tract 46018-11 Boundary



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Carbon Monoxide Hotspots

Vehicle congestion has the potential to create elevated concentrations of CO called “hotspots.” Thresholds for CO are the state one-hour standard of 20 ppm or eight-hour standard of 9 ppm, and federal one-hour standard of 35 ppm or eight-hour standard of 9 ppm. Thus, a project’s emissions would exceed the state standard prior to the federal standard. Typical hotspot locations are where traffic congestion is highest, such as at intersections, where vehicles line up or slow down. CO hotspots have been found to occur only at intersections that operate at or below level of service (LOS) E (Caltrans 1997). Because newer cars emit fewer air pollutants as a result of federal and state regulations, vehicle emissions are expected to decrease with time. Under existing and future vehicle emission rates, a project would have to increase traffic volumes at a single intersection by more than 44,000 vehicles per hour—or 24,000 vehicles per hour where vertical and/or horizontal mixing is substantially limited—in order to generate a significant CO impact (BAAQMD 2011). Project-related traffic is not anticipated to exceed any of the state one- or eight-hour CO AAQS at the study area intersections. Furthermore, the SoCAB has been designated as in attainment of the California and National AAQS since 2007. Consequently, sensitive receptors in the area would not be significantly affected by CO emissions generated by operation for either Recorded Tract 46018-11 or the Modified Project as proposed. Localized air quality impacts related to mobile-source emissions would therefore be less than significant.

e) Create objectionable odors affecting a substantial number of people?

Minor Technical Changes or Additions. The project would not emit objectionable odors that would affect a substantial number of people. The threshold for odor is if a project creates an odor nuisance pursuant to SCAQMD Rule 402, Nuisance, which states:

A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

The types of facilities that are considered to have objectionable odors include wastewater treatments plants, compost facilities, landfills, solid waste transfer stations, fiberglass manufacturing facilities, paint/coating operations (e.g., auto body shops), dairy farms, petroleum refineries, asphalt batch plants, chemical manufacturing, and food manufacturing facilities. Residential/commercial developments are not associated with foul odors that constitute a public nuisance; therefore, odor impacts would be less than significant.

During construction activities, equipment exhaust and application of asphalt and architectural coatings would temporarily generate odors. Any construction-related odor emissions would be temporary and intermittent, and would not affect a significant number or people. Neither Recorded Tract 46018-11 nor the Modified Tract 46018-11 would generate substantial odors, and impacts would be less than significant.

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5.3.3 Conditions of Approval and Project Design Features

There are no applicable project design features. Modified Tract 46018-11 is required to comply with 1988 and 2004 conditions of approval, as determined by the County of Los Angeles Department of Regional Planning and Los Angeles County Department of Public Works.

5.3.4 Adopted Mitigation Measures Applicable to the Modified Project

1988 EIR

The following mitigation measures have been carried through from the 1988 EIR and have been renumbered for the purposes of this 2nd Addendum. The mitigation measures have been refined and supplemented to reflect updated technical practices and level of detail included in CEQA documentation. Modifications to the original mitigation measures are identified in ~~strikeout text~~ to indicate deletions and **bold underlined** to signify additions.

MM 5.3-1 ~~The construction contractor shall~~ ~~Mitigation of construction air pollution emissions would include:~~

- ~~watering~~ **a minimum of three times daily** to control dust **during ground-disturbing activities.**
- **apply chemical soil stabilizers on inactive areas (i.e., disturbed areas within the site that are unused for four consecutive days) during grading operations,**
- **suspend grading operations when wind speeds exceed 25 miles per hour,**
- **at least once a day during ground-disturbing activities, operate PM₁₀-efficient street sweepers or roadway-washing trucks on adjacent roadways to remove dirt dropped by construction vehicles or dried mud carried off by trucks moving or bringing materials, at least once a day during ground-disturbing activities.**
- ~~proper equipment maintenance~~ **perform low-NO_x emissions tune-ups on equipment operating onsite for more than 60 days,**
- **use off-road construction equipment that conforms to Tier 3 of the United States Environmental Protection Agency or higher emissions standards for construction equipment over 50 horsepower that are commercially available, which corresponds to the following:**
 - **Year 2006 or newer construction equipment for engines rated equal to 175 horsepower (hp) and greater**
 - **Year 2007 and newer construction equipment for engines rated equal to 100 hp but less than 175 hp**

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- **2008 and newer construction equipment for engines rated equal to or greater than over 50 hp but less than 100 hp**

The use of such equipment shall be stated on all grading plans. The construction contractor shall maintain a list of all operating equipment in use on the project site. The construction equipment list shall state the makes, models, and numbers of construction equipment onsite.

- ~~construction activity scheduling, and~~ **schedule construction activities** in accordance with specific AQMD directives. *(Same as 1988 EIR Air Quality Mitigation Measures)*

MM 5.3-2 ~~The developer will comply with~~ **New structures shall comply with the applicable** Title 24 ~~of the California State Energy Commission~~ **Building and Energy Efficiency Standards and Green Building Standards** to minimize stationary source air pollutants associated with the Proposed Project. *(Same as 1988 EIR Air Quality Mitigation Measures)*

MM 5.3-3 ~~The developer will comply with County required public transit access~~ shall construct an on-street bus shelter, subject to approval of transit agency staff, at the proposed park site along Skyline Ranch Road. A pedestrian pathway from the bus shelter(s) to the park site shall be provided and shall be illuminated to ensure a safe path of travel. The location of the bus shelter, pedestrian pathways, and lighting shall be submitted to the County on the circulation plan and/or lighting plans to the satisfaction of the County. *(Same as 1988 EIR Air Quality Mitigation Measures)*

2004 Addendum

Applicable mitigation measures from the 2004 Addendum are already incorporated as part of MM 5.3-1 and MM 5.3-2 above.

5.3.5 Level of Significance After Mitigation

Based on SCAQMD significance thresholds adopted subsequent to preparation of the 1988 EIR, both the original Recorded Tract 46018-11 and the Modified Tract 46018-11 project would result in significant construction-related, operational, and construction LST air quality impacts. These impacts would remain significant upon implementation of adopted mitigation measures, and no further feasible mitigation measures are known that could mitigate these impacts to less than significant. Moreover, the Modified Project would extend daily emissions associated with construction-related activities for approximately three more months than the project as approved. This is considered a minor change, particularly relative to the scale of the overall project, including the extension of Skyline Ranch Road through the project site, and therefore the impacts of the Modified Project have been determined to be less than significant.

Comparison of Project Impacts to Certified FEIR Analysis for Overall Plum Canyon Project

The certified FEIR analyzed the impacts of emissions from development of a master-planned community of 5,000 homes and 21.9 acres of commercial land uses. Most of Plum Canyon has been built out. To date, approximately 3,291 fewer units have been constructed than were analyzed in the certified FEIR. The proposed project modifications, which further reduce residential lots, would not alter the conclusions of the

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prior environmental analysis and would not result in a new or substantially more severe project impact or cumulative impact than those already analyzed.

5.4 BIOLOGICAL RESOURCES

This section corresponds with Section A4, *Biota*, of the certified 1988 EIR for Plum Canyon 46018. The analysis in this section is based in part on the following technical reports:

- *Result of Biological/Regulatory Assessment for 5.34 Acres of Additional Disturbance Areas Associated with Plum Canyon Modified TTM 46018-11, Located Near the City of Santa Clarita; Unincorporated Los Angeles, County, California*, Glen Lukos Associates, May 25, 2011 [Revised June 18, 2014].
- *Biological Report for Plum Canyon Revised VTM 46018*, Harmsworth Associates, February 2008.
- *Mitigation Plan For Impacts to Plum Canyon Phases 1A, 1B, and 1D, City of Santa Clarita, California*, Impact Sciences, Inc., May 2006.
- *Mitigation Plan for Plum Canyon Phase 1C, City of Santa Clarita, California*, Impact Sciences, Inc., May 2002.

Complete copies of these studies are included in Appendix C.

5.4.1 Summary of Impacts Identified in the 1988 EIR and 2004 Addendum

1988 EIR

The certified EIR found that development of the 675-acre VTTM 46018 site would disturb 425 acres, and 250 acres would be conserved as undeveloped open space. The exact location of conservation open space was left flexible and not identified in the 1988 EIR. In total, the EIR identified a loss of approximately 217 acres of grassland, 76 acres of coastal sage scrub, 78 acres of chaparral, 51 acres of alluvial scrub habitat, and 28 acres of trees. It should be noted that the actual acreage of the VTTM was later determined to be 603 acres.

Plant and animal populations were impacted by development and grading within Plum Canyon VTTM 46018. Project development also eliminated alluvial scrub habitat in the southern valley. Mitigation measures were adopted to reduce environmental impacts; however, impacts to biological resources were identified as significant and unavoidable.

Subsequent Jurisdictional Approval: 2002 Mitigation Plan for Plum Canyon Phase 1C

Jurisdictional approvals were obtained by the developer for impacts resulting from flood-control improvements to the Plum Canyon drainage and rough grading of a parcel designated “Phase 1C.” The Phase 1C parcel is Tract 46018-04, described in the 2004 Addendum (see Figure 3-1, *Phase 1C Conservation Area*).

As compensatory mitigation for impacts to the riparian corridor and habitat for the California gnatcatcher, the developer agreed to develop a mitigation plan to preserve, replace, restore, and/or enhance those habitats

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that were displaced by flood-control improvement and grading for Phase 1C, including mitigation for biotic impacts to 1.42 acres of waters of the United States under the jurisdiction of the Corps, and 3.7 acres of streambeds and riparian habitat under California Department of Fish and Game jurisdiction. In May 2002, the *Mitigation Plan for Plum Canyon Phase 1C, City of Santa Clarita, California* was approved by the Corps, the lead regulatory agency for Area 1C project impacts (see Appendix C4). This mitigation plan was a requirement of the permits listed below:

- Corps 404 Permit (File No. 2001-00414-AOA), July 16, 2001
- Corps Approval of Final Mitigation Plan, May 15, 2002
- Corps Letter of Extension, August 29, 2002
- US Fish and Wildlife Service (USFWS) Biological Opinion (200100414) (CON-I-8-01-F-30), June 27, 2001
- California Department of Fish and Wildlife (CDFW) Streambed Alteration Agreement (R5-20010023), June 14, 2001
- Executed CDFW Extension Letter and Approval of Final Mitigation Plan, June 28, 2001
- California Regional Water Quality Control Board (RWQCB) Certification (File No. 01-004), June 27, 2001
- RWQCB Approval of Final Mitigation Plan, June 11, 2001

The mitigation plan for impacts to the Plum Canyon drainage and Phase 1C development provided a set of standards and methods and/or enhancement activities to preserve and enhance 104 acres of habitat as well as mitigate for onsite impacts to biota. The 104-acre Phase 1C mitigation area is shown in Figure 3-1, *Phase 1C Conservation Area*. Implementation of the mitigation plan for Phase 1C precluded the proposed alignment of Farrell Road then identified on the County's Master Plan of Highways and shown in Figure 3-5, *VTTM 46018 Open Space*.

2004 Addendum

The Tract 46018-04 parcel (the Phase 1C parcel described above) had been cleared and rough graded. No sensitive animals or plants were observed onsite during field visits conducted after grading. Therefore, the 1st Addendum concluded that no impacts to biological resources would result from development of the Tract 46018-04 project. The 1st Addendum relied on the mitigation plan for Plum Canyon Phase 1C and previous jurisdictional approvals.

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Subsequent Jurisdictional Approval: 2006 Mitigation Plan for Phases 1A, B, and D

After-the-fact resource agency permits were issued for the remaining development of Plum Canyon VTTM 46018 – Phases 1A, B, and D, which consisted of development of 875 single-family units, 482 multifamily units, and associated infrastructure in the northern and central portion of the site. In May 2006, a Mitigation Plan for Phases 1A, B, and D within the Plum Canyon VTTM 46018 was prepared (see Appendix C3). This mitigation plan addressed impacts to biological resources that occurred in the 1990s from portions of Plum Canyon VTTM 46018 that were graded as a result of slope stabilization for Plum Canyon Road. The mitigation plan for Phases 1A, B, and D included compensatory mitigation for impacts to approximately 11 acres of CDFW jurisdictional area and 1.8 acres of Corps jurisdiction on the development sites,⁴ as well as impacts to approximately 53 acres of coastal sage scrub habitat for the federally threatened California gnatcatcher (*Poliioptila californica*).

The mitigation plan for Phases 1A, B, and D required:

- avoidance of approximately 42 of the 95 acres of coastal sage scrub habitat in the development area of Phases 1A, B, and D; and
- preservation of 280 acres offsite, roughly three miles north of Phase 1D in the nearby Texas Canyon.

The 280-acre Texas Canyon mitigation area was deeded to the Mountains Recreation and Conservation Authority on July 12, 2006 (see Figure 5.4-1, *Offsite Mitigation Area for Phases 1A, B, and D – Texas Canyon*). The Texas Canyon Mitigation Area contains 32 acres of alluvial scrub habitat and 248 acres of coastal sage scrub habitat. The mitigation plan for Phases 1A, B, and D required 42 acres of coastal sage scrub habitat to be conserved onsite (outside the 104-acre conservation area for Phase 1C).

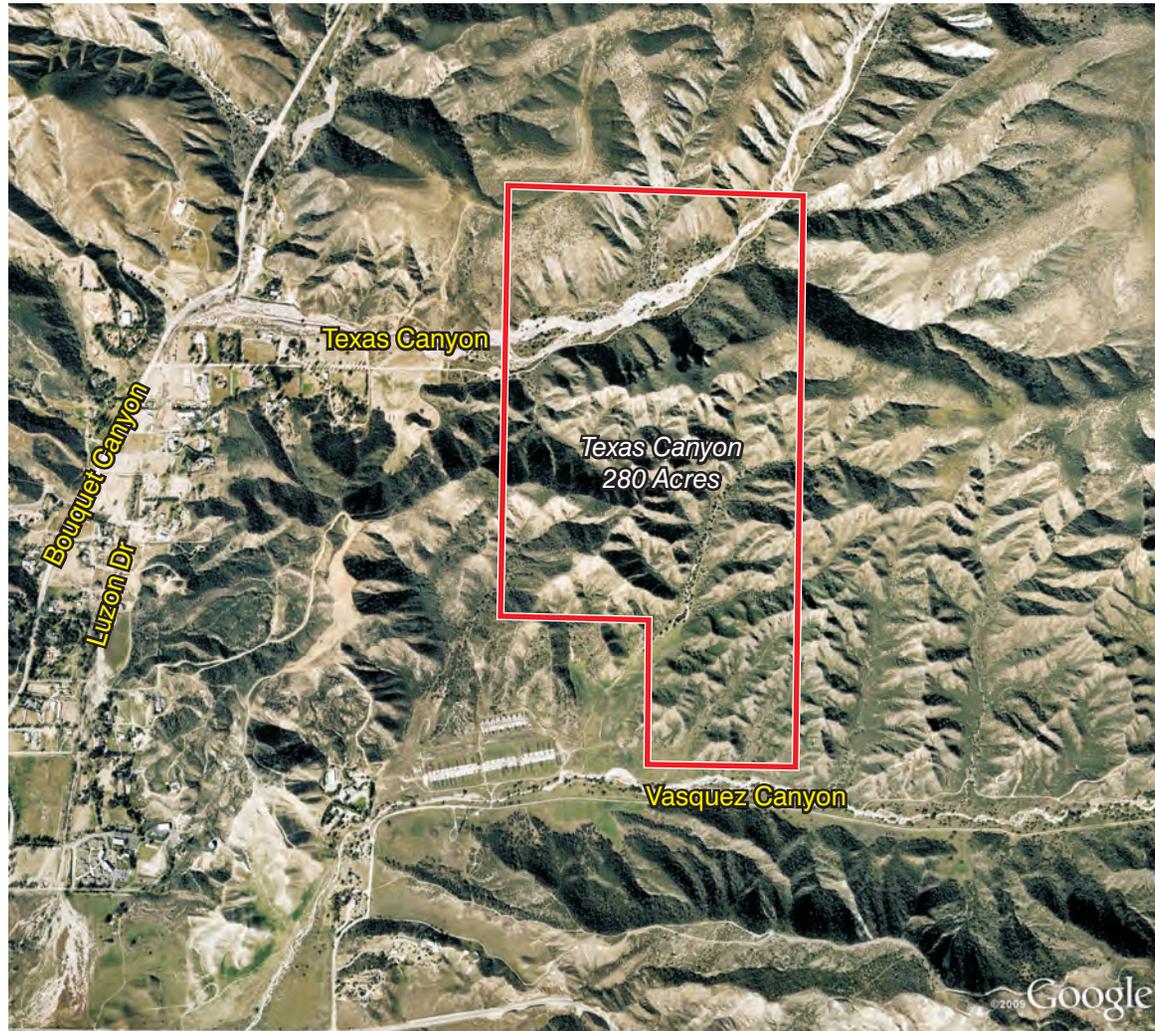
Subsequent Jurisdictional Approval: 2009 Amendment of Mitigation Plan for Plum Canyon Phase 1C

The mitigation plan for Tract 46018-04 Phase 1C was amended by the USFWS and Corps in 2009 to accommodate the proposed alignment of Skyline Ranch Road. Grading for Skyline Ranch Road impacted 21.6 acres of the 104-acre Phase 1C conservation area. As analyzed in the Skyline Ranch EIR, this impact resulted in the transfer of 21.6 acres (Area I) of the 104-acre onsite conservation easement to a 21.6-acre portion (Area II) of the Skyline Ranch Project boundaries. The permanently conserved areas required by the mitigation plan for Phase 1C, as amended by Skyline Ranch project and EIR, are shown in Figure 3-3, *Skyline Ranch Road Biological Resource Area Mitigation*. This figure shows the original 104-acre conservation easement, including Area I and the new 104-acre conservation easement with the Area II land swap.

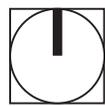
The result of the transfer ensured that 104 acres would be conserved in conformity with the mitigation plan for Phase 1C. Currently, biological restoration is being conducted within the 86.6-acre conservation area, including the creation of four vernal pool areas pursuant to the Phase 1C Mitigation Plan.

⁴ The site grading completed in the 1990s was conducted without permits from the Corps or CDFW.

Figure 5.4-1 Offsite Mitigation Area for Phases 1A, B, and D - Texas Canyon
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— Offsite Mitigation Areas



Source: Google Earth, 2011

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5.4.2 Impacts Associated with the Modified Project

Environmental Setting

At the time of the 1988 EIR, the Plum Canyon VTTM 46018 site was an undeveloped area characterized by grasslands, coastal sage scrub, and chaparral vegetation. A portion of the site included trees associated with a former olive grove. Plum Canyon Road had not yet been extended through the project site and the Plum Canyon drainage was a natural, unchannelized water course. The drainage was characterized by alluvial scrub plant species.

Figure 2-3, *Aerial Photograph*, depicts the current conditions within Plum Canyon VTTM 46018. Since certification of the 1988 EIR, substantial development has occurred both on- and offsite. In the 1990s, Plum Canyon Road/Whites Canyon Road was extended through the project site and portions of VTTM 46018 were graded (see preceding discussion of the mitigation plan for Phases 1A, B, and D). Development of Tracts 46018-01 through 46018-11 started in 2002. Tracts 46018-01 through 46018-07 are now occupied and 46018-08 through 46018-10 are completed but not fully occupied. A total of 175.4 acres within Tracts 1 through 11 of VTTM 46018 is proposed to be conserved as open space, as shown in Table 3-1 and Figure 3-5, *VTTM 46018 Open Space*. In addition, development of Phase 1C (south of Plum Canyon Road) within VTTM 46018 necessitated channelization of the Plum Canyon drainage for flood-control purposes (see preceding discussion of the Mitigation Plan for Phase 1C). Portions in the far southern and eastern portions of the site (east of Plum Canyon Road and south of future Skyline Ranch Road) remain undeveloped and have not yet been subdivided or approved for development.

The 2004 jurisdictional delineation report found no isolated wetlands on the remaining development areas of the VTTM 46018 site (Impact Sciences 2004). Figure 2-5, *Vegetation Communities*, shows the vegetation communities in the remaining development areas of VTTM 46018.

Site Reconnaissance of New Disturbance Areas

Glen Lukos Associates, Inc. (GLA), conducted an evaluation of the proposed disturbance area within the Modified Project site shown in Figure 3-7, *Grading Map for Modified Tract No. 46018-11*. This figure also identifies the disturbance footprint of Skyline Ranch Road. Impacts to biological resources as a result of Skyline Ranch Road were previously evaluated and mitigation is provided for in the certified Skyline Ranch EIR (shown in pale green). This project will be implementing the impacts on the section of the road that goes across the Plum Canyon Project space.

A site reconnaissance was conducted on March 17, 2011, to identify the actual or potential presence of special-status species or habitats capable of supporting them. Because the site visit was conducted before the onset of flowering, GLA performed a follow-up survey of the park site on May 17, 2011, to determine the presence/absence of special-status plants that have the potential to occur onsite but may not have been visible during the earlier visit. The park site was also evaluated for the presence of areas potentially subject to the jurisdiction of the Corps pursuant to Section 404 of the Clean Water Act, CDFW pursuant to Section 1602 of the California Fish and Game Code, and the Santa Ana RWQCB pursuant to Section 401 of the Clean Water Act and Section 13260 of the California Water Code.

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The park site was burned in the 2007 Buckweed Fire and is in a successional fire-recovery phase. North-facing slopes support higher-quality coastal sage scrub consisting primarily of California sagebrush (*Artemisia californica*), black sage (*Salvia mellifera*), and deerweed (*Lotus scoparius*), and south-facing slopes support the same vegetation but with a significantly higher percentage of nonnative grasses. Figure 5.4-2, *New Area of Vegetation Disturbance*, shows the vegetation communities that would be disturbed as a result of the modifications to Tract 46018-11.

During GLA's 2011 site visits, birds observed included mourning dove (*Zenaida macroura*), redtailed hawk (*Buteo jamaicensis*), house finch (*Carpodacus mexicanus*), Bewick's wren (*Thryomanes bewickii*), song sparrow (*Melospiza melodia*), California towhee (*Pipilo crissalis*), white-crowned sparrow (*Zonotrichia leucophrys*), yellow-rumped warbler (*Dendroica coronata*), western meadowlark (*Sturnella neglecta*), and lesser goldfinch (*Carduelis psaltria*). Mammals observed included brush rabbit (*Sylvilagus bachmani*) and California ground squirrel (*Spermophilus beecheyi*). The only reptile observed was the western fence lizard (*Sceloporus occidentalis*). No amphibians were observed.

Additional birds observed and known to occur onsite include the western meadowlark, horned lark, mountain bluebird, and turkey vulture. These birds are on the Los Angeles County sensitive bird species list (LA Audubon 2009).

Special Status Species

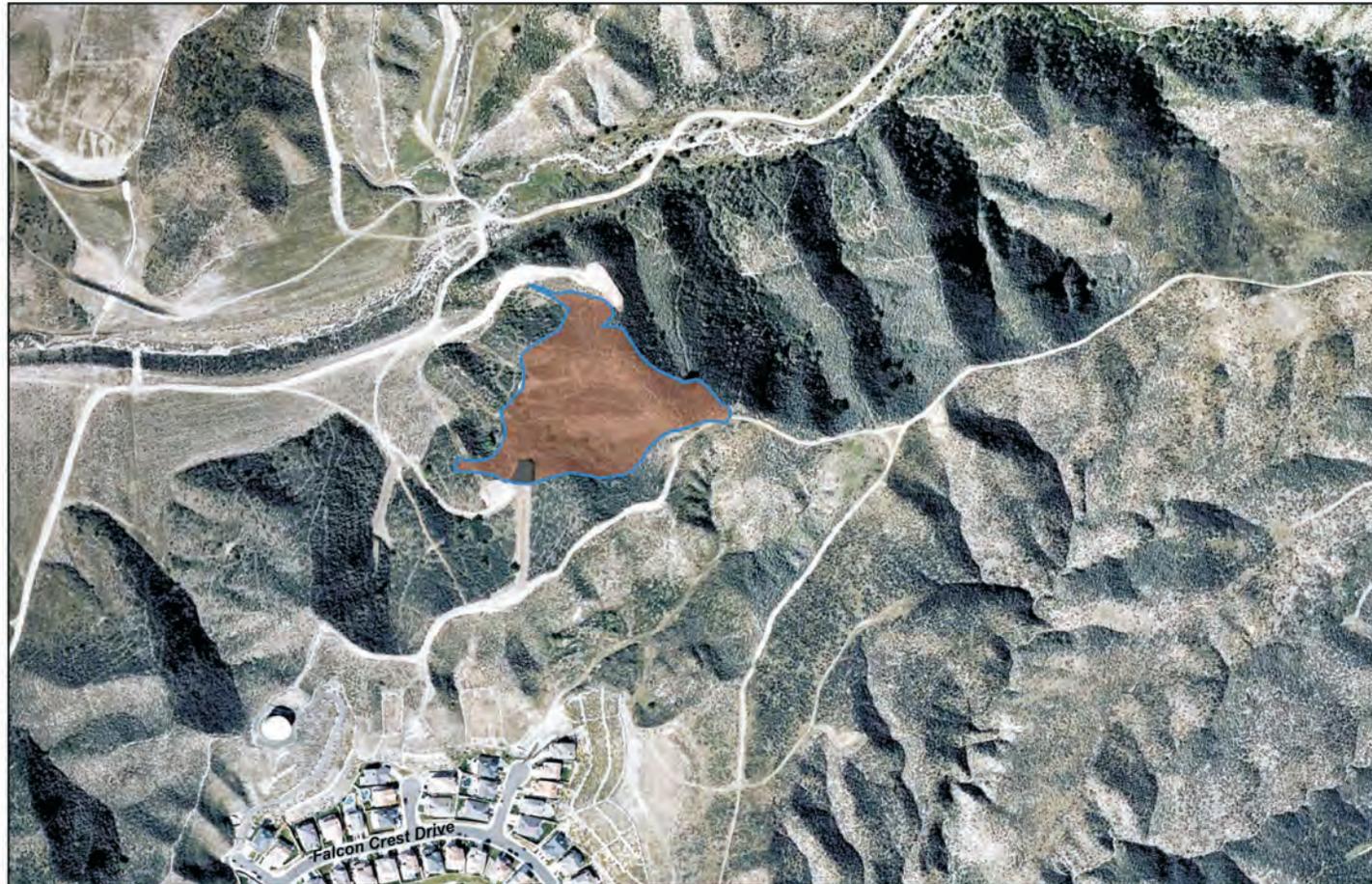
No special-status animals were observed within the additional area of disturbance (see Table 1 of Appendix C1 for a list of all species considered). The park site has limited potential to support a number of sensitive species, including the federally threatened California gnatcatcher. The species was absent during focused surveys conducted for VTTM 46018 project in 2001 and 2007, and for the adjacent Skyline Ranch Project in 2003, 2005, 2006, 2007, and 2011. The Buckweed Fire in October 2007 destroyed all potential habitat for species onsite and on the adjacent Skyline Ranch project, and the habitat is still in the recovery phase. Because of this and because it was not sighted during previous surveys, the California gnatcatcher is not expected to occur onsite. Additionally, a protocol survey for the California gnatcatcher was conducted again in 2015. Consistent with previous surveys, no California gnatcatchers were detected onsite (GLA 2015). Two special-status birds, the Cooper's hawk (*Accipiter cooperii*) and southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*) were detected in 2007 and discussed in the 2008 Biological Assessment; however, these species were detected in other areas of VTTM 46018 and not within the park site.

As stated above, the western meadowlark, horned lark, mountain bluebird, and turkey vulture have been observed onsite and are listed on the Los Angeles County sensitive bird species list. While they are listed by the County, they are not state or federally listed, or otherwise identified by the California Department of Fish and Wildlife as sensitive, with the exception of the western meadowlark.

Special Status Plants

No special-status plants were observed at the park site.

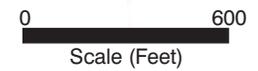
Figure 5.4-2 New Area of Vegetation Disturbance
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Legend

-  Park Site
-  Coastal Sage Scrub
-  Disturbed

Vegetation extracted from 2008 Biological Assessment



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Special Status Habitats

A review of the April 2011 California Natural Diversity Database (CNDDDB) identified the following special-status habitats in the Mint Canyon quadrangle: southern coast live oak riparian forest, southern riparian scrub, southern sycamore alder riparian woodland, and southern willow scrub. None of these habitats occur on the park site. Although not listed in the April 2011 CNDDDB for the Mint Canyon quadrangle, coastal sage scrub is the dominant plant community on the site, covering the ridgelines and slopes. The Buckweed Fire in October 2007 burned the park site, and the existing vegetation is in various stages of recovery. Coastal sage scrub has been ranked by the state as S3.1 (very threatened) in the CNDDDB.

Table 5.4-1 provides a summary of vegetation/land-use types and the corresponding acreage within the park site. Vegetation types on the park site were extrapolated from the 2008 Habitat Assessment (see Appendix C2); however, it is important to note that since this mapping was conducted in the spring and summer of 2007 (prior to the Buckweed Fire), areas mapped as “coastal sage scrub” would be more accurately characterized today as “disturbed coastal sage scrub.”

Table 5.4-1 Summary of Vegetation/Land-Use Types within Park Site

Vegetation/Habitat Type	Area (Acres)
Coastal Sage Scrub	5.23
Disturbed	0.11
Total Vegetation/Land-use Acreage	5.34

Source: Glen Lukos Associates, 2014.

The park site does not occur within any areas designated as proposed or final critical habitat for listed species according to the most recent USFWS critical habitat maps. The park site is also no longer in designated critical habitat for the California gnatcatcher. The original critical habitat for the species designated in 2000 included a region encompassing the park site. A larger region including the park site was proposed as revised critical habitat for the gnatcatcher in 2003; however, the park site and other areas in the region were excluded when the proposed critical habitat was finalized in 2007 after the USFWS “determined that there is no documentation that this area has ever been occupied by nesting pairs of coastal California gnatcatchers either historically or currently. Therefore, [the USFWS] determined that this area is not essential to the conservation of the species (does not support a core population) nor does it currently have the spatial configuration and quantity of the [primary constituent elements] essential to the conservation of the species” (GLA 2014).

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Would the project:

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?				X	
b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, and regulations or by CDFW or USFWS?				X	
c) Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the Clean Water Act or California Fish and Wildlife Code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?					X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X	
e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?					X
f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?					X
g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?				X	

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Comments:

- a) **Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?**

Minor Technical Changes or Additions. Prior grading within Recorded Tract 46018-11 and grading associated with the channelization of the Plum Canyon drainage have removed most of the vegetation on the project site. Proposed modifications to Tract 46018-11 and offsite grading would not have any further impact on these previously disturbed areas.

The park and development outside Recorded Tract 46018-11 associated with the new alignment of Skyline Ranch Road (portions of both of which lie within the former 21.6-acre portion of the 104-acre conservation area) would result in new disturbance areas. These areas of new disturbance are shown in Figure 3-6, *Grading Map for Modified Tract No. 46018-11*, which includes the disturbance footprint of Skyline Ranch Road. Impacts to biological resources that result from grading and improvement of Skyline Ranch Road were previously evaluated and mitigation is provided for in the certified Skyline Ranch EIR (as shown in dark green on Figure 5.4-3, *Potential and Confirmed Coastal Sage Scrub Mitigation*). As discussed, impacts to biological resources within the boundary of Recorded Tract 46018-11 have also been previously analyzed and for which mitigation is provided in that plan. Therefore, this analysis focuses on the new areas of disturbance associated with grading of the park site (shown in light blue crosshatching) on Figure 5.4-3, *Potential and Confirmed Coastal Sage Scrub Mitigation*. This report will identify impacts that will occur by implementing the Plum Canyon Project and that are provided mitigation by the Skyline Ranch project.

Special-Status Resources

Special-Status Species and Plants

Coastal sage scrub, including disturbed coastal sage scrub and coastal sage-chaparral scrub, are considered sensitive because they are declining in southern California and they support a number of special-status species within the study area. Sensitive species that scrub communities support include the California gnatcatcher, but it should be noted that the project area has been removed from the critical habitat area of the California gnatcatcher, as described above. There is no critical habitat within the park site for this species or any other species. Special-status plants that have low potential to occur on the park site have been surveyed and found to be absent. Development of the park site would result in no impact to special-status animals, plants, or critical habitat.

Special-Status Habitats

The mitigation plan for Phases 1A, B, and D requires 42 acres of coastal sage scrub habitat to be conserved onsite (outside the 104-acre conservation area for Phase 1C). The Skyline Ranch EIR identified impacts to sensitive vegetation communities, including coastal sage scrub, within VTTM 46018 (and within 21.6 acres of the 104-acre conservation area for Phase 1C). Pursuant to the mitigation plan for the Skyline Ranch project, the Skyline Ranch Conservation Area mitigates impacts from disturbance within the 21.6-acre mitigation area. Therefore, a portion of the impacts from the development of Skyline Ranch Road within VTTM 46018-11 have been mitigated, as shown in green in Figure 5.4-3, *Potential and Confirmed Coastal Sage Scrub Mitigation*.

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Proposed modifications to Tract 46018-11 would result in the removal of coastal sage scrub within the new areas of disturbance identified in Figure 5.4-3, *Potential and Confirmed Coastal Sage Scrub Mitigation*. The proposed modifications would result in additional impacts to the park site, impacting 5.23 acres of coastal sage scrub, a special-status habitat. This impact would be considered significant prior to mitigation.

As shown in Figure 5.4-3, *Potential and Confirmed Coastal Sage Scrub Mitigation*, 64.41 acres of coastal sage scrub remain within undeveloped portions of the VTTM 46018 project boundary. Of these 64.41 acres, 42 are earmarked as mitigation for VTTM 46018 – Phases 1A, B, and D, and cannot be used to offset mitigation for the park site. Using the same 1:1 mitigation-to-impact ratio for impacts to coastal sage scrub that was assigned to VTTM 46018 – Phase 1A, B and D, only 5.23 acres of the remaining 22.41 acres would be required to offset impacts associated with the park site. Preserving 5.23 acres of coastal sage scrub within the mitigation areas would sufficiently offset impacts of the park site, and would reduce impacts to less than significant.

The Plum Canyon TTM 46018 – Phase 1A, B, and D project impacted 42 acres of coastal sage scrub and the proposed park site under this Addendum would impact 5.23 acres of coastal sage scrub/disturbed coastal sage scrub. Some of the grading for slope stabilization in coastal sage scrub, 0.7 acres or 10.5% of the park grading, is located in the SEA. In total, 47.23 acres of coastal sage scrub would be impacted by all phases of the Plum Canyon project.

Migratory Bird Treaty Act

The park site supports habitat that has the potential to support ground- and shrub-nesting birds and raptors. However, the Migratory Bird Treaty Act of 1918 prohibits impacts to such species and requires avoidance of nesting birds during the nesting season (which extends from December 1 through August 31). A qualified biologist will conduct a nesting survey prior to removal of shrubs and tall herbaceous vegetation in order to prevent violations of the Migratory Bird Treaty Act. Nests and eggs of these species are also protected under Fish and Game Code Section 3505. Therefore, project modification would not result in any new significant impacts.

Foraging Habitat

The park site supports low- to moderate-quality foraging habitat (i.e., coastal sage scrub) for avian species, including the California gnatcatcher and raptors. Any impacts to low- to moderate-quality habitat would be considered less than significant pursuant to CEQA (GLA 2014).

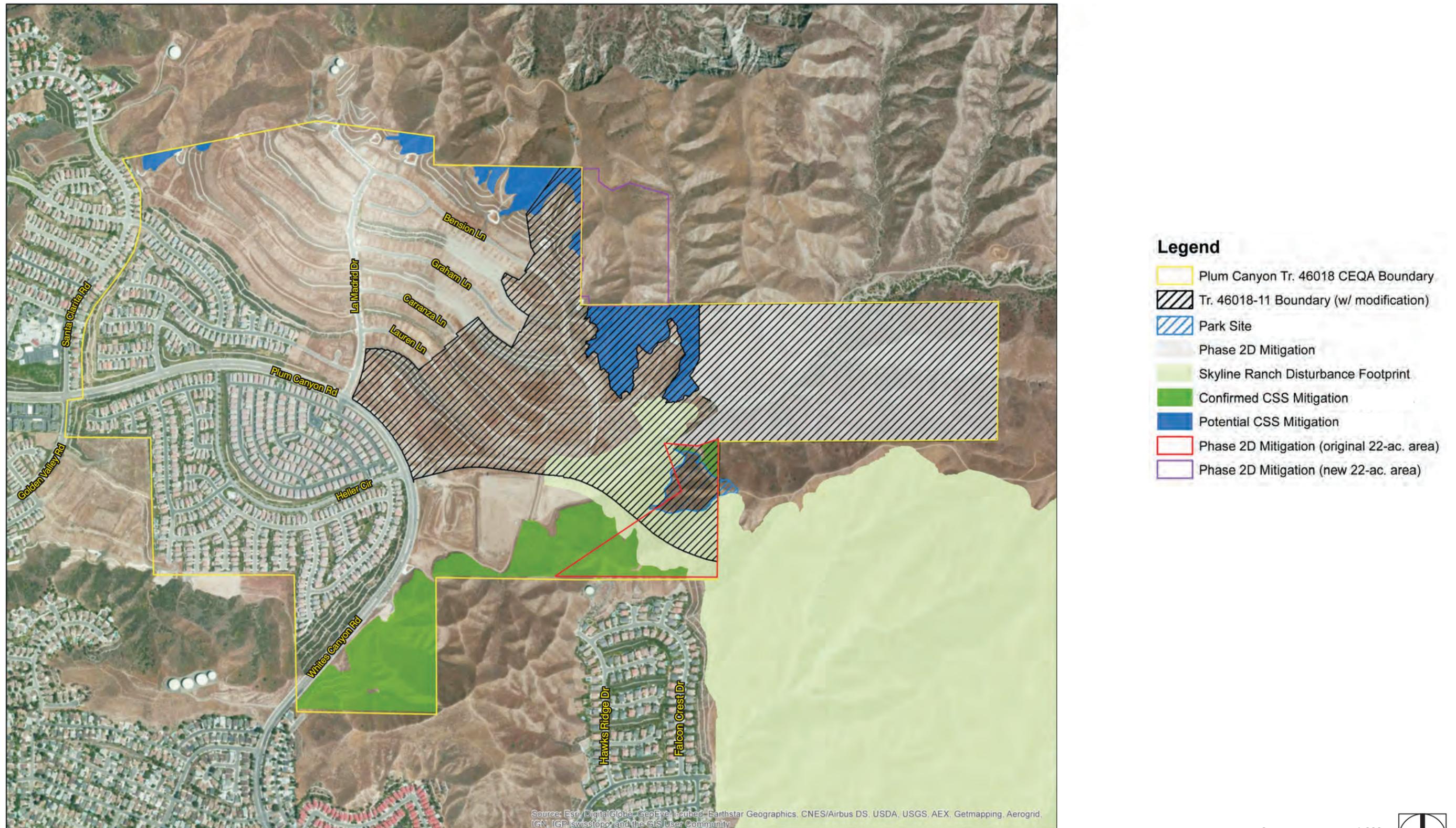
Additionally, the park site consists of approximately 95 percent coastal sage scrub. Of the 5.23 acres of coastal sage scrub, 0.7 acres are in the SEA on the SEA border. SEA's are designated because they are considered essential to preservation of the biodiversity of Los Angeles County. Activity within the this regional biologically important area serves as a transition area between the undisturbed area and the ecosystem and could deteriorate the habitat. Drainage devices should be passable by both large and small animals. As stated above, the Modified Project's impact to 5.23 acres of coastal sage scrub would be mitigated under this Addendum through the conservation of coastal sage scrub within open space onsite (see Figure 5.4-3, *Potential and Confirmed Coastal Sage Scrub Mitigation*). The potential coastal sage scrub mitigation areas are contiguous to large land segments of open space, which are superior to preserving a small "island"

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of coastal sage scrub bordered by roads and development where the proposed park site is located. Therefore, preservation of 5.23 acres of coastal sage scrub in contiguous open space areas is considered a higher quality foraging habitat than the proposed park location..

Overall, the Plum Canyon project has impacted 42 acres of coastal sage scrub from the Phase 1A, B and D project. The proposed park site analyzed under this Addendum would impact 5.23 additional acres of coastal sage scrub/disturbed coastal sage scrub. In total, 47.23 acres of coastal sage scrub would be impacted by all phases of the Plum Canyon project to date. All impacts to coastal sage scrub would be mitigated to less than significant levels.

Figure 5.4-3 Potential and Confirmed Coastal Sage Scrub Mitigation
 5. Environmental Analysis



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Source: Glenn Lukos Associates, 2014

0 1,000
 Scale (Feet)



PlaceWorks

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g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

Minor Technical Changes or Additions. The extension of Skyline Ranch Road encroaches into the 104-acre conservation easement approved in 2003. The grading required outside of the Recorded Tract 46018-11 boundary for the park is also in the area that will be disturbed by Skyline Ranch Road. The Skyline Ranch EIR identified a 21.6-acre, biologically equivalent mitigation exchange area (Area II) to replace the 21.6-acre preserve area within Plum Canyon Vesting TTM 46018 (Area I) due to construction of the Skyline Ranch Road (see Figure 3-3). Mitigation Measure 4.C-1(5) in the Skyline Ranch EIR requires that this exchange be established separately from the Skyline Ranch Conservation Area through an agreement between the applicant for the Skyline Ranch Project and the owner of the Plum Canyon VTTM 46018, the Corps, USFWS, and the County of Los Angeles. Consequently, the Modified Project would not alter the conditions of the Mitigation Plan for Phase 1C, as amended through the Skyline Ranch EIR.

The additional area that would be disturbed for the park site does not occur within any areas designated as proposed or final critical habitat for listed species according to the most recent USFWS critical habitat maps.

The far eastern portion of VTTM 46018 falls within the boundaries of the Cruzan Mesa Vernal Pools SEA, which was adopted with the 2012 Santa Clarita Valley Area Plan. Impacts on wildlife connectivity and movement would be less than significant upon implementation of PDF-1 through PDF-6.

5.4.3 Conditions of Approval and Project Design Features

The following are project design features of Modified Tract 46018-11. These measures will be included in the Mitigation Monitoring and Reporting Program (MMRP) for the project to assure implementation.

PDF-1 Crossing signs shall be placed at the shoulder of Skyline Ranch Road in both the east-bound and west-bound directions, with the east-bound sign placed approximately 100 feet west of the future Bension Way, and with the west-bound sign placed several hundred feet east of Bension Way. The signage shall be accompanied by flashing yellow lights to reduce vehicle speed at the approaching crossing area. The exact location of signage shall be evaluated once Skyline Ranch Road is constructed.

PDF-2 Traffic-calming measures shall be implemented to reduce the speed of vehicles approaching crossing areas on Skyline Ranch Road. These may include reducing the posted speed limit, installing flashing lights to encourage speed reduction, and adding road striping to indicate a crossing area. More extensive measures could include installing stop signs on Bension Way. Such measures shall be considered and implemented after construction of Skyline Ranch Road.

PDF-3 Fencing can prevent and reduce the movement of wildlife in certain directions while encouraging movement at specific locations. The most preferable location for wildlife to cross would be at Skyline Ranch Road just east of the proposed park site. Thus, fencing along the eastern boundary of the park shall be installed to direct wildlife south to Skyline Ranch Road, and not through the park to the west. The exact location of the fencing shall

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be re-evaluated after construction of the park and Skyline Ranch Road once observations can be made of the new baseline for wildlife movement.

- PDF-4 To encourage wildlife movement to move along the desired route, slopes adjacent to Skyline Ranch Road shall be vegetated with shrubs to provide cover for wildlife approaching the roadway. Vegetation shall consist of native coastal sage scrub and chaparral, which would provide cover, as well as shelter and food sources.
- PDF-5 If street lighting is installed along Skyline Ranch Road at wildlife crossing areas, lighting shall be minimal/low-intensity and shall be shielded to illuminate the roadway and minimize spillage on adjacent slopes.
- PDF-6 The graded slope south of the proposed park site shall be re-vegetated with native, non-invasive, drought-tolerant plants to minimize impacts on the Cruzan Mesa Vernal Pools SEA and surrounding wildlife corridors. A restoration specialist shall be consulted to ensure the landscaping encourages wildlife connectivity and movement. Provision for preservation of the slope by a legal instrument, such as a conservation easement, shall also be required to prohibit future development of the slope.

The project is required to comply with 1988 EIR and 2004 Addendum conditions of approval, as determined by the County of Los Angeles Department of Regional Planning and Los Angeles County Department of Public Works, included as Appendices F and G.

5.4.4 Adopted Mitigation Measures Applicable to the Modified Project

1988 EIR

The following mitigation measures have been carried through from the 1988 EIR and have been renumbered for the purposes of this 2nd Addendum. The mitigation measures have been refined and supplemented to reflect updated technical practices and level of detail included in CEQA documentation. Modifications to the original mitigation measures are identified in ~~strikeout text~~ to indicate deletions and **bold underlined** to signify additions.

- MM 5.4-1 ~~The retention of 37 percent (a~~ **Through a land use covenant or conservation easement between the applicant and the County,** approximately 228.4 acres of grassland, sage scrub and chaparral of the site **shall be preserved** in an undisturbed state as open space ~~would reduce the impact of the proposed development.~~ **to allow p**Plants and animals, **both large and small,** ~~should be able to exist in the~~ refuges not easily accessible by people. As shown on Figure 5.3, *VTTM 46018 Open Space*, graded areas within the development can be credited towards the 228.4 acres open space requirement. Such areas shall be planted with native plants, wherever possible. Applicable fuel modification requirements, etc., may preclude native vegetation in some areas.

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Landscaping materials ~~shall~~ ~~should~~ include drought tolerant species, wherever possible, in order to conserve water and energy in the proposed development. The use of California native plants would further encourage the return of some native birds and other wildlife.

A landscape plan for the Proposed Project ~~shall~~ ~~will~~ be submitted for approval to the Regional Planning Commission, along with subsequent filings.

2004 Addendum

The 2004 Addendum discloses the requirements of the May 2002 Corps biological mitigation plan in addition to the mitigation measures in the 1988 EIR, which includes the following:

MM 5.4-2 All the terms and conditions of the [above] jurisdictional approvals for TTM 46018 Area 1C shall be implemented by the master developer. In addition, all mitigation measures and recommendations provided in the Mitigation Plan for Plum Canyon Phase 1C, City of Santa Clarita, California, shall be implemented by the master developer of Area 1C.

2006 Mitigation Plan

After-the-fact resource agency permits were issued for the remaining development of VTTM 46018 – Phases 1A, B, and D in accordance with the approved Mitigation Plan in May 2006. For purposes of this 2nd Addendum, these requirements have been included and numbered with a mitigation number:

MM 5.4-3 Compensatory mitigation for impacts to U.S. Army Corp of Engineer/California Department of Fish and Wildlife jurisdiction and coastal sage scrub habitat within Phases 1A, B, and D shall consist of:

The purchase, preservation and enhancement of Texas Canyon, a 280-acre parcel located 2.5 miles north of Plum Canyon VTTM
Avoidance of approximately 42 acres of the 95 acres of coastal sage scrub habitat in the development area of Phases 1A, B, and D.

Skyline Ranch EIR

The Skyline Ranch EIR analyzed the impacts of grading for Skyline Ranch Road and included the following:

MM 5.4-4 A 21.6-acre Mitigation Exchange Area shall be provided to replace the 21.6 acres of preserve area that would be disturbed within Tract 46018 due to the construction of Skyline Ranch Road. This shall be established separately from the SRCA through an agreement between the applicant, Shapell-Monteverde Partnership (owner of the recorded Tract 46018), the Army Corps of Engineers, and the County of Los Angeles. (*Same as Skyline Ranch EIR Mitigation Measure 4.C-1 [5]*)

Modified Tract 46018-11 Addendum

As summarized in Table 5.4-1, the Modified Tract 46018-11 project would result in the disturbance of 5.23 acres of coastal sage scrub, a special-status habitat, on the park site. Mitigation of this disturbance area is not included in previous mitigation measures. The following mitigation is provided for this impact:

5. Environmental Analysis

MM 5.4-5 The applicant shall mitigate 5.23 acres of coastal sage scrub for impacts to the park site at a ratio of 1:1. There are 64.41 acres of potential and confirmed coastal sage scrub remaining on undeveloped portions of VTTM 46018 (see Figure 5.4-3, *Potential and Confirmed Coastal Sage Scrub Mitigation*). Of these 64.41 acres, 42 are earmarked as mitigation for VTTM 46018 Phases 1A, B, and D (see 2006 Mitigation Plan above) and cannot be used to offset mitigation for development of the park site. The remaining 22.41 acres shall be used to offset impacts to the 5.23 acres of impacted coastal sage scrub.

MM 5.4-6 Locally native plants shall be used to re-vegetate slopes graded for the park and Skyline Ranch Road under guidance of a restoration specialist. Coastal sage scrub shall be used wherever possible in the slope areas. Areas adjacent to natural areas of the project site should use locally native plants wherever possible. To avoid overwatering of native plants, areas with locally native plants shall use temporary irrigation systems for establishment, separated from irrigation systems for non-native plants. A landscape monitoring and management plan shall be created for the slopes in the linkage area that are adjacent to the Cruzan Mesa Vernal Pools SEA and the developed park. The plan shall detail methods of restoration, management care and restoration in perpetuity, performance standards for the restoration management period, and compensatory actions in the event that performance standards cannot be met.

Annual monitoring and reporting to County biologist shall be used to confirm compliance with mitigations for the project phase for five years from the installation of landscaping.

To avoid introduction of invasive plants to natural areas, grading and construction vehicles shall have pressure washing of soil and trapped plant propagules from the undercarriage and wheel and track wells before beginning work in the natural areas. A log book to accompany the bird nesting, restoration, and other required surveys of the project, shall be maintained of vehicle entry, exit, and washings, and the data shall be reported by the biological monitor to County Biologist

Landscape plans shall prohibit use of chemical fertilizers and herbicides and rodenticides in native plant areas. All landscape plans shall prohibit use of rodenticides and recommend non-persistent methods such as traps and fumigation to eliminate rodent pests. Landscape plans shall be approved by the Director and County Fire prior to issuance of slope grading permit.

MM 5.4-7 Any vegetation clearing and/or construction activities for Tract 46018-11 shall be conducted outside of the breeding season, which extends from September 1 through August 31. If this is not possible, a qualified biologist shall conduct a nesting bird survey(s) prior to the removal of shrubs and tall herbaceous vegetation, in order to prevent any violations of the Migratory Bird Treaty Act.

These mitigation measures would reduce impacts from the Modified Tract 46018-11 project to less than significant.

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5.4.5 Level of Significance After Mitigation

The Modified Project would only result in minor changes or additions in comparison to the project as recorded, and would not result in significant impacts upon implementation of conditions of approval and mitigation measures as detailed above.

Comparison of Project Impacts to Certified FEIR Analysis for Overall Plum Canyon Project

The certified FEIR analyzed disturbance to 603 acres of vacant land to develop a master-planned community of 5,000 homes, 21.9 acres of commercial land uses, and 223⁶ acres of open space. The exact location of the open space was left flexible and was not identified in the certified FEIR. Prior to the modification of Tract 46018-11, as described in this Addendum, the mitigation plan for Tract 46018-04 included the modified Phase 1C mitigation (approximately 82 acres within the VTTM 46018 boundary and 22 acres adjacent to the northern tract boundary), the preservation of Texas Canyon (280 acres approximately 2.5 miles north of Plum Canyon), and 42 acres of onsite coastal sage scrub. When the Modified Tract 46018-11 is included, the current plan for VTTM 46018 tracts 1 through 11 would preserve approximately 130 acres of open space. In addition, the proposed park and slope would provide 16.1 acres and the Phase 1C conservation easement would provide 29.9 acres. In total, 175.4 acres of open space would be provided for Tracts 1 through 11 of VTTM 46018 per the open space covenant and agreement between Toll Brothers and the County of Los Angeles (see details provided on Figure 3-5, *VTTM 46018 Open Space*). When offsite conservation areas are taken into consideration, the 21.6-acre Phase 1C area and the 280-acre Texas Canyon, a total of 477 acres of open space would be preserved. New mitigation as required in this Addendum includes the preservation of an additional 5.23 acres coastal sage scrub. The proposed modifications for the new park, therefore, would not alter the conclusions of the prior analysis and would not result in a new or substantially more severe project or cumulative biological impact than those already analyzed.

5.5 CULTURAL RESOURCES

5.5.1 Summary of Impacts Identified in the 1988 EIR and 2004 Addendum

1988 EIR

Cultural resource impacts associated with the Plum Canyon VTTM 46018 were not analyzed in the certified 1988 EIR.

2004 Addendum

Cultural resource impacts were not analyzed in the 2004 Addendum.

⁶ Based on 37 percent of original 603-acre project site. As mentioned in Footnote 1, the actual acreage of VTTM 46018 is 603, not 675, as stated in the 1988 EIR. Based on the existing site boundary encompassing 603 acres, 37 percent is equivalent to 223 acres of open space.

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5.5.2 Impacts Associated with the Modified Project

Regulatory Background

Federal Regulations

National Historic Preservation Act

The National Historic Preservation Act of 1966 (NHPA) authorized the National Register of Historic Places (NRHP) and coordinates public and private efforts to identify, evaluate, and protect the nation's historic and archaeological resources. The NRHP includes districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture.

Section 106 (Protection of Historic Properties) of the NHPA requires federal agencies to take into account the effects of their undertakings on historic properties. Section 106 Review refers to the federal review process that is designed to ensure that historic properties are considered during federal project planning and implementation. The Advisory Council on Historic Preservation, which is an independent federal agency, administers the review process with assistance from State Historic Preservation Offices.

National Register of Historic Places

Developed in 1981, the NRHP is the nation's official list of buildings, structures, objects, sites, and districts worthy of preservation because of their significance in American history, architecture, archeology, engineering, and culture. The NRHP recognizes resources of local, state, and national significance that have been documented and evaluated according to uniform standards and criteria. Authorized under the NHPA, the NRHP is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect historic and archeological resources. The NRHP is administered by the National Park Service, which is part of the U.S. Department of the Interior.

In general, a resource must be 50 years old to be considered for the NRHP, unless it satisfies a standard of exceptional importance. To be eligible for listing in the NRHP, a resource must meet at least one of the following criteria:

- Is associated with events that have made a significant contribution to the broad patterns of our history.
- Is associated with the lives of persons significant in our past.
- Embodies the distinctive characteristics of a type, period or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.
- Has yielded, or may be likely to yield, information important in history or prehistory.

National Historic Landmarks

The National Historic Landmarks Program, developed in 1982, identifies and designates National Historic Landmarks and encourages the long-range preservation of nationally significant properties that illustrate or commemorate the history and prehistory of the United States. National Historic Landmarks are nationally

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significant historic places designated by the Secretary of the Interior because they possess exceptional value or quality in illustrating or interpreting the heritage of the United States. Today, fewer than 2,500 historic places bear this national distinction.

Native American Graves Protection and Repatriation Act

The Native American Graves Protection and Repatriation Act is a federal law passed in 1990 that provides a process for museums and federal agencies to return certain Native American cultural items, such as human remains, funerary objects, sacred objects, or objects of cultural patrimony, to lineal descendants and culturally affiliated Native American tribes.

State Regulations

California Register of Historic Resources

The State Historical Resources Commission (SHRC) has designed this program for use by state and local agencies, private groups, and citizens to identify, evaluate, register, and protect California's historical resources. The California Register of Historic Resources (CRHR) is the authoritative guide to the state's significant historical and archeological resources. It encourages public recognition and protection of resources of architectural, historical, archeological, and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for state historic preservation grant funding; and affords certain protections under CEQA. The CRHR was created to identify resources deemed worthy of preservation on a state level and was modeled closely after the NRHP. The criteria are nearly identical to those of the NRHP but focus upon resources of statewide, rather than national, significance. The CRHR automatically includes resources listed on the NRHP.

To be eligible for listing in the CRHR, a resource must meet at least one of the following criteria:

- Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
- Associated with the lives of persons important to local, California or national history.
- Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
- Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

California Historical Landmarks

California Historical Landmarks are buildings, structures, sites, or places that have been determined to have statewide historical significance by meeting at least one of the criteria listed below. The landmark must also be approved for designation by the county board of supervisors or the city/town council in whose jurisdiction it is; be recommended by the SHRC; and be officially designated by the Director of California State Parks. The resource must meet at least one of these criteria:

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- Be the first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).
- Be associated with an individual or group having a profound influence on the history of California.
- Be a prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

California Public Resources Code

Archaeological, paleontological, and historical sites are protected pursuant to a wide variety of state policies and regulations enumerated under the California Public Resources Code (PRC). In addition, cultural and paleontological resources are recognized as nonrenewable resources and therefore receive protection under the California PRC and CEQA.

California Health and Safety Code Section 7050.5 requires that if human remains are discovered within the project site, disturbance of the site shall halt and remain halted until the coroner has conducted an investigation and made recommendations to the person responsible for the excavation, or to his or her authorized representative. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she shall contact the Native American Heritage Commission (NAHC) by telephone within 24 hours.

PRC Sections 5020 to 5029.5 continued the former Historical Landmarks Advisory Committee as the SHRC. The SHRC oversees the administration of the California Register of Historical Resources and is responsible for the designation of State Historical Landmarks and Historical Points of Interest.

PRC Sections 5079 to 5079.65 define the functions and duties of the Office of Historic Preservation, which is responsible for the administration of federal- and state-mandated historic preservation programs in California and the California Heritage Fund.

PRC Sections 5097.9 to 5097.991 provide protection to Native American historical and cultural resources and sacred sites and identify the powers and duties of the NAHC. They require notification to descendants of discoveries of Native American human remains and provide for treatment and disposition of human remains and associated grave goods.

California Points of Historical Interest

California Points of Historical Interest are sites, buildings, features, or events that are of local (city or county) significance and have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other value. Points of Historical Interest designated after December 1997 and recommended by the SHRC also are listed in the CRHR. No historical resource may be designated as both a landmark and a point. If a point is subsequently granted status as a landmark, the point designation will be retired.

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To be eligible for designation as a Point of Historical Interest, a resource must meet at least one of the following criteria:

- Be the first, last, only, or most significant of its type within the local geographic region (city or county).
- Be associated with an individual or group having a profound influence on the history of the local area.
- Be a prototype of, or an outstanding example of, a period, style, architectural movement, or construction, or be one of the more notable works or the best surviving work in the local region of a pioneer architect, designer, or master builder.

Government Code, Sections 6254(r) and 6254.10

These sections of the California Public Records Act were enacted to protect archaeological sites from unauthorized excavation, looting, or vandalism. Section 6254(r) explicitly authorizes public agencies to withhold information from the public relating to “Native American graves, cemeteries, and sacred places maintained by the NAHC.” Section 6254.10 specifically exempts from disclosure requests for “records that relate to archaeological site information and reports, maintained by, or in the possession of the Department of Parks and Recreation, the SHRC, the State Lands Commission, the NAHC, another state agency, or a local agency, including the records that the agency obtains through a consultation process between a Native American tribe and a state or local agency.”

Health and Safety Code, Sections 7050 and 7052

Health and Safety Code, Section 7050.5 declares that, in the event of the discovery of human remains outside of a dedicated cemetery, all ground-disturbing activities must cease and the county coroner must be notified. Section 7052 establishes a felony penalty for mutilating, disinterring, or otherwise disturbing human remains, except by relatives.

Mills Act Ordinance and Historic Preservation

The Mills Act Ordinance, which was adopted by the County Board of Supervisors on November 26, 2013, implements the Mills Act in the Project Area. The Ordinance provides for reduced property taxes on eligible historic properties in return for the property owner’s agreement to maintain and preserve the historic property. Preservation of properties is to be in accordance with the standards and guidelines set forth by the Secretary of the Interior. Currently, only properties listed on the NRHP or the California Register, and contributing properties in a National Register or California Register historic district qualify as an eligible property. In conjunction with the Mills Act Ordinance, the County is developing a local Historic Preservation Ordinance to enable the designation of local historic landmarks and districts. Once adopted, local landmarks and districts will be eligible to participate.

County of Los Angeles Regulations

Cultural and historic sites or resources listed in the national, state, or local registers maintained by the County of Los Angeles are protected through the Los Angeles County General Plan policies and regulations restricting alteration, relocation, and demolition of historical resources. Under Titles 21 (Subdivisions) and 22

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(Planning and Zoning) of the Los Angeles County Code, all zoning ordinances, zone changes, subdivisions, capital improvement plans, and public works projects be consistent with the General Plan—this includes all cultural and historical sites and resources. Furthermore, the Los Angeles County Historical Landmarks and Records Commission is the acting local legislative body that reviews and recommends cultural heritage resources in the unincorporated areas for inclusion in the State Historic Resources Inventory.

Environmental Setting

Historical Resources

The Modified Project site is vacant and undeveloped, with portions already graded for residential development. According to the 2014 County of Los Angeles General Plan Update Draft EIR, a search for historical resources in Los Angeles County was conducted through the National Register of Historic Places, California Historical Resources (Office of Historic Preservation), California Historical Landmarks, and California Points of Historic Interest. While the search found a number of historic and cultural resources in the County, none were found within the Modified Project site nor its surrounding areas. The closest historic resource is the Lang Southern Pacific Station five miles southeast of the Plum Canyon site.

Archaeological Resources

Archaeological resources are prehistoric or historic materials that reflect human activities and may be buried or surface objects or structural remains. The NRHP defines an “archaeological site” (or property) as “the place or places where the remnants of a past culture survive in a physical context that allows for the interpretation of these remains. Archaeological remains usually take the form of artifacts (e.g., fragments of tools, vestiges of utilitarian or non-utilitarian objects), features (e.g., remnants of walls, cooking hearths, or midden deposits), and ecological evidence (e.g., pollen remaining from plants that were in the area when the activities occurred).”

“Prehistoric archaeological sites” represent the material remains of Native American groups and their activities. These sites are generally thought to date to the period before European contact, but in some cases may contain evidence of trade contact with Europeans. “Historic archaeological sites” reflect the activities of nonnative populations during the historic period. Under CEQA, archaeological sites may be treated as historical resources, unique archaeological resources, isolates, or nonunique archaeological resources.

No known archaeological resources are within the Plum Canyon area, including the Modified Project site.

Paleontological Resources

Paleontological resources are fossils, or recognizable remains or evidence of past life on earth, including bones, shells, leaves, tracks, burrows, and impressions.

Paleontological resources are mapped based on the presence of known resources and the geologic sediments in the region. Based on the records search conducted for the 2014 County of Los Angeles General Plan Update Draft EIR, over 1,000 fossil localities have been recorded, and in excess of a million specimens have been collected in Los Angeles County. Although numerous places countywide have yielded fossils, especially

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in the hills and in the vicinity of Rancho La Brea, 11 significant general fossil localities have been identified in the La Brea Tar Pits, Palos Verdes Peninsula, Santa Monica Mountains, Mint Canyon, and Puente Hills. No paleontological resources were discovered in the Plum Canyon area.

Would the project:

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?				X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?				X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?				X	
d) Disturb any human remains, including those interred outside of formal cemeteries?				X	

Comments:

a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?

Minor Technical Changes or Additions. As shown on Figure 2-3, *Aerial Photograph*, the Modified Project site has already been partially graded and is currently vacant and undeveloped. Development of Recorded Tract 46018-11, including the 5.91 acres of onsite and 0.67 acres of offsite grading, will not involve any demolition of existing structures or buildings that may have historic significance. Further, the nearest known historical resource is the Lang Southern Pacific Station, five miles southeast of the Plum Canyon site. Thus, no impact would occur to any historic resources, and the Modified Project would not result in any new or substantially altered conditions in comparison with Recorded Tract 46018-11.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?

Minor Technical Changes or Additions. No known archaeological resources are within the Plum Canyon VTTM 46018, including the Modified Project site. The Modified Tract 46018-11 boundary includes an additional 5.91 acres of onsite and 0.67 acres of offsite grading to develop the proposed community park and a decrease of two single-family units. These modifications are minor and would not result in any new or substantially altered conditions in comparison with Recorded Tract 46018-11. However, in the event that

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ground-disturbing activities, such as construction and grading, potentially disturb previously undiscovered subsurface archaeological resources, mitigation is provided.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?

Minor Technical Changes or Additions. See response 5.5.2 (b). In addition, according to record searches conducted for the 2014 County of Los Angeles General Plan Update Draft EIR, no known paleontological resources are within the Plum Canyon VTTM 46018, including Modified Tract 46018-11.

d) Disturb any human remains, including those interred outside of formal cemeteries?

Minor Technical Changes or Additions. California Health and Safety Code, Section 7050.5; CEQA Section 15064.5; and Public Resources Code, Section 5097.98 mandate the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery. Specifically, California Health and Safety Code, Section 7050.5, requires that if human remains are discovered on a project site, disturbance of the site shall remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. Although soil-disturbing activities associated with development of the Modified Project could result in the discovery of human remains, compliance with existing law would ensure that significant impacts to human remains would not occur.

5.5.3 Conditions of Approval and Project Design Features

There are no applicable Project Design Features. Modified Tract 46018-11 is required to comply with 1988 and 2004 Conditions of Approval, as determined by County of Los Angeles Department of Regional Planning and Los Angeles County Department of Public Works.

5.5.4 Adopted Mitigation Measures Applicable to the Modified Project

1988 EIR

The 1988 EIR did not include mitigation measures related to cultural resources.

2004 Addendum

The 2004 Addendum did not include mitigation measures related to cultural resources.

Modified Tract 46018-11 Addendum

Modified Tract 46018-11 would result in additional 5.91 acres of onsite and 0.67 acres of offsite grading for development of the community park. These additional grading acres have not been previously analyzed, and

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mitigation for cultural resources was not included in the certified 1988 EIR or 2004 Addendum. Therefore, the following mitigation is provided for this impact:

MM 5.5-1 Prior to the issuance of any grading permit, the project applicant shall demonstrate to the Department of Regional Planning that an archaeologist/paleontologist certified by Los Angeles County has been retained to observe grading activities greater than six feet in depth and salvage and catalogue archaeological and paleontological resources as necessary. The archaeologist/ paleontologist shall be present at the pre-grade conference, shall establish procedures for archaeological and paleontological resource surveillance, and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts or fossils, as appropriate.

If subsurface cultural resources are inadvertently discovered during ground-disturbing activities (e.g., construction, de-vegetation, etc.), the construction contractor shall ensure that all work stops within 25 feet of the find until the qualified archaeologist/paleontologist can assess the significance of the find and, if necessary, shall develop appropriate treatment or disposition of the resources in consultation with the County and representatives of any affected Native American tribes. The archaeologist/paleontologist monitor shall have the authority to halt any project-related activities that may be adversely impacting potentially significant cultural resources. Suspension of ground disturbances in the vicinity of the discoveries shall not be lifted until an archaeologist/paleontologist monitor has evaluated the discoveries to assess whether they are classified as significant cultural resources, pursuant to the California Environmental Quality Act.

If the archaeological or paleontological resources are found to be significant, then the project applicant shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the California State University, Fullerton; and provide a comprehensive final report, including appropriate records for the California Department of Parks and Recreation (Building, Structure, and Object Record; Archaeological Site Record; or District Record, as applicable). Any materials meeting significant criteria under CEQA should be donated to the County of Los Angeles or an accredited repository such as the Natural History Museum of Los Angeles County. Materials including isolates that do not meet those criteria may be offered to a local historical society or local school district for educational use.

5.5.5 Level of Significance After Mitigation

The Modified Project would only result in minor changes or additions compared to the project as recorded, and would not result in significant impacts.

Comparison of Project Impacts to Certified FEIR Analysis for Overall Plum Canyon Project

Cultural resources were not discussed in the certified 1988 EIR or the 2004 Addendum. However, the certified FEIR analyzed disturbance to 603 acres of vacant land needed to develop a master-planned

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community of 5,000 homes, 21.9 acres of commercial land uses, and 265 acres of open space. The proposed modifications under the Modified Project consist of 5.91 acres of onsite and 0.67 acre of offsite grading to blend a slope for the proposed community park and a reduction of 11 residential units (from 214 to 203 units). These minor modifications would not alter the conclusions of the prior analysis and would not result in new or substantially more severe project or cumulative cultural impacts. Potential cultural resource impacts will be mitigated with the above mitigation measures (MM 5.5-1).

5.6 ENERGY

5.6.1 Summary of Impacts Identified in the 1988 EIR and 2004 Addendum

The topic of energy was not on the County's CEQA checklist in 1988 and therefore was not discussed in the 1988 EIR or 2004 Addendum. The 2014 version of the County's checklist includes an energy section, and Appendix F of the CEQA Guidelines lists energy as an optional topic.

5.6.2 Impacts Associated with the Modified Project

Regulatory Background

Los Angeles County Green Building Standards

The green building standards of Los Angeles County (County Code Title 22, Chapter 22.52, Part 20) are required for all new development to reduce water, energy, natural resources, and solid waste, and to reduce impacts to infrastructure and promote a healthier environment.

The green building standards apply to new residential and commercial projects that file for building permits after January 1, 2009. Exemptions include agricultural accessory structures, registered historic sites, and first-time tenant improvements with a gross floor area of less than 10,000 square feet.

Projects that file for building permits with five dwelling units or more (the category under which the proposed project would fall) shall meet the County's green building standards:

- Energy Conservation: Buildings must reduce energy demand by at least 15 percent below Title 24 (2005 Update).
- Outdoor Water Conservation: A smart irrigation controller must be installed for any landscaped area of the project.
- Indoor Water Conservation: All tank-type toilets installed must be high efficiency with a maximum 1.28 gallons per flush.
- Resource Conservation: At least 65 percent of construction waste (by weight) must be recycled.
- Tree Planting: A minimum of two 15-gallon trees must be planted and maintained for each single-family residence lot. At least one of the trees must be listed on the drought-tolerant approved plant list.

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In addition to the green building standards, projects of five residential units or more must demonstrate compliance with another certification program. Applicants may choose from the following certification programs: Green Point Rated (GPR); California Green Builder (CGB), or; Leadership in Energy and Environmental Design (LEED).

Title 21, *Subdivisions*, Section 21.24.440, *Green Building*, of the Los Angeles County Building Code requires all subdivision projects to follow the County’s green building standards outlined in Title 22, Chapter 22.52, Part 20 of the County code.

Environmental Setting

The Modified Project site is within the service area of Southern California Edison, which supplies both electricity and natural gas in the area. Table 5.6-1 summarizes the energy used by the residential and nonresidential sectors in Los Angeles County between 2006 and 2012. The average energy consumption between 2006 and 2012 is 69,800.83 million kilowatt hours (kWh) per year, with a high of 73,783 million kWh in 2008 and a low of 66,597 million kWh in 2011.

Table 5.6-1 Historic Energy Use in Los Angeles County, 2006 – 2012 (millions of kWh)

2006	2007	2008	2009	2010	2011	2012
70,662.03	70,812.65	73,783.84	70,149.49	67,323.12	66,597.58	69,277.09

Source: CEC 2012.

Appendix F of the CEQA Guidelines

In the 2010 update of the state’s CEQA Guidelines, Appendix F was added to assure that energy implications are considered as part of the project approval process. All potentially significant energy impacts shall be considered in an EIR to the extent relevant and applicable to the project.

Would the Modified Project:

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
a) Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)				X	
b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?				X	

a) Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?

Minor Technical Changes or Additions. The proposed project falls under the County’s Green Building category of “residential projects with 5 or more dwelling units,” which means housing must be constructed in compliance with the County’s green building standards as well as the requirements of GPR, CGB, or LEED.

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This requirement applies to all projects applying for building permits after January 1, 2010. Since the Recorded Tract 46018-11 was recorded in 2004, this requirement did not apply at the time.

The Director of Public Works must approve all project applications for building permits and verify that the project has complied with the County's green building standards as well as one of the additional sets of standards, or their equivalent, as described in the County's Code (County Code Title 22, Chapter 22.52, Part 20). The Modified Project would be required to demonstrate this compliance; without compliance, the project would not be issued building permits.

Both the recorded and modified tracts would fall under the category of residential projects of five units or more and would be required to comply with the County's green building standards. The Modified Project would not result in any new or substantially altered conditions in comparison with Recorded Tract 46018-11.

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?

Minor Technical Changes or Additions. Electricity demand was not calculated for the Recorded Tract 46018-11. Based on a projected total of 214 units and approximately 150,000 square feet of retail, the recorded tract map would have used 3,804,960 kWh of electricity per year and 3,910,138 British thermal units (BTUs) of natural gas per year. The Modified Project proposes 203 residential units (a decrease of 11 units), which would slightly decrease the projected use of electricity and natural gas per year by 90,402 kWh/yr and 521 BTUs/yr, respectively (see Table 5.6-2).

Table 5.6-2 Projected Energy Use for Recorded and Modified Tract 46018-11

Units/Square Feet	Population ¹	CEC Electricity Demand Rate (kWh/capita/yr)	CEC Natural Gas Demand Rate (BTUs/capita/yr)	Projected Electricity Use (kWh/yr)	Projected Natural Gas Use (BTUs/yr)
Recorded Tract 46018-11					
Residential					
214 units	740	2,379	13.70	1,760,460	10,138
Retail					
150,000 sf	NA	13.63	26	2,044,500	3,900,000
Total – Recorded Tract 46018-11				3,804,960	3,910,138
Modified Tract 46018-11					
Residential					
203 units	702	2,379	13.70	1,670,058	9,617
Retail					
150,000 sf	NA	13.63	26	2,044,500	3,900,000
Total – Modified Tract 46018-11				3,714,558	3,909,617
Difference (Modified – Recorded)				-90,402	-521

Source: CEC 2009.

Notes:

kWh = Kilowatt hours

BTU = British thermal units

yr = year

CEC = California Energy Commission

¹ Based on an average of 3.46 persons per household in Los Angeles County from the 2010 US Census Bureau census tract data for tracts 9200.32 and 9200.34.

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As described in the analysis for Section 5.6.2 (a), the project would be required to incorporate the County's green building standards as well as demonstrate compliance with another green building certification program, such as GPR, CGB, LEED, or an equivalent, as approved by the Director of Public Works. Also, the proposed project would be required to meet the California 2008 Building and Energy Efficiency Standards and the Title 24 Net-Zero Building Standards. By meeting these requirements, total energy use would be reduced.

The development of the Modified Project would result in a lower usage of electricity and natural gas as compared to the recorded tract, which would be a beneficial impact.

5.6.3 Conditions of Approval and Project Design Features

The applicant shall comply with the following federal, state, and regional regulatory requirements to reduce energy use. Potential conditions of approval to implement additional project design features would be coordinated with the County of Los Angeles:

- Los Angeles County Code Title 22, Chapter 22.52, Part 20, Green Building: The Los Angeles County green building standards are applied to all new development projects in unincorporated Los Angeles County in order to conserve water, natural resources, and energy; reduce solid waste generation; reduce impacts to infrastructure; and promote a healthier environment. All residential projects of five units or more that file for building permits after January 1, 2010, must comply with the County's green building standards as they are codified in Title 22, Chapter 22.52, Part 20 of the County Code, as well as with another green building certification, such as GPR, CGB, or LEED.
- 2008 Building and Energy Efficiency Standards (CCR Title 24): Prior to the issuance of a building permit, development plans for structures shall be required to demonstrate that the project meets the 2008 Building and Energy Efficiency Standards. Commonly known as Title 24, these standards are updated periodically to allow consideration and possible incorporation of new energy-efficiency technologies and methods. The 2008 standards are approximately 15 percent more energy efficient than the 2005 Building and Energy Efficiency Standards. Plans submitted for building permits shall include written notes demonstrating compliance with the 2008 energy standards and shall be reviewed and approved by the County prior to issuance of building permits. Design strategies to meet this standard may include maximizing solar orientation for daylighting and passive heating/cooling, installing appropriate shading devices and landscaping, utilizing natural ventilation, and installing cool roofs. Other techniques include installing insulation (high R value) and radiant heat barriers, low-e window glazing, or double-paned windows.
- Title 24 Code Cycles: Net-Zero Buildings (residential and nonresidential): The California Public Utilities Commission adopted its Long-Term Energy Efficiency Strategic Plan on September 18, 2008, presenting a roadmap for all new residential and commercial construction to achieve a zero-net energy standard. This plan outlines the goal of reaching zero net energy in residential construction by 2020 and in commercial construction by 2030. Achieving this goal will require increased stringency in each code cycle of California's Energy Code (Title 24).

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- b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, and regulations or by CDFW or USFWS?**

Minor Technical Changes or Additions. See response to 5.4.2(a).

The park site is not in any areas designated as proposed or final critical habitat for listed species according to the most recent USFWS critical habitat maps. The site is also no longer within designated critical habitat for the California gnatcatcher. The original critical habitat for the species designated in 2000 included a region encompassing the site. A larger region including the park site was proposed as revised critical habitat for the gnatcatcher in 2003; however, the park site and other areas in the region were excluded when the proposed critical habitat was finalized in 2007 after the USFWS “determined that there is no documentation that this area has ever been occupied by nesting pairs of coastal California gnatcatchers either historically or currently. Therefore, [the USFWS] determined that this area is not essential to the conservation of the species (does not support a core population) nor does it currently have the spatial configuration and quantity of the [primary constituent elements] essential to the conservation of the species” (GLA 2014).

- c) Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the Clean Water Act or California Fish and Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?**

No Impact. There are no Corps, Regional Board, or CDFW jurisdictional waters on the park site (GLA 2014). Accordingly, development of the park site would not require a Corps Section 404 Permit, Regional Board Section 401 Water Quality Certification or California Water Code Section 13260 Waste Discharge Requirement, or a CDFW Section 1602 Streambed Alteration Agreement. No impact would occur.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

Minor Technical Changes or Additions. The Plum Canyon VTTM 46018 has undergone intensive development since the 1990s. As a result there is development onsite, both north and south of Plum Canyon Road. As of 2006, approximately 348 acres of the VTTM 46018 had been graded or developed north of Plum Canyon Road (Impact Sciences 2006).⁵ Areas to the north and east remain undeveloped, but areas to the south and west are mixed development and natural areas (see Figure 2-3, *Aerial Photograph*). The ridge that forms the southern border of the Plum Canyon property is natural, chaparral habitat, chiefly on north-facing slopes. It is a connection of the Cruzan Mesa Vernal Pools SEA and the Santa Clara River SEA by connection to the natural habitat of the City of Los Angeles Department of Water and Power right-of-way that crosses the Santa Clara River. While any impacts of the realigned Skyline Ranch Road have already been analyzed and mitigated for in the Skyline Ranch EIR, new project design features (PDFs) are included in this

⁵ Based on approximate percentages included in the Mitigation Plan for Phases 1A, B, and D, which excluded the 35-acre Phase 1C site and 104-acre Phase 2D site.

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5.6.4 Adopted Mitigation Measures Applicable to the Modified Project

1988 EIR

The 1988 EIR did not include mitigation measures related to energy resources.

2004 Addendum

The 2004 Addendum did not include mitigation measures related to energy resources.

5.6.5 Level of Significance After Mitigation

The Modified Project would only result in minor changes or additions compared to the project as recorded, and would not result in significant impacts upon implementation of mitigation measures.

Comparison of Project Impacts to Certified FEIR Analysis for Overall Plum Canyon Project

The certified FEIR analyzed the impacts from development of a master-planned community of 5,000 homes and 21.9 acres of commercial land uses. Most of Plum Canyon has been built out. To date, approximately 3,291 fewer units have been constructed than were analyzed in the certified FEIR. Though the certified FEIR did not analyze the impacts of energy, the overall project would use less energy than the project analyzed in the certified FEIR. Accordingly, electricity and natural gas used by the project would be substantially reduced compared to the project analyzed in the certified FEIR, and the proposed project modifications would not result in a new or substantially more severe project or cumulative impacts to energy resources.

5.7 GEOLOGY AND SOILS

This section corresponds with Section A1, *Geotechnical Hazard*, of the certified 1988 EIR for Plum Canyon VTTM 46018. The analysis in this section is based in part on the following technical reports:

- *Responses to the Comments provided in the County of Los Angeles Geologic and Soils engineering review sheets dated May 12 and 11, 2010, Revised Tentative Tract Map 48016, Plum Canyon, County of Los Angeles, California, ENGEO Inc., November 11, 2010.*
- *Change in Geologist and Geotechnical Engineer of Record, Revised Tentative Tract Map 48016, Lots 1-53, Plum Canyon, County of Los Angeles, California, ENGEO Inc., December 17, 2009a.*
- *Geotechnical Report, Revised Tentative Tract Map 48016, Lots 1-53, Plum Canyon, County of Los Angeles, California, ENGEO Inc., December 2009b.*
- *Geological and Geotechnical Engineering Report, Revised Tentative Tract Map 46018, Plum Canyon, County of Los Angeles, GeoSoils Consultants, Inc., June 2006.*

Complete copies of these studies are included in Appendix D.

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5.7.1 Summary of Impacts Identified in the 1988 EIR and 2004 Addendum

1988 EIR

According to the certified EIR, two faults were mapped on the entire project site. A north-south trending fault was observed in the western portion of the site but is anticipated to be inactive. A potential northwest-trending fault was also observed onsite. However, data suggested that the potential for future ground surface displacement on the master development site would be low to nonexistent.

Operations associated with the development of the master development site would require approximately 12.5 million cy of grading. A portion of the proposed residential pad area, Planning Areas 2 and 5, may be subject to slope failure related to existing landslide areas. Other onsite seismic hazards are similar to those throughout the region and are considered acceptable by southern California residents. Future development proposals will be subject to specific geotechnical investigations to identify and mitigate unstable conditions.

2004 Addendum

The geotechnical analysis in the 2004 Addendum was based on a geotechnical report prepared for the proposed development of 534 units on the approximately 35-acre Tract 46018-04 (Tract 4), Phase 1C. The recorded Tract 46018-04 project site was rough graded as a super pad and vacant at the time. The geologic structure of the site is made up of southwesterly dipping bedding planes. The larger, older landslide deposits that underlie Tract 4 formed by failure along clay beds due to this dip slope condition. Since the site is near the toes of the older landslide features, variable bedding orientations have been recorded. No active or potentially active faults have been mapped specifically on the site of recorded Tract 46018-04 and none were observed during rough grading.

Groundwater was not encountered during grading. Approximately 65,000 cy of material were moved and balanced on-site as a result of fine grading operations. It was the opinion of the geotechnical engineer that the site would be suitable for the intended development provided the recommended mitigation measures noted in the geotechnical report were incorporated into the design and construction of the project. These measures, however, were only applicable to Tract 4.

The 1st Addendum concluded that with implementation of all mitigation measures provided in the geotechnical report, impacts related to geotechnical hazards would not be significant.

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5.7.2 Impacts Associated with the Modified Project

Would the project:

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zone Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.					X
ii) Strong seismic ground shaking?					X
iii) Seismic-related ground failure, including liquefaction and lateral spreading?					X
iv) Landslides?				X	
b) Result in substantial soil erosion or the loss of topsoil?				X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?					X
e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?					X
f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?				X	

Comments:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other

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substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.

No Impact. The Modified Project and the additional area of disturbance (for the proposed park) are not within an Alquist-Priolo Earthquake Fault Zone and there are no active faults on or adjacent to the property. The nearest known active regional faults are the San Gabriel Fault and the Sierra Madre Fault to the south, and the San Andreas Fault Zone to the north (DOC 2010). Ground rupture due to active faulting is not likely to occur on the site due to the absence of known active fault traces through or adjacent to the project site. The Modified Project would not expose people or structures to adverse impacts related to rupture of a known earthquake fault.

ii) Strong seismic ground shaking?

No Impact. As discussed above, the proposed project site is not in an Alquist-Priolo Earthquake Fault Zone and there are no active faults on or adjacent to the property. However, this site has experienced earthquakes in the past and can be expected to experience them in the future. There are some faults close enough to the site to cause moderate to intense ground shaking during the lifetime of the proposed development. The Uniform California Earthquake Rupture Forecast (UCERF 2, 2008) estimates the 30-year probability for a magnitude 6.7 or greater earthquake in the area at approximately 67 percent (ENGEO 2009b). Based on published seismicity data, it should be expected that the site will experience strong to very strong seismic ground shaking during the project lifetime. Project modifications would result in 11 fewer residential structures and an 8.67-acre park. The potential effects of ground shaking on structures can be expected to be mitigated by earthquake-resistant design in accordance with the latest building code. The design and construction of the Modified Project would be required to comply with provisions of the Uniform Building Code (UBC), California Building Code (CBC), and the Los Angeles County Municipal Code, which are intended to reduce hazards to persons and damage to structures. The UBC, CBC, and the County's Municipal Code contain provisions that are intended to mitigate risks arising from both seismic ground shaking and from liquefaction. Thus, the design of the proposed construction in conformance with the latest building code provisions for earthquake design is expected to provide mitigation for ground shaking hazards that are typical to southern California. After compliance with the above-specified codes, project-related hazards arising from strong seismic ground shaking and from liquefaction would remain less than significant.

Based on review of existing data and supplemental data, ENGEO concluded that the proposed grading proposed for the revised project is feasible from a geotechnical perspective. If the recommendations of the latest geotechnical report and all relevant reports referenced therein are implemented, the proposed grading, building sites, and structures would be safe from the hazards of landslide, settlement, or slippage (ENGEO 2009b). The completed development would not adversely affect the stability of the adjacent properties or be adversely affected by adjacent properties.

The proposed modifications to Recorded Tract 46018-11 would not result in new or substantially more severe impacts related to seismic strong ground shaking compared to those already analyzed in the prior EIR.

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iii) Seismic-related ground failure, including liquefaction and lateral spreading?

No Impact.

Seismically Induced Slope Failure (Landsliding)

Earthquake-induced landsliding often occurs in areas where previous landslides have moved and in areas where the topographic, geologic, geotechnical, and subsurface groundwater conditions are conducive to permanent ground displacements. The site is in an area recognized by the State of California for earthquake-induced landslides. Provided that typical geotechnical recommendations are followed, as included in the project geotechnical report and as required by 1988 EIR mitigation measures and existing County of Los Angeles Conditions of Approval, the potential for earthquake-induced landsliding is considered low and remains less than significant.

The proposed modifications to Recorded Tract 46018-11 would result in changes to the project's grading footprint and volumes. However, these changes do not result in new or substantially more severe impacts related to the potential for earthquake-induced landsliding than those already analyzed in the prior 1988 EIR, either as a result of the project or changed circumstances.

Liquefaction and Related Ground Failure

Liquefaction is a process whereby strong earthquake shaking causes sediment layers that are saturated with groundwater to lose strength and behave as a fluid. This subsurface process can lead to near-surface or surface ground failure that can result in property damage and structural failure. If surface ground failure does occur, it is usually expressed as lateral spreading, flow failures, ground oscillation, and/or general loss of bearing strength. Sand boils (injections of fluidized sediment) can commonly accompany these different types of failure.

Three factors contribute to susceptibility to liquefaction: 1) the intensity and duration of ground shaking; 2) poorly compacted sediments consisting of sand or silty sand, with a clay content of less than 25 percent; 3) shallow groundwater (groundwater shallower than 10 feet is associated with the highest risk of liquefaction).

As discussed above, the proposed project site is outside of the Alquist-Priolo Earthquake Fault Zone. However, the site is expected to experience ground shaking and earthquake activity that is typical of southern California. It is during severe ground shaking that loose, granular soils below the groundwater table can liquefy. According to the State of California Seismic Hazard Map for the Mint Canyon Quadrangle, site soils are anticipated to be conducive to liquefaction. However, numerous investigations and grading operations have occurred on the site and immediate vicinity, which have concluded that the liquefaction potential of the area is low (GeoSoils 2006).

The design and construction of the proposed project would be required to comply with provisions of the UBC, CBC, and the Los Angeles County Municipal Code, which contain provisions that are intended to mitigate risks arising from both seismic ground shaking and liquefaction. Thus, the design of the

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proposed construction in conformance with the latest building code provisions for earthquake design is expected to provide mitigation for ground shaking hazards that are typical to southern California. After compliance with the above-specified codes, project-related hazards arising from strong seismic ground shaking and from liquefaction would remain less than significant.

The proposed modifications to Recorded Tract 46018-11 would result in minor changes to the project's grading footprint and volumes. However, these changes would not result in new or substantially more severe impacts related to hazards arising from strong seismic ground shaking and from liquefaction than those already analyzed in the prior 1988 EIR.

iv) Landslides?

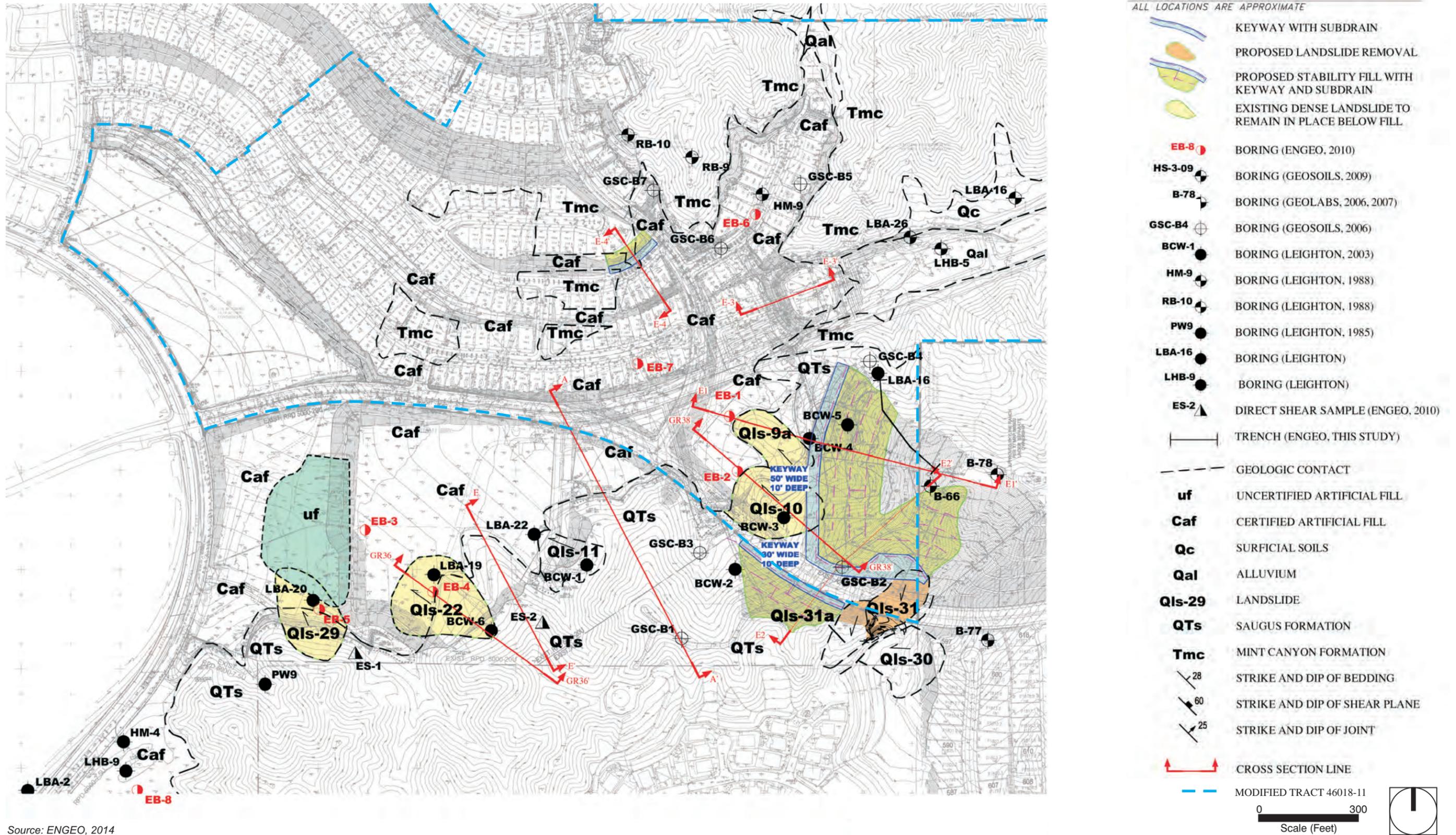
Minor Technical Changes or Additions. The site is in an area recognized by the State of California for earthquake-induced landslides. Several landslides have been mapped on the site. The geotechnical map included as Figure 5.7-1, *Geotechnical Map*, shows that there are two existing dense landslides on the Modified Project site that will remain in place below the fill under the park lot south of Skyline Ranch Road. One of the technical studies (GeoSoils 2006) performed a slope stability analysis from 1999 through 2004 on the natural slopes and found low potential for earthquake-induced landsliding. In March 2010, ENGEO supervised the drilling of eight test borings at the locations shown on Figure 5.7-1, *Geotechnical Map*. The additional subsurface investigation was intended to evaluate the in-place density of existing fills, landslide deposits, and alluvium buried by fills placed during previous phases of grading. Based on the results of the field classifications, laboratory testing, and blow counts presented on the logs, it appears that the existing fills are well compacted, consistent with the results of observation and testing reported during previous phases of construction. In addition, the boring data indicate that the landslide deposits and alluvium below existing fills appear to be dense and relatively noncompressible. Based on the results of the additional field work, the currently buried portions of Landslides QIs-9A and QIs-10 would not need to be removed and replaced prior to placement of additional proposed fills (ENGEO 2010)

The design and construction of the proposed project would be required to comply with provisions of the UBC, CBC, Los Angeles County Municipal Code, and grading ordinances, which are intended to reduce hazards to persons and damage to structures. Compliance with existing mitigation measures and County of Los Angeles Conditions of Approval would ensure that impacts remain less than significant. The proposed modifications to Recorded Tract 46018-11 would result in changes to the project's grading footprint and volumes. However, these changes would not result in new or substantially more severe impacts related to landslides, either as a result of the project or changed circumstances.

b) Result in substantial soil erosion or the loss of topsoil?

Minor Technical Changes or Additions. The proposed changes to Tract 46018-11 would eliminate 11 residential lots at the southeast corner of the site and replace those lots with a new 8.67-acre park within Tract 46018-11 and on adjacent land outside the recorded unit map. The majority of Tract 46018-11 has been rough graded. Additional grading (5.91 acres onsite and 0.67 acres offsite) for the park site is required and will be authorized with conditional use permits.

Figure 5.7-1 Geotechnical Map
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Source: ENGE0, 2014

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Project development would not cause substantial soil erosion or loss of topsoil. Erosion is the movement of soil and rock from place to place. Erosion occurs naturally by agents such as wind and flowing water; however, grading and construction activities can cause substantial erosion if effective erosion-control measures are not used. Common means of soil erosion from construction sites include water, wind, and being tracked offsite by vehicles. As discussed in Section 5.10, *Hydrology and Water Quality*, construction and operational impacts related to soil erosion would be prevented by compliance with existing regulations. The project applicant would be required to comply with National Pollutant Discharge Elimination System (NPDES) permit requirements. Impacts related to substantial soil erosion or the loss of topsoil would be less than significant. The proposed modifications to Recorded Tract 46018-11 would result in changes to the project's grading footprint and volumes. However, these changes would not result in new or substantially more severe impacts related to soil erosion and loss of topsoil than those already analyzed in the prior 1988 EIR as amended, either as a result of the project or changed circumstances.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Minor Technical Changes or Additions. The Modified Project involves an additional 143,500 cy of cut and 369,900 cy of fill. The proposed project would conform to the County of Los Angeles Municipal Code Chapter 22.56.215, for development within hillside management areas; the County's Municipal Code Appendix J, for grading activities; and the 1988 EIR mitigation measures to reduce potential hazards to a less than significant level.

The proposed offsite extension of Whites Canyon Road would connect from Plum Canyon on the west through the project site, to the southeast and through the proposed Skyline Ranch development as Skyline Ranch Road. As shown in Figure 3-7, portions of the Modified Project site would be graded as a part of the extension of Skyline Ranch Road. The impacts associated with grading done as part of the extension of Skyline Ranch Road are addressed and mitigated to a less than significant level in the Skyline Ranch EIR. As indicated in Figure 3-7, the Modified Project includes 0.67 acre of offsite grading to blend a slope between the park and a slope on the adjacent Skyline Ranch project site.

A final grading plan is currently being prepared by the applicant and would be approved and implemented to the satisfaction of the County Engineer. As discussed in Section 5.7.2(a), it is the opinion of the geotechnical engineer that if the recommendations of the latest geotechnical report and all relevant reports referenced therein are implemented, the proposed grading, building sites, and structures would be safe from the hazards of landslide, settlement, or slippage (ENGEO 2009b). The completed development would not adversely affect the stability of the adjacent properties or be adversely affected by adjacent properties. Therefore, the Modified Project site is suitable for the intended development provided the recommended mitigation measures noted in the geotechnical reports are incorporated into the design and construction of the project. No significant impact is anticipated as a result of the Modified Project.

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d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

No Impact. The project site is not on expansive soil. The proposed modifications to Recorded Tract 46018-11 would result in minor changes to the project's grading footprint and volumes and the number of structures. However, these changes would not result in new or substantially more severe impacts related to expansive soils than those already analyzed in the prior EIR, either as a result of the project or changed circumstances.

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?

No Impact. The project would not include septic tanks or other alternative wastewater disposal systems. The Modified Project would include sewers connecting to nearby sewer mains. No impact would occur and the proposed modifications would not result in new or substantially more severe impacts related to septic tanks or alternative wastewater disposal systems than those already analyzed in the 1988 EIR, either as a result of the project or changed circumstances.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?

Minor Technical Changes or Additions. The 1988 EIR and 2004 Addendum did not discuss impacts related to the Hillside Management Area Ordinance. The County adopted this ordinance to protect resources in significant ecological areas and in hillside management areas from incompatible development, as specified in the County's General Plan. The Conservation and Natural Resources Element of the 2014 Draft General Plan 2035 includes Figure 9.8, *Hillside Management Areas and Ridgeline Management Map*, which indicates that the project site is in an area that has Hillside Management Areas. Any development project that covers Hillside Management Areas must apply for a conditional use permit unless all areas of 25 percent or greater slope are left in their natural state. A conditional use permit is granted when the following conditions are met:

- a) That the proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard;
- b) That the proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area;
- c) That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan, and;
- d) That the proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents" (L.A. County Code, Title 22, § 22.56.215).

As indicated in Sections 5.7.2(a) through (e), the geotechnical reports prepared for the project have concluded that if the recommendations of the latest geotechnical report and all relevant reports referenced therein are

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implemented, the proposed grading, building sites, and structures would be safe from seismic and flood hazards and the hazards of landslide, settlement, and slippage (ENGEO 2009b). The project also would have no substantial impacts to biotic, scenic, or open space resources in the area, as discussed in Sections 5.1, *Aesthetics* and 5.4, *Biological Resources*. In addition, cultural and historical resources would be protected under California Public Resource Code sections 5020–5029.5, 5024.1, 5079–5079.65, and 5097.9–5097.991. The proposed project includes about 150,000 square feet of commercial building space. The design of the project would complement the surrounding natural area and match similar adjacent developments.

The Modified Project would not alter the land-use plan in a way that would cause substantial impacts when compared to the Recorded Tract 46018-11. Therefore, no significant impacts would occur.

5.7.3 Conditions of Approval and Project Design Features

Modified Tract 46018-11 is required to comply with 1988 and 2004 conditions of approval, as determined by the County of Los Angeles Department of Regional Planning and Los Angeles County Department of Public Works. In addition, Modified Tract 46018-11 is required to comply with the Hillside Management Areas Ordinance (Los Angeles County Code, Title 22, §22.56.215).

5.7.4 Adopted Mitigation Measures Applicable to the Modified Project

1988 EIR

The following mitigation measures have been carried through from the 1988 EIR and have been renumbered for the purposes of this Addendum.

- MM 5.7-1 All grading operations shall be conducted in conformance with the Los Angeles County Grading Ordinance. (Same as 1988 EIR Geotechnical Hazards Mitigation Measures)
- MM 5.7-2 All grading activities shall adhere to the recommendations included within the current and subsequent geotechnical reports, including the following:
- All uncertified artificial fill and alluvial shall be removed and recompacted to the required maximum density.
 - All organic material shall be removed or hydroconsolidated prior to grading certification.
 - Proposed cut and fill slopes shall be stabilized to the satisfaction of the County Engineer.
 - Existing landslides of a potentially hazardous nature shall be properly stabilized, removed, or left in open space per the requirements of subsequent geologic reports.
 - All future cut/fill slopes will be landscaped to reduce potential increase in erosion.
 - All onsite drainage shall conform to the future Drainage Concept Plan to reduce potential erosion impacts.

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- Slopes over thirty feet high shall be designed with the concrete drainage device to carry water off graded slopes to minimize erosion.
- Subdrains shall be installed if groundwater is encountered during excavation operations, or if future shallow groundwater is expected. (*Same as 1988 EIR Geotechnical Hazards Mitigation Measures*)

MM 5.7-3 Additional geotechnical studies shall be conducted prior to Tentative tract Map approval and again during grading operations to correct existing landslide and unstable slope impacts where necessary. The subsequent geotechnical investigations shall also address the potential for hydroconsolidation as a result of liquefaction. (*Same as 1988 EIR Geotechnical Hazards Mitigation Measures*)

2004 Addendum

There are no mitigation measures applicable to Tract 46018-11 in the 2004 Addendum.

5.7.5 Level of Significance After Mitigation

The Modified Project would only result in minor changes or additions in comparison to the project as recorded, and would not result in significant impacts upon implementation of conditions of approval and mitigation measures.

Comparison of Project Impacts to Certified FEIR Analysis for Overall Plum Canyon Project

The certified FEIR analyzed disturbance to 603 acres of vacant land needed to develop a master-planned community of 5,000 homes, 21.9 acres of commercial land uses, and 265 acres of open space. The proposed modifications, including 5.91 acres of onsite and 0.67 acre of offsite grading to blend a slope between the park and a slope on the adjacent Skyline Ranch project site, would not alter the conclusions of the prior analysis and would not result in a new or substantially more severe project or cumulative geotechnical impact than those already analyzed.

5.8 GREENHOUSE GAS EMISSIONS

This topic was not analyzed in the certified 1988 EIR for Project No. 85-628 (Plum Canyon Vesting TTM 46018) because it was written prior to the adoption of Assembly Bill 32 (AB 32) and Senate Bill 97 (SB 97) amendments to the CEQA Guidelines (adopted December 30, 2009, effective March 18, 2010), and GHG emissions had not yet been generally recognized as an environmental issue. Therefore, this analysis is new.

5.8.1 Summary of Impacts Identified in the 1988 EIR and 2004 Addendum

1988 EIR

As stated above, GHG emissions were not identified as an environmental concern in the 1988 EIR.

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2004 Addendum

GHG emissions were not analyzed in the 1st Addendum.

5.8.2 Impacts Associated with the Modified Project

The information provided in this section includes the most current scientific data on greenhouse gas (GHG) emissions and global climate change, but does not change the conclusions of the certified final EIR. Current information on GHG emissions and global climate change do not trigger the need for preparation of a subsequent or supplemental EIR pursuant to Public Resources Section 21166 and CEQA Guidelines Section 15162. The current scientific information does not demonstrate that the proposed project would result in new or more severe significant impacts than those determined in the certified FEIR.⁷

Greenhouse Gases and Climate Change

Climate change is the variation of Earth's climate over time, whether due to natural variability or as a result of human activities. The climate system is interactive, consisting of five major components: the atmosphere, the hydrosphere (ocean, rivers, and lakes), the cryosphere (sea ice, ice sheets, and glaciers), the land surface, and the biosphere (flora and fauna). The atmosphere is the most unstable and rapidly changing part of the system. It is made up of 78.1 percent nitrogen (N₂), 20.9 percent oxygen (O₂), and 0.93 percent argon (Ar). These gases have only limited interaction with the incoming solar radiation and do not interact with infrared (long-wave) radiation emitted by the Earth. However, there are a number of trace gases, such as carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and ozone (O₃), that absorb and emit infrared radiation and therefore have an effect on climate. These are GHGs, and while they make up less than 0.1 percent of the total volume mixing ratio in dry air, they play an essential role in influencing climate (IPCC 2001).

Potential Climate Change Impacts for California

Climate change is not a local environmental impact, it is a global impact. Unlike criteria pollutants, CO₂ emissions cannot be attributed to a direct health effect. However, human-caused increases in GHG have been shown to be highly correlated with increases in the surface and ocean temperatures on Earth (IPCC 2007). What is not clear is the extent of the impact on environmental systems.

Like the variability in the projections of the expected increase in global surface temperatures, the environmental consequences of gradual changes in the Earth's temperature are also hard to predict. Likewise, there are varying degrees of uncertainty in environmental impact scenarios. Because of this uncertainty, the

⁷ For example, in the trial court decision in *American Canyon Community United for Responsible Growth v. City of American Canyon*, Case No. 26-27462, the Superior Court held that the Global Warming Solutions Act of 2006 (AB 32) is not the type of new information contemplated by Section 21166 because "new legislation requiring creation of state regulations certainly does not pertain to this particular Project or its effects." See also for example, the Superior Court opinions in *Natural Resources Defense Council v. Reclamation Board*, Case No. 06-CS-01228, where the court held that technical reports concerning global warming were not new information requiring preparation of a subsequent or supplemental EIR. Also, the *Citizens for Responsible Equitable Environmental Development v. City of San Diego*, Case No. 37-2009-00085307-CU-MC-CTL, where the court held that effect of GHG emissions on climate was known long before the City approved an EIR in 1994, quoted the United States Supreme Court: "In the late 1970s, the Federal Government began devoting serious attention to the possibility that carbon dioxide emissions associated with human activity could provoke climate change." In this case, the court concluded that the petitioners provided no competent evidence of new information of a severe impact; and therefore, the City's reliance on an addendum was appropriate.

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Intergovernmental Panel on Climate Change uses five different confidence levels to quantify climate change impacts on the environment: Very High Confidence (95 percent or greater), High Confidence (67 to 95 percent), Medium Confidence (33 to 67 percent), Low Confidence (5 to 33 percent), and Very Low Confidence (5 percent or less).

In California and western North America, observations of the climate have shown 1) a trend toward warmer winter and spring temperatures, 2) a smaller fraction of precipitation is falling as snow, 3) a decrease in the amount of spring snow accumulation in the lower and middle elevation mountain zones, 4) an advance snowmelt of 5 to 30 days earlier in the springs, and 5) a similar shift (5 to 30 days earlier) in the timing of spring flower blooms (CAT 2006). According to the California Climate Action Team, even if actions could be taken to immediately curtail climate change emissions, the potency of emissions that have already built up, their long atmospheric lifetimes, and the inertia of the Earth's climate system could produce as much as 0.6°C (1.1°F) of additional warming. Consequently, some impacts from climate change are now unavoidable.

Regulatory Background

Regulation of GHG Emissions on a State Level

AB 32, the Global Warming Solutions Act, was passed by the California state legislature on August 31, 2006, to place the state on a course toward reducing its contribution of GHG. AB 32 follows the first tier of emissions reduction targets established in Executive Order S-3-05, signed on June 1, 2005. Executive Order S-3-05 requires the state's global warming emissions to be reduced to 1990 levels by the year 2020 and by 80 percent of 1990 levels by year 2050. AB 32 sets a 2020 target at the emissions levels that were generated in the state in year 1990. Projected GHG emissions in California are estimated at 596 million metric tons (MTons) of CO₂ equivalent (CO_{2e}) by 2020. In December 2007, California Air Resources Board (CARB) approved a 2020 emissions limit of 427 million MTons (471 million tons) of CO_{2e} for the state. The 2020 target requires emissions reductions of 169 million MTons, approximately 28 percent of the projected emissions compared to business as usual in the year 2020 (i.e., 28 percent of 596 million MTons). In June 2008, CARB released a draft of the *Climate Change Scoping Plan*, which was revised in October 2008 and identifies statewide strategies to achieve the target of AB 32.

Regulation of GHG Emissions on a Regional Level

In 2008, SB 375 was adopted to connect the GHG emissions reductions targets established in the Scoping Plan for the transportation sector to local land-use decisions that affect travel behavior. Its intent is to reduce GHG emissions from light-duty trucks and automobiles (excluding emissions associated with goods movement) by aligning regional long-range transportation plans, investments, and housing allocations to local land-use planning to reduce vehicle miles traveled and vehicle trips. Specifically, SB 375 requires CARB to establish GHG emissions reduction targets for each of the 17 regions in California managed by a metropolitan planning organization (MPO). SCAG is the MPO for the Southern California region, which includes the counties of Los Angeles, Orange, San Bernardino County, Riverside, Ventura, and Imperial. SCAG's targets are 8 percent reduction from 2005 by 2020 and 13 percent reduction from 2005 by 2035. SB 375 requires each MPO to prepare a Sustainable Communities Strategy (SCS) in its regional transportation plan.

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County of Los Angeles

In November 2008, the County Board of Supervisors adopted a set of green building programs, including low-impact development (LID) standards, a drought-tolerant landscaping ordinance, and green building development standards.

The LID ordinance states, “LID encourages site sustainability and smart growth in a manner that respects and preserves the characteristics of the County’s watersheds, drainage paths, water supplies, and natural resources.” LID reduces the impact from a proposed development by using softscape and hardscape surface features to retain, detain, store, change the timing of, or filter stormwater and urban runoff across a development site.⁸

The County’s drought-tolerant landscaping ordinance is designed to help “conserve water resources by requiring landscaping that is appropriate to the region’s climate and to the nature of a project’s use.” The ordinance applies to all projects regardless of size, and requires that 75 percent of projects’ total landscaped areas contain drought-tolerant plants. The ordinance limits the amount of turf allowed on a project site to 25 percent of the total landscaped area, or 5,000 square feet. All turf in projects’ total landscaped area must be water-efficient. In addition, landscaped areas must be organized by “hydrozones” in accordance with their respective water, cultural (soil, climate, sun and light), and maintenance requirements.⁹

As described under Section 5.6, *Energy*, of this Addendum, the County’s green building ordinance is intended to encourage building practices that conserve water, energy, and natural resources; divert waste from landfills; minimize impacts to existing infrastructure; and promote a healthier environment.¹⁰ Implementation of this ordinance would reduce energy demand in new buildings, and thus GHG emissions from new projects. For residential projects with five or more dwelling units, such as the proposed project, the ordinance requires that structures be built to the new Green Building Standards, which are summarized below.

- **Energy Conservation:** Buildings must reduce energy demand by at least 15 percent below Title 24 (2005 Update).
- **Outdoor Water Conservation:** A smart irrigation controller must be installed for any landscaped area of the project.
- **Indoor Water Conservation:** All tank-type toilets installed must be high efficiency with a maximum 1.28 gallons per flush.
- **Resource Conservation:** At least 65 percent of construction waste (by weight) must be recycled.

⁸ Title 12, Chapter 12.84, Low Impact Development Standards, of the Los Angeles County Code.
http://planning.lacounty.gov/assets/upl/project/green_20080507-green-building-program-ordinances.pdf.

⁹ Title 21, Chapter 22.52, Part 21, Drought Tolerant Landscaping, of the Los Angeles County Code.
http://planning.lacounty.gov/assets/upl/project/green_20080507-green-building-program-ordinances.pdf.

¹⁰ Title 22, Chapter 22.52, Part 20, Green Building, of the Los Angeles County Code.
http://planning.lacounty.gov/assets/upl/project/green_20080507-green-building-program-ordinances.pdf.

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- **Tree Planting:** A minimum of two 15-gallon trees must be planted and maintained for each single-family residence lot. At least one of the trees must be listed on the drought-tolerant approved plant list.

In addition, the project must achieve certification from CGB, developed by California Building Industry Association; GPR, designed by Build it Green; or LEED, sponsored by the US Green Building Council. Alternatively, the project can achieve the equivalency of one of these certifications, as determined by the Los Angeles County Department of Public Works.

County of Los Angeles General Plan

The Air Quality Element of the 2014 Draft Los Angeles County General Plan 2035 includes goals and policies for reducing the effects of greenhouse gas emissions:

Goal AQ 3: Implementation of plans and programs to address the impacts of climate change.

- **Policy AQ 3.1** - Facilitate the implementation and maintenance of the Community Climate Action Plan to ensure that the County reaches its climate change and greenhouse gas emission reduction goals.
- **Policy AQ 3.2** - Reduce energy consumption in County operations by 20 percent by 2015.
- **Policy AQ 3.3** - Reduce water consumption in County operations.
- **Policy AQ 3.4** - Participate in local, regional and state programs to reduce greenhouse gas emissions.
- **Policy AQ 3.5** - Encourage maximum amounts of energy conservation in new development and municipal operations.
- **Policy AQ 3.6** - Support and expand urban forest programs within the unincorporated areas.

Methodology

The SCAQMD is the local air district responsible for establishing thresholds for air quality in the South Coast Air Basin. To provide guidance to local lead agencies on determining significance for GHG emissions in their CEQA documents, the SCAQMD has convened a GHG CEQA Significance Threshold Working Group. On December 5, 2008, the SCAQMD adopted a threshold of 10,000 MTons of CO_{2e} for industrial projects for which they are designated the lead agency for under CEQA. Currently the SCAQMD is in the process of establishing a threshold for GHG emissions to determine the project's regional contribution toward global climate change impacts for California. SCAQMD is proposing to adopt a tiered approach for evaluating GHG emissions for development project where SCAQMD is not the lead agency:

- If a project is exempt from CEQA, project-level and cumulative GHG emissions are less than significant.

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- If the project complies with a GHG emissions reduction plan or mitigation programs that avoids or substantially reduces GHG emissions in the geographic area (i.e., city or county) in which the project is located, project-level and cumulative GHG emissions are less than significant.

For projects that are not exempt or where no qualifying GHG reduction plans are directly applicable, SCAQMD requires an assessment of GHG emissions. SCAQMD is proposing a screening-level threshold of 3,000 MTons annually for all land-use types. This threshold is based on a review of the Governor's Office of Planning and Research database of CEQA projects. Based on their review, 90 percent of CEQA projects would exceed 3,000 MTons per year. Therefore, projects that do not exceed 3,000 MTons would have a nominal, and therefore less than cumulatively considerable impact on GHG emissions:

- If GHG emissions are less than the screening-level threshold, project-level and cumulative GHG emissions are less than significant.
- If emissions exceed the screening threshold a more detailed review of the project's GHG emissions is warranted.

Projects that exceed the screening threshold would require additional technical analysis to determine level of significance. SCAQMD is proposing to adopt performance standards for projects that exceed the screening threshold. The current recommended approach is per capita efficiency targets. SCAQMD is proposing a 2020 efficiency target of 4.8 MTons per year per service population for project-level analyses and 6.6 MTons per year per service population for plan level (e.g., program-level) projects. Service population refers to residents or employees generated by a project site. If projects exceeds these per capita efficiency targets, GHG emissions would be considered potentially significant in the absence of mitigation measures.

Would the project:

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?				X	
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	

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Comments:

- a) **Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?**

Minor Technical Changes or Additions. Global climate change is not confined to a particular project area and is generally accepted as the consequence of global industrialization over the last 200 years. A typical project, even a very large one, does not generate enough greenhouse gas emissions on its own to influence global climate change significantly, so the issue of global climate change is, by definition, a cumulative environmental impact. The State of California, through its governor and its legislature, has established a comprehensive framework for the substantial reduction of GHG emissions over the next 40-plus years. This will occur primarily through the implementation of AB 32 and SB 375, which will address GHG emissions on a statewide cumulative basis.

GHG emissions from Recorded Tract 46018-11 and proposed Modified Tract 46018-11 are included in Table 5.8-1. In addition, annual average construction emissions were amortized over 30 years and included in the emissions inventory to account for GHG emissions from the construction phase of the project. As shown in the table, the Recorded Tract 46018-11 would generate approximately 17,538 MTons of GHG per year (16.8 MTons per capita) while the Modified Tract 46018-11 would generate approximately 17,404 MTons of GHG per year, or 16.2 MTons per capita. While GHG emissions generated by the Modified Project would cumulatively contribute to statewide GHG emissions, they would be less than those generated by Recorded Tract 46018-11.

Table 5.8-1 Annual Project-Related GHG Emissions

Sources	Approved Tract 11 MTons/Year	Modified Tract 11 MTons/Year	Comparison MTons/Year
Area	161	151	-10
Energy	2,191	2,137	-55
Mobile	14,447	14,329	-118
Waste	361	353	-8
Water	176	203	27
Amortized Construction ¹	203	231	28
Total	17,538	17,404	-134
Per-Capita ²	16.8	16.2	-0.6

Source: CalEEMod 2011.1.1. Assumes all fireplaces are gas-burning fireplaces in accordance with SCAQMD Rule 445, Wood-Burning Devices. The 10.77-net-acre commercial parcel was modeled based on 150,000 square feet of commercial/retail development and is assumed to include 75,000 square feet of grocery store and 75,000 square feet of general strip mall land uses. Numbers shown in this table may not add due to rounding.

¹ Annual average construction emissions were amortized over 30 years.

² Assumes a service population of 1,044 people for the approved Tract 11 and 1,072 people for the Modified Tract 11. The modified tract service population includes users of the park, since the park generates no employees or residents.

- b) **Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

Minor Technical Changes or Additions. In accordance with AB 32, CARB developed the Scoping Plan to outline the state's strategy to achieve 1990-level emissions by the year 2020. CARB's Scoping Plan states that a

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30 percent reduction in GHG emissions from business as usual is necessary for the state to meet the 1990 GHG emissions goal by 2020. The Scoping Plan identified several early-action measures to reduce GHG emissions in the State of California:

- **Green Building:** Implementation of newer, more energy-efficient California building standards in the CBC, including the new 2010 California Green Building Code. The new 2008 Building and Energy Efficiency Standards are 15 percent more energy efficient than the 2005 standards.
- **Renewable Energy Portfolio:** Requiring that California use renewable energy making up 33 percent of California's energy portfolio. Renewable energy is currently 12 percent of the state's energy portfolio.
- **Per Capita Water Reduction:** Reducing per capita water use by approximately 20 percent. The 20X2020 water conservation plan identifies strategies to reduce water use in the state. In addition, plumbing and landscaping codes amended with the new CBC result in a 50 percent reduction of water use for new commercial and residential plumbing fixtures.
- **Low Carbon Fuel Standard:** Adoption of a new Low Carbon Fuel Standard that requires the carbon content of fuels sold in California to be reduced by 10 percent by year 2020.
- **California Assembly Bill 1493 – Pavley Standards:** The Environmental Protection Agency (EPA) granted a waiver to California to implement higher fuel efficiency standards on July 1, 2009. The adopted fuel efficiency standards require that the average California fleet fuel economy of cars to be 36.6 miles per gallon (mpg) by year 2016 under Pavley I. Under Pavley II, the Scoping Plan also establishes additional reductions for model years 2016 through 2020 of 43.9 mpg by year 2020. Pavley II would result in a decrease of 42.8 percent from the levels of CO₂ emissions from 2009 model-year cars (CARB 2008).

The federal and statewide GHG emissions reduction measures that are being implemented over the next 10 years would reduce the project's GHG emissions. The State of California recently adopted the 2008 Building and Energy Efficiency Standards and the 2010 Green Building Code. The greenhouse gas policies of the County's General Plan are listed above. The County of Los Angeles is currently working on preparing a Climate Action Plan but has not yet adopted one.

The Modified Project would be constructed to achieve the 2008 Building and Energy Efficiency Standards and the standards of the 2010 Green Building Code. Fuel-efficiency standards will also reduce project-related GHG emissions. Therefore, while the GHG emissions would increase on the project site, the Modified Project would not have the potential to interfere with regional plans and policies or the State of California's ability to achieve GHG reduction goals and strategies.

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5.8.3 Conditions of Approval and Project Design Features

The applicant shall comply with the following federal, state, and regional regulatory requirements to reduce greenhouse gas emissions. Potential conditions of approval to implement additional project design features will be coordinated with the County of Los Angeles:

- **2008 Building and Energy Efficiency Standards (California Code of Regulations Title 24):** Prior to the issuance of a building permit, development plans for structures shall be required to demonstrate that the project meets the 2008 Building and Energy Efficiency Standards. Commonly known as Title 24, these standards are updated periodically to allow consideration and possible incorporation of new energy-efficiency technologies and methods. The 2008 standards are approximately 15 percent more energy efficient than the 2005 Building and Energy Efficiency Standards. Plans submitted for building permits shall include written notes demonstrating compliance with the 2008 energy standards and shall be reviewed and approved by the County prior to issuance of building permits. Design strategies to meet this standard may include maximizing solar orientation for daylighting and passive heating/cooling, installing appropriate shading devices and landscaping, utilizing natural ventilation, and installing cool roofs. Other techniques include installing insulation (high R value) and radiant heat barriers, low-e window glazing, or double-paned windows.
- **Title 24 Code Cycles: Net-Zero Buildings (residential and nonresidential):** The California Public Utilities Commission adopted its Long-Term Energy Efficiency Strategic Plan on September 18, 2008, presenting a roadmap for all new residential and commercial construction to achieve a zero-net energy standard. This plan outlines the goal of reaching zero net energy in residential construction by 2020 and in commercial construction by 2030. Achieving this goal will require increased stringency in each code cycle of California's Energy Code (Title 24).
- **California Renewable Portfolio Standard (RPS):** CARB's RPS is a foundational element of the state's emissions reduction plan. In 2002, SB 1078 established the California RPS program, requiring 20 percent renewable energy by 2017. In 2006, SB 107 advanced the 20 percent deadline to 2010, a goal which was expanded to 33 percent by 2020 in the 2005 Energy Action Plan II. On September 15, 2009, Governor Arnold Schwarzenegger signed Executive Order S-21-09, directing CARB to adopt regulations increasing the RPS to 33 percent by 2020. These mandates apply directly to investor-owned utilities, which in the case of the Modified Project is Southern California Edison.
- **California Low Carbon Fuel Standard (LCFS):** On January 18, 2007, Governor Schwarzenegger issued Executive Order S-1-07, requiring the establishment of a LCFS for transportation fuels. This goal requires that California's transportation fuels reduce their carbon intensity by at least 10 percent by 2020. Regulatory proceedings and implementation of the LCFS have been directed to CARB. The LCFS has been identified by CARB as a discrete early-action item in the Scoping Plan. CARB expects the LCFS to achieve the minimum 10 percent reduction goal; however, many of the early-action items outlined in the Scoping Plan work in tandem with one another. To avoid the potential for double-counting emissions

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reductions associated with Pavley, the Scoping Plan has modified the aggregate reduction expected from the LCFS to 9.1 percent.

- **Federal Corporate Average Fuel Economy Standards:** The 2007 Energy Bill creates new federal requirements for increases in fleet-wide fuel economy for passenger vehicles and light trucks. The federal legislation requires a fleet-wide average of 35 mpg to be achieved by 2020. The National Highway Traffic Safety Administration is directed to phase in requirements to achieve this goal. Analysis by CARB suggests that this will require an annual improvement of approximately 3.4 percent between 2008 and 2020.
- **California Assembly Bill 1493 – Pavley Standards:** On July 22, 2002, Governor Gray Davis signed Assembly Bill 1493, requiring CARB to develop and adopt regulations designed to reduce greenhouse gases emitted by passenger vehicles and light-duty trucks beginning with the 2009 model year. The standards set within the Pavley regulations are expected to reduce GHG emissions from California passenger vehicles by about 22 percent in 2012 and about 30 percent in 2016. California had petitioned the EPA in December 2005 to allow these more stringent standards, and California executive agencies have repeated their commitment to higher mileage standards. On July 1, 2009, the EPA granted California a waiver that will enable the state to enforce stricter tailpipe emissions on new motor vehicles.
- **SB 375:** This bill requires the reduction of GHG emissions from light trucks and automobiles through land-use and transportation efforts to reduce vehicle miles traveled (VMT). In essence, SB 375's goal is to control GHGs by curbing urban sprawl through better land-use planning. SB 375 essentially becomes the land-use contribution to the GHG reduction requirements of AB 32, California's global warming bill enacted in 2006. According to SCAG's 2008 Regional Comprehensive Plan, its Land Use and Housing Action Plan can be expected to result in a 10 percent reduction in VMT in 2035 when compared to current trends.

5.8.4 Adopted Mitigation Measures Applicable to the Modified Project

1988 EIR

This topic was not analyzed in the 1988 EIR and therefore no mitigation measures related to GHG emissions were incorporated. However, Mitigation Measures 5.2-1 and 5.2-2 described in Section 5.3, *Air Quality*, would also reduce project-related GHG emissions impacts.

2004 Addendum

This topic was not analyzed in the 1st Addendum in 2004 and therefore no mitigation measures related to GHG emissions were incorporated.

5.8.5 Level of Significance After Mitigation

The Modified Project would only result in minor changes or additions in comparison to the project as recorded, and would not result in significant impacts upon implementation of existing mitigation measures.

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Comparison of Project Impacts to Certified FEIR Analysis for Overall Plum Canyon Project

The certified FEIR analyzed the impacts from development of a master-planned community of 5,000 homes and 21.9 acres of commercial land uses. Most of Plum Canyon has been built out. To date, approximately 3,291 fewer units have been constructed than were analyzed in the certified FEIR. Though the certified FEIR did not analyze the impacts of GHG emissions on climate change, far fewer vehicle trips would be generated by the overall project than the project analyzed in the certified FEIR, and far fewer homes would be constructed than the 5,000 dwelling units analyzed in the certified FEIR. Accordingly, GHG emissions generated by the project would be substantially reduced compared to the project analyzed in the certified FEIR, and the proposed project modifications would not result in a new or substantially more severe project or cumulative impacts to global climate change than those already analyzed.

5.9 HAZARDS AND HAZARDOUS MATERIALS

This section evaluates the potential impacts of the Modified Project on human health and the environment due to exposure to hazardous materials or conditions associated with the proposed project site, project construction, and project operations. The analysis in this section is based in part on the following technical reports:

- Phase I Environmental Site Assessment Plum Canyon Park Site Los Angeles County, California, ENGEO, Inc., March 2011.

A complete copy of this study is included in Appendix E.

5.9.1 Summary of Impacts Identified in the 1988 EIR and 2004 Addendum

1988 EIR

Impacts associated with hazards and hazardous materials (then called “Environmental Safety”) for Plum Canyon VTTM 46018 were determined to be less than significant and were closed out in the Initial Study for the 1988 EIR. As a result, the risk of loss associated with wildfires was not analyzed in the certified 1988 EIR.

2004 Addendum

Hazards and hazardous materials were not analyzed in the 2004 Addendum.

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5.9.2 Impacts Associated with the Modified Project

Would the project:

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?				X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?				X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?					X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?					X
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?					X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?					X
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?					X
h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:					
i) within a Very High Fire Hazard Severity Zones (Zone 4)?				X	
ii) within a high fire hazard area with inadequate access?				X	
iii) within an area with inadequate water and pressure to meet fire flow hazards?					X
iv) within proximity to land uses that have the potential for dangerous fire hazard?					X
i) Does the proposed use constitute a potentially dangerous fire hazard?				X	

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Comments:

- a) **Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?**

Minor Technical Changes or Additions. The Modified Project consists of the construction of single-family homes, a commercial lot, and a public park. Project construction would involve small quantities of hazardous materials such as fuels, greases, paints, and cleaning materials. The use, storage, transport, and disposal of hazardous materials by the project would be required to comply with existing regulations of several agencies, including the Department of Toxic Substances Control, the EPA, the Occupational Safety & Health Administration, and Los Angeles County Fire Department (LACoFD). Compliance with applicable laws and regulations governing the use, storage, transportation, and disposal of hazardous materials would ensure that all potentially hazardous materials are used and handled in an appropriate manner, and would minimize potential hazards. Long-term operations of the proposed project would not involve routine transport, storage, use, or disposal of substantial amounts of hazardous materials. Project operation would require use of small amounts of materials such as cleansers, paints, and pesticides for cleaning and maintenance purposes. The use of these materials would be in accordance with the manufacturer's instructions for use, storage, transport, and disposal. Therefore, there would be no significant new impacts arising from the routine handling of hazardous materials as a result of the proposed modifications to Tract 46018-11.

- b) **Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

Minor Technical Changes or Additions. The proposed modification would slightly reduce the number of single-family residential lots (from 214 to 203), add a park, modify a debris basin, accommodate a realigned arterial roadway through a minor lot line adjustment, and require approximately 5.91 acres of onsite and 0.67 acre of offsite grading. No hazardous materials would be used other than household and vehicle maintenance materials (i.e., cleaning supplies, paints, fertilizers, oil, and grease) typical for the residential uses and landscaping and maintenance of the park. The use of hazardous materials by the project would not result in substantial hazards to people or to the environment arising from accidental release of hazardous materials. Therefore, the proposed modifications to Tract 46018-11 would not result in significant impacts and do not require any changes to the certified 1988 EIR.

- c) **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?**

No Impact. There are no schools or hospitals within one-quarter mile of the Modified Project site (Google Earth 2011). The Modified Project includes the construction of new residences. However, no hazardous materials would be used other than typical household and vehicle maintenance materials (i.e., cleaning supplies, paints, fertilizers, oil, and grease). Therefore, the proposed modifications to Tract 46018-11 would not result in significant impacts and do not require any changes to the certified 1988 EIR.

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- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

No Impact. Government Code Section 65962.5 specifies lists of the following types of hazardous materials sites: hazardous waste facilities; hazardous waste discharges for which the State Water Quality Control Board has issued certain types of orders; public drinking water wells containing detectable levels of organic contaminants; underground storage tanks with reported unauthorized releases; and solid-waste disposal facilities from which hazardous waste has migrated. The proposed modification to Tract 46018-11 would slightly reduce the number of single-family residential lots (from 214 to 203), add a park, modify a debris basin, accommodate a realigned arterial roadway through a minor lot line adjustment, and require approximately 5.91 acres of onsite and 0.67 acre of offsite grading. A Phase I Environmental Site Assessment was completed for the park site and surrounding area in March 2011 (ENGE0 2011). The site reconnaissance and records review did not find documentation or physical evidence of soil or groundwater impairments associated with the use or past use of the property. A review of regulatory databases maintained by County, state, tribal, and federal agencies found no documentation of hazardous materials violations or discharge on the property and did not identify contaminated facilities within the appropriate American Society for Testing and Materials search distances that would reasonably be expected to impact the property. Based on the findings of this assessment, no current or historical Recognized Environmental Conditions were identified for the property. Therefore, no risk related to listed hazardous materials sites would occur as a result of project modifications and there would be no new impacts.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

No Impact. There are no public-use airports within two miles of the project site (Airlines.com 2011), and the site is not in an airport land-use plan. The nearest public-use airport to the site is Agua Dulce Airpark, over 10 miles east of the site. The nearest major airport is Bob Hope Airport in Burbank, over 18 miles to the south of the project site. No impacts would occur.

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

No Impact. There are no private airstrips near the project site.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

No Impact. The project site is within a master-planned community previously approved for residential development. The project construction and operation would not close roadways. Staging of construction materials and equipment would be required to be done onsite and off of roadways. The California Fire Code (Title 24, California Code of Regulations, Part 9, Section 503) contains regulations regarding access roads for fire apparatus. The LACoFD provides fire protection and emergency medical services to the project area and the Sheriff's Department provides police protection services. The design of the proposed private roads

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would comply with LACoFD requirements for access roads and turning radii. All onsite roadways and emergency access provisions would be subject to review and approval by the Los Angeles County Department of Public Works, the LACoFD, and the Sheriff's Department. Therefore, no impacts to emergency access and/or emergency evacuation plans would occur. With incorporation of existing LACoFD Conditions of Approval, provided in Appendices F and G, no impacts on emergency evacuation would occur as a result of Modified Tract 46018-11.

h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

i) Within a Very High Fire Hazard Severity Zones (Zone 4)?

Minor Technical Changes or Additions. Wildland fires occur in suburban or rural areas that contain uncultivated lands, timber ranges, watersheds, brush, or grasslands, including areas in which there is a mingling of developed and undeveloped lands. A "wildland/urban interface" is where well-defined urban and suburban development is adjacent to open expanses of wildland areas. Certain conditions must be present for significant interface fires to occur, including hot, dry, windy weather; the inability of fire protection forces to contain or suppress the fire; the occurrence of multiple fires that overwhelm committed resources; and a large fuel load (dense vegetation). The Modified Project site is next to large areas of natural open space to the north and east. The entire VTTM 46018 is in a Very High Fire Hazard Severity Zone (VHFHSZ). In October 2007, the vast majority of the project site was burned as a result of the over 38,000-acre Buckweed (Agua Dulce) Fire.

The LACoFD provides fire protection services to the unincorporated areas of the County and 58 cities as part of the Consolidated Fire Protection District. In addition to fire protection services, the LACoFD also provides special operations services including fire prevention, hazardous materials services, emergency medical services, lifeguards, forestry, urban search and rescue, and terrorism response. The project site is served by Battalion 6 of the LACoFD, which includes the unincorporated areas of the Santa Clarita Valley and the City of Santa Clarita.

The LACoFD also operates 10 fire suppression camps assigned to the Air and Wildland Division, four of which employ paid personnel, and six of which are staffed with inmate crews from detention facilities. Wildland fire crews are used for fire protection, prevention, and suppression activities. They control wildland fires by cutting control lines around fire perimeters, coordinating activities of bulldozers, and using water-dropping aircraft, as deemed appropriate. The Fire Department also oversees vegetation management for fuel reduction and responds to other emergency incidents as required.

Los Angeles County Fire Code and Building Code

The Los Angeles County Fire Code (Title 32) and County Building Code (Title 26) establish requirements and regulations for the design, construction, and provision of fire protection facilities and equipment related to new development within the LACoFD jurisdiction. Basic requirements for new development projects include the provision of multiple ingress/egress access points, fire suppression systems, fire flow

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standards, and minimum street widths. Additional specific requirements are also applicable to projects in LACoFD-designated VHFHSZ (formerly Fire Zone 4), such as the proposed project.

Fuel Modification Plan

Any project in a VHFHSZ is required to submit for review and approval a Fuel Modification Plan, a landscape plan, and an irrigation plan to the Department of Regional Planning and the Forestry Division of the LACoFD (Fuel Modification Unit). A Fuel Modification Plan requires that a project establish a fuel modification zone, where existing vegetation is managed and/or replaced to reduce the risk of fire, and must be consistent with the LACoFD's Fuel Modification Plan Guidelines. Basic requirements of a fuel modification zone may include, but are not limited to:¹¹

- Full or partial clearing of vegetation away from combustible structures
- Planting of native fire-resistant plant species
- Removal/thinning of undesirable plant species
- Removal of dead and dying vegetation
- Irrigation by automatic or manual sprinkler systems
- Spacing of vegetation

Additional site-specific requirements for a Fuel Modification Plan, including the minimum width of a fuel modification zone, are determined by the LACoFD at the time of project plan review and prior to issuance of grading permits. Therefore, impacts would be less than significant.

Development Fee Program

The LACoFD Developer Fee Program requires developers of new subdivisions to pay fees, or in-kind considerations in lieu of fees, to fund the construction of fire stations and the provision of certain equipment. The developer fee is a set amount per square foot of building space. The current fee, which is \$1.0293 per square foot for Area of Benefit 2 – Santa Clarita Valley, is adjusted annually by the County in order to maintain adequate levels of service, and is collected at the time the building permits are issued (Los Angeles 2013).

Additionally, the project would comply with other applicable requirements, including the County Fire and Building Codes, the California Fire Code, and conditions of approval from the LACoFD regarding site access, fire hydrant spacing, water storage, building materials, and fire flow. Pursuant to conditions of approval, the proposed water system would be designed to deliver fire flow in compliance with LACoFD requirements for residential and commercial uses. Therefore, the project would provide sufficient fire flows. The project would also be equipped with design features and fire suppression equipment, including an automatic fire suppression system, a fire alarm system, and an evacuation life safety system. Project plans would be reviewed by LACoFD prior to the issuance of building permits to ensure that the project would be compliant with applicable fire codes, regulations, and conditions.

¹¹ Fuel Modification Plan Guidelines, County of Los Angeles Fire Department, Fire Prevention Bureau, Forestry Division, January 1998.

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After compliance with the above-specified codes, project-related hazards arising from wildfire hazards would be less than significant. Modifications to Tract 46018-11 would not result in any uses that would expose residents to an unusually high level of fire hazards. Therefore, the Modified Tract 46018-11 would not result in new significant impacts as a result of project modifications or a substantial change in circumstances.

ii) Within a high fire hazard area with inadequate access?

Minor Technical Changes or Additions. As required by the Los Angeles County Building and Fire Codes, any project in a VHFHSZ must have adequate access points to allow fire department equipment to enter the site and for residents to evacuate (Los Angeles County Code Title 32 Part 1, *Access*, and Section 326, *Activities in Hazardous Fire Areas*). The Modified Project would not alter the accessibility of the recorded tract map. Two main access points would be provided off Skyline Ranch Road (Gaines Way and Bension Drive). Indirect access would be provided where Bension Drive intersects La Madrid Drive to the north. All onsite roadways and cul-de-sac streets would be designed to accommodate fire engines, as required by Title 32, Part 1, of the Los Angeles County Code. The Modified Tract 46018-11 would not alter the number of access roads or their widths. Therefore, it would not result in new significant impacts as a result of project modifications.

iii) Within an area with inadequate water and pressure to meet fire flow hazards?

No Impact. As discussed in Section 5.9.2(h)(i), the proposed water system would be designed to deliver fire flow in compliance with LACoFD requirements for residential and commercial uses. Therefore, the project would provide sufficient fire flows. The Modified Tract 46018-11 would not alter the site design in a way that would prevent inadequate fire flow. No new significant impacts are identified.

iv) Within proximity to land uses that have the potential for dangerous fire hazard (such as refineries, flammables, and explosives manufacturing)?

No Impact. The project site is surrounded by residential and general commercial land uses and open space. There is no potential for dangerous fire situations involving flammables, refineries, or explosives manufacturing. No impacts related to these types of fire hazards would occur.

i) Does the proposed use constitute a potentially dangerous fire hazard?

Minor Technical Changes or Additions. The project site is within a master-planned community previously approved for residential development. The only physical changes to the Modified Project are the implementation of a community park and reducing the number of residential units by 11, which would not constitute a potentially dangerous fire hazard. Therefore, the Modified Tract 46018-11 would not result in new significant impacts as a result of project modifications or a substantial change in circumstances.

5.9.3 Conditions of Approval and Project Design Features

The conditions of approval for VTTM 46018 are included in Appendices F and G.

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There are no project design features related to hazards. Modified Tract 46018-11 is required to comply with 1988 and 2004 conditions of approval related to hazards and hazardous materials, as determined by the County of Los Angeles Department of Regional Planning and the LACoFD.

5.9.4 Adopted Mitigation Measures Applicable to the Modified Project

1988 EIR

This topic was not analyzed in the 1988 EIR and no mitigation measures related to hazards were incorporated.

2004 Addendum

This topic was not analyzed in the 1st Addendum in 2004 and no mitigation measures related to hazards were incorporated.

5.9.5 Level of Significance After Mitigation

The Modified Project would only result in minor changes or additions in comparison to the project as recorded, and would not result in significant impacts upon implementation of existing conditions of approval.

Comparison of Project Impacts to Certified FEIR Analysis for Overall Plum Canyon Project

The certified FEIR analyzed development of a 5,000-unit master-planned community on 603 acres, which is a much more intense overall project than what has been constructed and is currently proposed. The proposed project modifications would further reduce units and slightly alter the footprint of development. These are minor technical changes that would not change the overall impacts of the project as already analyzed and built out. The proposed modifications would not alter the conclusions of the prior environmental analysis and would not result in a new or substantially more severe project or cumulative hazards and hazardous materials impact than those analyzed previously in the FEIR.

5.10 HYDROLOGY AND WATER QUALITY

This section corresponds with Section A2, *Flood Hazard*, of the certified 1988 EIR for Plum Canyon VTTM 46018. This section of the 2nd Addendum addresses the potential impacts of the Modified Project as compared to the approved Tract 46018-11 on hydrology and water quality.

5.10.1 Summary of Impacts Identified in the 1988 EIR and 2004 Addendum

1988 EIR

The site's natural drainage course runs through Plum Canyon in an east-to-west trending wash that traverses the length of the site and connects to drainage systems to the west of the site south of Plum Canyon Road and to the Bouquet Canyon Channel. Project-related flood-hazard impacts were divided into these two categories:

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- **Upstream drainage onto the master development site.** Flood hazards related to upstream watershed drainage flowing onto and through the master development site are from a 680-acre eastern area contributing approximately 2,560 cubic feet per second (cfs) (bulked) to the site.
- **Runoff downstream from the master development site.** Development of the master development site would decrease offsite runoff downstream (west along Bouquet Road). Upon development, the 25-year storm (Q₂₅) flow would be 3,600 cfs (clear water), including upstream contributions, versus 5,500 cfs (bulked with debris and sediments) for the undeveloped site. A Q₂₅ storm flow decrease of approximately 1,900 cfs would result from project development.
- Flood hazards and erosion potentials on- and offsite were reduced by implementation of the approved Drainage Concept Plan. No mud-flow hazards were identified on the site. After implementation of the drainage concept plan mitigation measure, impacts were considered less than significant.

2004 Addendum

A site-specific drainage report was prepared to address drainage issues associated with development of Tract 46018-04 and to formulate guidelines for the design of a storm drain system within the project area. The project site was rough graded and altered in its entirety. The entire 35-acre project area contributed runoff to three separate onsite storm drain lines. Post-development peak stormwater runoff discharge (84 cfs) for all three storm drain lines was determined to be less than predevelopment discharges (114 cfs). The 1st Addendum determined that the proposed system would not overload or have any negative impact on the existing downstream storm drain. With implementation of the recommendations included in the drainage study and landscape plan, no significant impacts would occur.

5.10.2 Impacts Associated with the Modified Project

Would the project:

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
a) Violate any water quality standards or waste discharge requirements?				X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X	

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Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X	
e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as West Nile virus and result in increased pesticide use?				X	
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X	
g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?				X	
h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?				X	
i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?					X
j) Use onsite wastewater treatment systems in areas with known geological limitations (e.g., high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?					X
j) Otherwise substantially degrade water quality?				X	
k) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map, or other flood hazard delineation map, or within a floodway or floodplain?					X
l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?					X
m) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?					X
n) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?					X

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Comments:

The Modified Project is required to comply with the following regulatory standards and guidelines, which reduce potential hydrology and water quality impacts to a less than significant level as described in detail in each impact section.

Regulatory Background

State Water Resources Control Board

The State Water Resources Control Board (SWRCB) Order No. 2009-0009-DWQ (General Construction Permit) contains water quality standards and stormwater discharge requirements applying to construction projects of one acre or more. The General Construction Permit was issued pursuant to NPDES regulations for implementing part of the federal Clean Water Act. The General Construction Permit requires preparation of a Stormwater Pollution Prevention Plan (SWPPP) that identifies the sources of pollution, including silt and soil, that may affect the quality of stormwater discharges and describes and ensures the implementation of best management practices (BMPs) to reduce the pollutants in construction stormwater discharges. The project applicant would submit a Notice of Intent to obtain coverage under the General Construction Permit.

Los Angeles Regional Water Quality Control Board

Basin Plan

The Basin Plan adopted by the Los Angeles RWQCB on June 13, 1994, has been developed to preserve and enhance water quality within Los Angeles and Ventura Counties. The Basin Plan designates the beneficial uses of receiving waters and specifies both narrative and numerical water quality objectives for these receiving waters in its territory. The Basin Plan defines existing and potential beneficial uses for the receiving waters. Beneficial uses are designated under Clean Water Act, Section 303 in accordance with regulations.

General Municipal Separate Storm Sewer System Permit

The RWQCB is authorized to regulate municipal separate storm sewer system (MS4) discharges to surface waters under a NPDES permit. Specifically, MS4 are subject to the waste discharge requirements of the RWQCB Los Angeles Municipal Permit (General MS4 Permit) Order No. 01-182, NPDES Permit No. CAS004001 (adopted December 13, 2001, and amended September 14, 2006, by Order R4-2006-0074 and August 9, 2007, by Order R4-2007-0042). The County of Los Angeles, as a principal permittee, must ensure that stormwater discharges from the MS4 shall neither cause nor contribute to the exceedance of water quality standards and objectives nor create conditions of nuisance in the receiving waters, and that the discharge of non-stormwater to the MS4 has been effectively addressed.

The General MS4 Permit is intended to ensure that a combinations of site planning, source-control BMPs, and treatment-control BMPs are implemented in new developments to protect the quality of receiving waters through implementation of BMPs to the maximum extent practicable (MEP). BMPs may include management practices, control and treatment techniques and systems, and site design planning to control the level of pollutants entering receiving waters. One of the General MS4 Permit provisions is that the

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permittees must prepare a Stormwater Quality Management Program (SQMP) specifying the BMPs that will be implemented to reduce the discharge of pollutants in stormwater to the MEP. The various components of the SQMP, taken together, are expected to reduce pollutants in stormwater and urban runoff to the MEP. Finally, under the General MS4 Permit, permittees are to publish guidelines for creating Standard Urban Storm Water Mitigation Plans (SUSMPs) as described below.

Los Angeles County Department of Public Works

The Los Angeles County Department of Public Works Flood Control and Watershed Management Divisions also regulate stormwater runoff and water quality as the Principal Permittee under the General MS4 Permit. Applicants for development projects have two major responsibilities under the General MS4 permit:

- **SUSMP:** Submit and implement a SUSMP containing design features and BMPs appropriate and applicable to the project. The Los Angeles RWQCB approved Los Angeles County's SUSMP Ordinance on March 8, 2000, which requires new construction and development projects to implement BMPs pursuant to the General MS4 Permit.
- **SWPPP:** Prepare a SWPPP, applicable to all construction projects with disturbed areas greater than one acre.

Under the guidance of the Department of Public Works SUSMP Manual, projects that fall into any of the nine SUSMP development categories are required to incorporate appropriate SUSMP requirements into project plans as part of the development plan approval process for building and grading permits. Design standards for post-construction, structural, or treatment-control BMPs are established in the General MS4 Permit and the County SUSMP ordinance, as explained in the County SUSMP Manual.

The General MS4 Permit and the County SUSMP Manual require new developments to use the following measures to reduce post-development discharges of pollutants from stormwater conveyance systems to the MEP:

- reduce peak stormwater runoff discharge rates
- conserve natural areas
- minimize stormwater pollutants of concern
- protect slopes and channels
- provide storm drain stenciling and signage
- design standards for outdoor material storage and trash storage areas
- provide proof of ongoing BMP maintenance
- design standards for structural or treatment-control BMPs

In addition, project applicants are required to select source- and treatment-control BMPs from the list approved by the RWQCB and included in the SUSMP. In combination, these BMPs must be sufficiently designed and constructed to treat, infiltrate, or filter stormwater runoff to certain specified standards.

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Design standards for post-construction structural or treatment-control BMPs are established in the SUSMP. The SUSMP numerical sizing criteria states that all post-construction BMPs shall be designed to mitigate stormwater runoff through either infiltration or treatment, and control peak flow discharge to provide stream channel and over bank flood protection.

The County approved a master drainage study for VTTM 46018 on December 27, 2001. An interim hydrology study/SUSMP for Tentative Tract 46018-10 and -11, dated September 16, 2004, has been approved based on the recorded map (its original layout) (Gaur 2011). In addition, the storm drain system is a part of the approved storm drain plan (per Plumbing and Drainage [PD] 2583). The site consists of a number of debris basins upstream of storm drain inlets serving undeveloped areas, highlighted by a large basin serving the Plum Canyon area, which naturally flows from northeast to southwest.

a) Violate any water quality standards or waste discharge requirements?

Minor Technical Changes or Additions. In comparison to the recorded map, the proposed modification would slightly reduce the number of single-family residential lots (from 214 to 203), add a park, modify a debris basin, and reflect the approved realignment of Skyline Ranch Road through a minor lot line adjustment. The land upon which the modified tract and new park would be developed and upon which new grading would occur is within VTTM 46018 and is on land that was previously analyzed and approved for development in the certified 1988 EIR. When compared to recorded Tract 4608-11, the Modified Project would not substantially increase overall net site imperviousness or create additional pollutants of concerns as a result of removing 11 residential units, relocating a road, and providing an 8.67-acre community park.

Construction

Grading and construction activities would result in the removal of existing vegetation due to development grading involving about 641,500 cubic yards. Removal of vegetation would expose much of the topsoil at the grading areas, which would be susceptible to erosion from construction irrigation (i.e., dust-control measures) and precipitation. Additionally, due to the extent of soils that would be graded, reengineered, and reused, stockpiling of soils would occur within the overall project site and would be subject to erosion from construction irrigation and/or precipitation.

In addition to grading, construction activities would involve large construction vehicles, wash areas, temporary facilities, and construction materials and supplies. Maintenance and refueling of construction vehicles have the potential to result in spills of petroleum-related engine fluids and coolants. Washing of vehicles and equipment can discharge waters polluted with sediment, oils and grease, trace metals, and detergent-based organics (e.g., adhesives, cleaners, sealants, and solvents). Equipment and facilities that may be required during construction include concrete mixers, portable sanitary and septic systems, and temporary trailers. All of these sources could come in contact with precipitation or irrigation waters and result in polluted runoff from the project site.

During construction, water quality effects would be controlled at a less than significant level through the development and implementation of a SWPPP in accordance with SWRCB Order No. 2009-0009 DWQ, which is required prior to receiving site demolition and/or grading permits. The SWPPP would be prepared

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by the construction contractor and submitted to the Los Angeles County Department of Public Works and RWQCB for approval. The SWPPP would meet all applicable regulations by requiring controls of pollutant discharges that use best available technology economically achievable and best conventional pollutant control technology to reduce pollutants. The SWPPP would be certified in accordance with the signatory requirements of the General Construction Permit. In compliance with the SWPPP, non-stormwater level BMPs would be implemented that include controls and objectives for vehicle and equipment maintenance, cleaning, and fueling, and potable water/irrigation practices.

Construction of Tract 46018-11 would comply with BMPs that have the aim of reducing or eliminating soil erosion from construction sites. Common means of soil erosion from construction sites include water, wind, and being tracked offsite by vehicles. Compliance with these BMPs is required by the federal Clean Water Act, and, within the County of Los Angeles, is administered by the Los Angeles County Department of Public Works Flood Control and Watershed Management Divisions. Title 26 (County of Los Angeles Building Code), Appendix J, also requires compliance with Uniform Building Code provisions for preventing sedimentation.

As a result, adherence to SWRCB/RWQCB standards would ensure that the Modified Project would result in less than significant impacts related to downstream water quality during construction.

Operation

Development of the site would result in an increase of urban pollutants that can be carried offsite by nuisance and stormwater runoff into downstream receiving waters (i.e., Reach 7 of the Santa Clara River). Urban pollutants may include roofing materials, atmospheric deposition, grease, oil, suspended solids, metals, solvents, and phosphates. Lawn maintenance and use of fertilizers and pesticides are also potential sources of pollutants that, if untreated, would result in impacts to natural drainage channels and the Santa Clara River. Development of the project site would also result in dry-weather flows primarily due to irrigation of landscaped and park areas. Dry-weather flows are relatively slow and as a result cause sediment to settle out or to be filtered out by algae and other plants growing in the receiving waters.

In terms of post-construction stormwater management, the Modified Project would have the same impacts as Recorded Tract 46018-11, because the overall net imperviousness of the site, pollutants of concern, and proposed land uses have not significantly changed compared to the approved project.

Pursuant to existing regulations, the applicant would complete and have approved an SQMP and SUSMP outlining usage of BMPs for nonpoint-source pollution control measures to address pollutants from such sources as roofing materials, atmospheric deposition, grease, oil, suspended solids, metals, solvents, phosphates, fertilizers and pesticides. For the purposes of compliance with the objectives and standards of the NPDES Permit and the Basin Plan, development of the SQMP and SUSMP would reduce impacts to a less than significant level and would ensure that the project would not violate discharge requirements or water quality standards.

Compliance with required regulatory standards and guidelines would reduce potential hydrology and water quality impacts to a less than significant level. Implementation of mitigation measures and compliance with

5. Environmental Analysis

the requirements of the NPDES General Construction Activity Storm Water Permit, General MS4 Permit, and tiered BMPs would reduce impacts from erosion and sedimentation to a less than significant level. For the purposes of compliance with objectives and standards of the NPDES Permit and the Basin Plan, development of the SQMP and SUSMP would reduce impacts to a less than significant level and ensure that the project would not violate discharge requirements or water quality standards. Adherence to these standards would ensure that operation of the Modified Project, like Recorded Tract 46018-11, would result in less than significant impacts related to downstream water quality during operations.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, resulting in a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?**

Minor Technical Changes or Additions. In comparison to the recorded map, the proposed modification would slightly reduce the number of single-family residential lots (from 214 to 203), add a park, modify a debris basin, and reflect the approved realignment of Skyline Ranch Road through a minor lot line adjustment. The land upon which the modified tract and new park would be developed and upon which new grading would occur is within VTTM 46018 and is on land that was previously analyzed and approved for development in the certified 1988 EIR. Previous geotechnical explorations in the vicinity of the park site did not encounter groundwater within the total explored depth of at least 60 feet below ground surface (ENGEO 2011). Fluctuations in groundwater levels may occur seasonally and over a period of years due to variations in precipitation, temperature, irrigation, and other factors. When compared to recorded Tract 4608-11, the Modified Project would not substantially increase overall site imperviousness or interfere with groundwater recharge. The proposed park site would actually improve groundwater recharge given its permeable surfaces. Therefore, the proposed modifications to Tract 46018-11 would not result in significant impacts and do not require any changes to the certified 1988 EIR.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation onsite or offsite?**

Minor Technical Changes or Additions. The proposed revised layout of the tentative map is mainly influenced by the realignment of Whites Canyon Road (or Farrell Road) from going northeast toward and then parallel to the canyon to going southeast toward the future Skyline Ranch Road. Most of the storm drain lines have followed the realignments accordingly, except in the locations of the recorded Tracts 46018-10 and -11. The overall Tract 46018 development comprises single-family and multifamily homes, paved streets, sidewalks and parking areas, open spaces and landscaped areas, parks and recreation areas, a fire station, and a number of debris basins. The drainage system consists of watershed Area A, as shown in Figures 5.10-1 and 5.10-2, *Drainage Concept Plan, Sheet 1*, and *Drainage Concept Plan, Sheet 2*. As shown, Area A drains toward the existing closed storm drain system to PD2533, an existing double eight-foot-square reinforced concrete box at the intersection of Plum Canyon Road, Whites Canyon Road, Heller Circle, and Skyline Ranch Road.

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The project would not substantially change the amount of runoff from the site resulting from a 50-year storm. As shown in Figure 5.10-1, the outlet point for this revised hydrology is the intersection of Plum Canyon, Whites Canyon, Heller Circle, and Skyline Ranch Road. At this location storm drain PD 2583-01 connects to the downstream storm drain PD 2533. The allowable flow rate for this system is taken from the approved hydrology study for Tracts 46018-10 and 46018-11 by Sikand Engineering, dated December 24, 2001 (Gaur 2011). This allowable flow rate will be considered the pre-development flow rate for this project because it represents the flow rate from when this portion of the site was natural. As shown in Table 5.10-1, the post-condition downstream flow rate of 1,290.6 cfs does not exceed the pre-development condition flow rate or the allowable flow rate of 1,440 cfs. Therefore, no additional detention or retention is required.

Table 5.10-1 Outlets Summary

Outlet Name	Postdevelopment		Predevelopment ¹	
	ΣA (acres)	ΣQ_{design} (cfs)	ΣA (acres)	ΣQ_{design} (cfs)
A	1018.0	1290.6 ($Q_{25}+50+50b$)	1125.0	1440.0 (Q_{clear}) QB =2400 QBB=3000

Source: Gaur 2011.

Σ = sum

Q_{design} = design peak flow

¹ Predevelopment Q per approved Revised Hydrology Study for Tentative Tract Nos. 46018-10 & 11, PD No. 2583, by Sikand Engineering, December 24, 2001.

Details of the storm drain system, debris basins, related easements, and SUSMP devices would be provided in the final Storm Drain Plans and Grading Plans to the satisfaction of the Los Angeles County Department of Public Works. As discussed in Section 5.10.2(a), compliance with required regulatory standards and guidelines would reduce potential hydrology and water quality impacts to a less than significant level. Implementation of mitigation measures and compliance with the requirements of the NPDES General Construction Activity Storm Water Permit, General MS4 Permit, and tiered BMPs would reduce impacts from erosion and sedimentation to a less than significant level. For the purposes of compliance with the objectives and standards of the NPDES Permit and the Basin Plan, development of the SQMP and SUSMP would reduce impacts to a less than significant level and would ensure that the project would not violate discharge requirements or water quality standards. Adherence to these standards would ensure that operation of the Modified Project, like Recorded Tract 46018-11, would result in less than significant impacts related to downstream water quality after construction is completed. Therefore, the proposed modifications to Tract 46018-11 would not result in significant impacts and would not require any changes to the certified 1988 EIR.

- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding onsite or offsite?**

Minor Technical Changes or Additions. See discussion in Section 5.10.2(c). Existing and proposed storm drains and desilting basins have been designed to accommodate drainage from a 50-year storm event. The

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rate and volume of runoff from proposed storm drains would not exceed the capacity of the existing storm drains or the proposed future storm drains, and would not result in flooding on- or offsite.

- e) **Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as West Nile virus and result in increased pesticide use?**

Minor Technical Changes or Additions. See discussion in Section 5.10.2(c). Existing and proposed storm drains and desilting basins have been designed to accommodate drainage onsite and prevent standing water from accumulating. The proposed community park would also not consist of any water features, such as ponds and lakes, that would create standing water environments. Thus, the Modified Project would not create habitat for mosquitoes or other vectors, and no impact would occur.

- f) **Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

Minor Technical Changes or Additions. See Section 5.10.2(c).

- g) **Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?**

Minor Technical Changes or Additions. As discussed in Section 5.10.2(a), the Modified Project would not create altered conditions that cause new significant impacts. Adherence to SWRCB/RWQCB standards would ensure that the Modified Project would result in less than significant impacts related to downstream water quality during construction.

- h) **Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?**

Minor Technical Changes or Additions. The Los Angeles County LID Ordinance encourages site sustainability and smart growth in a manner that respects and preserves the characteristics of the County's watersheds, drainage paths, water supplies, and natural resources. The development requirements of the LID ordinance went into effect January 1, 2009, and are required for any development where a complete discretionary or nondiscretionary permit is filed. Emergency projects are exempted. As with the Recorded Tract 46018-11 development, the Modified Project would be required to implement these design standards. Modified Tract 46018-11 would not alter the design of the project in a way that would introduce new significant impacts.

- i) **Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?**

No Impact. The project site is not in an Area of Special Biological Significance and would not directly drain into one of these areas (SWRCB 2012). The Modified Tract 46018-11 would not cause any impacts.

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- j) Use onsite wastewater treatment systems in areas with known geological limitations (e.g., high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?**

No Impact. As with the recorded tract, the Modified Tract 46018-11 development does not include the use of septic tanks or other private sewer disposal systems. Therefore, no impacts would occur.

- k) Otherwise substantially degrade water quality?**

Minor Technical Changes or Additions. As discussed in Sections 5.10.2(a) and 5.10.2(c), compliance with required regulatory standards and guidelines would reduce potential hydrology and water quality impacts to a less than significant level.

- l) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or within a floodway or floodplain??**

No Impact. Residential structures within Recorded Tract 46018-11 are in Flood Hazard Zone D, as designated by the Federal Emergency Management Agency (FEMA 2008). Flood Hazard Zone D covers unstudied areas where flood hazards are undetermined but flooding is possible. No mandatory flood insurance purchase requirements apply, but coverage is available (FEMA 2008). The Modified Tract 46018-11 would not place housing or structures in an identified 100-year flood zone. Therefore, no new impact would occur.

- m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?**

No Impact. See Section 5.10.2(k).

- n) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?**

No Impact. Lake Castaic is approximately nine miles northwest of the project site and there are no nearby dams or levees. Thus, there is no risk of flooding to the site due to levee or dam failure. No new impact would occur, and no mitigation is needed.

- o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?**

No Impact. A seiche is a surface wave created when a body of water is shaken, usually by earthquake activity. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, or dam. There are no aboveground water tanks, reservoirs, or artificial bodies of water near the project site. No new impacts would occur as a result of project modifications or changed circumstances.

A tsunami is a series of ocean waves caused by a sudden displacement of the ocean floor, most often due to earthquakes. The project site is over 30 miles from the ocean and is not at risk of flooding due to a tsunami.

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A mudflow is a landslide composed of saturated rock debris and soil with the consistency of wet cement. At project completion, the site surface would consist of buildings, paved areas, and landscaped areas, and is not expected to pose a hazard of mudflow onsite or downstream from the site. The project would comply with recommendations concerning slope stability in the Geotechnical Investigation Report; in addition, the construction phase of the project would use BMPs to minimize erosion, which would help reduce the potential for mudflows. No new significant impacts would result from project modifications or changed circumstances. No revisions to the 1988 EIR are necessary.

Figure 5.10-1 Drain Concept Plan, Sheet 1
5. Environmental Analysis



LEGEND

- DRAINAGE BOUNDARY
- SUB-AREA BOUNDARY
- FLOW LINE
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- TRACT BOUNDARY
- 50-YEAR 24-HOUR ISOHYET
- SOIL NUMBER
- DPA ZONE NUMBER
- DRAINAGE AREA DIVERSION IN ACRES, Ac
- AREA NAME
- LOCATION NAMES
- AREA IN ACRES, Ac
- 25-YR & 50-YR, BURNED DESIGN FLOW IN CUBIC FEET PER SECOND, cfs
- 25-YR & 50-YR, BURNED & BULKED DESIGN FLOW IN CUBIC FEET PER SECOND, cfs
- DEBRIS PRODUCTION VOLUME IN CUBIC YARDS, cy
- TOTAL
- DEBRIS BASIN WITH PAVED VEHICULAR ACCESS AND EASEMENT (TO BE PUBLICLY MAINTAINED) PER PD 2583-01
- EXISTING DEBRIS BASIN PER PD 2583-01
- SUSMP MITIGATION DEVICE (BMP UNIT)
- DEBRIS CONE

HYDROLOGY CRITERIA

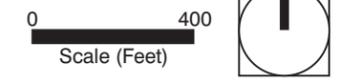
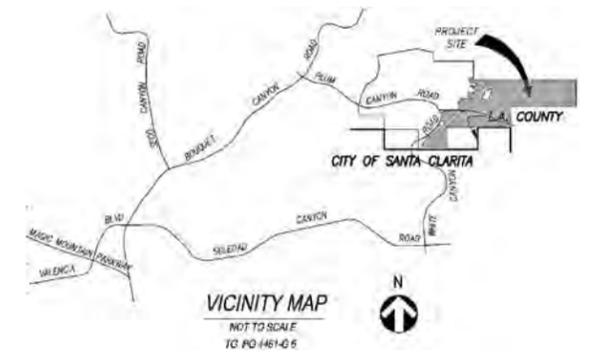
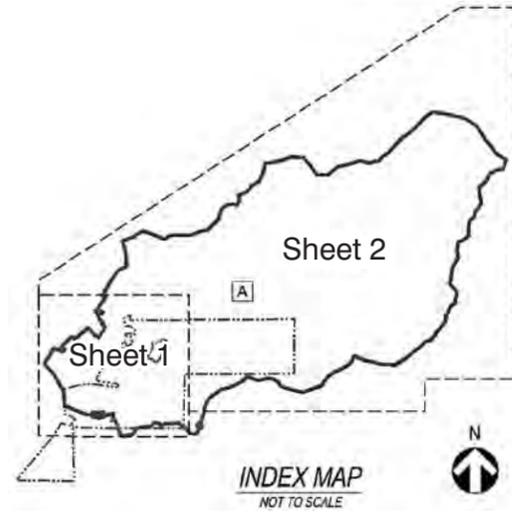
- DESIGN STORM FREQUENCY
50-YR FOR DEVELOPED SWAMP & UNDEVELOPED AREAS
25-YR FOR DEVELOPED AREAS
- DPA ZONES = 8
- BASIN NAME = SANTA CLARA
- SOIL TYPE NUMBER = 97 AND 99
- PEAK BULKING FACTOR = 1.350 (FOR AREA 64 AC OR UNDER)
- DEBRIS PRODUCTION RATE = 54.7 Cy / Ac (FOR AREA 64 AC OR UNDER)
- ISOHYETS - 5.30" TO 5.75" (50-YR); 4.65" TO 5.05" (25-YR)
- % IMPERVIOUSNESS:
1% FOR UNDEVELOPED AREAS
5% FOR GRADED / LANDSCAPED AREAS
10% FOR DEVELOPED LOCAL PARKS & RECREATION
42% FOR SINGLE-FAMILY RESIDENTIAL
80% FOR MULTI-FAMILY RESIDENTIAL / CONDOMINIUMS
91% FOR PAVED STREETS / COMMERCIAL & PARKING AREAS / FIRE STATIONS

GENERAL NOTES

1. STORM DRAIN ALIGNMENTS SHOWN ARE NOT NECESSARILY APPROVED.
2. COMPLY WITH ALL STREET DRAINAGE REQUIREMENTS TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS.
3. DEDICATE THE NECESSARY EASEMENTS FOR THE STORM DRAIN SYSTEM TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS.
4. PROVIDE VEHICULAR ACCESS TO ALL INLETS AND OUTLETS TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS.
5. A REVISED CLOMR FROM FEMA WILL BE REQUIRED PRIOR TO APPROVAL OF GRADING PLANS.

BEST MANAGEMENT PRACTICES (BMP'S) LIST

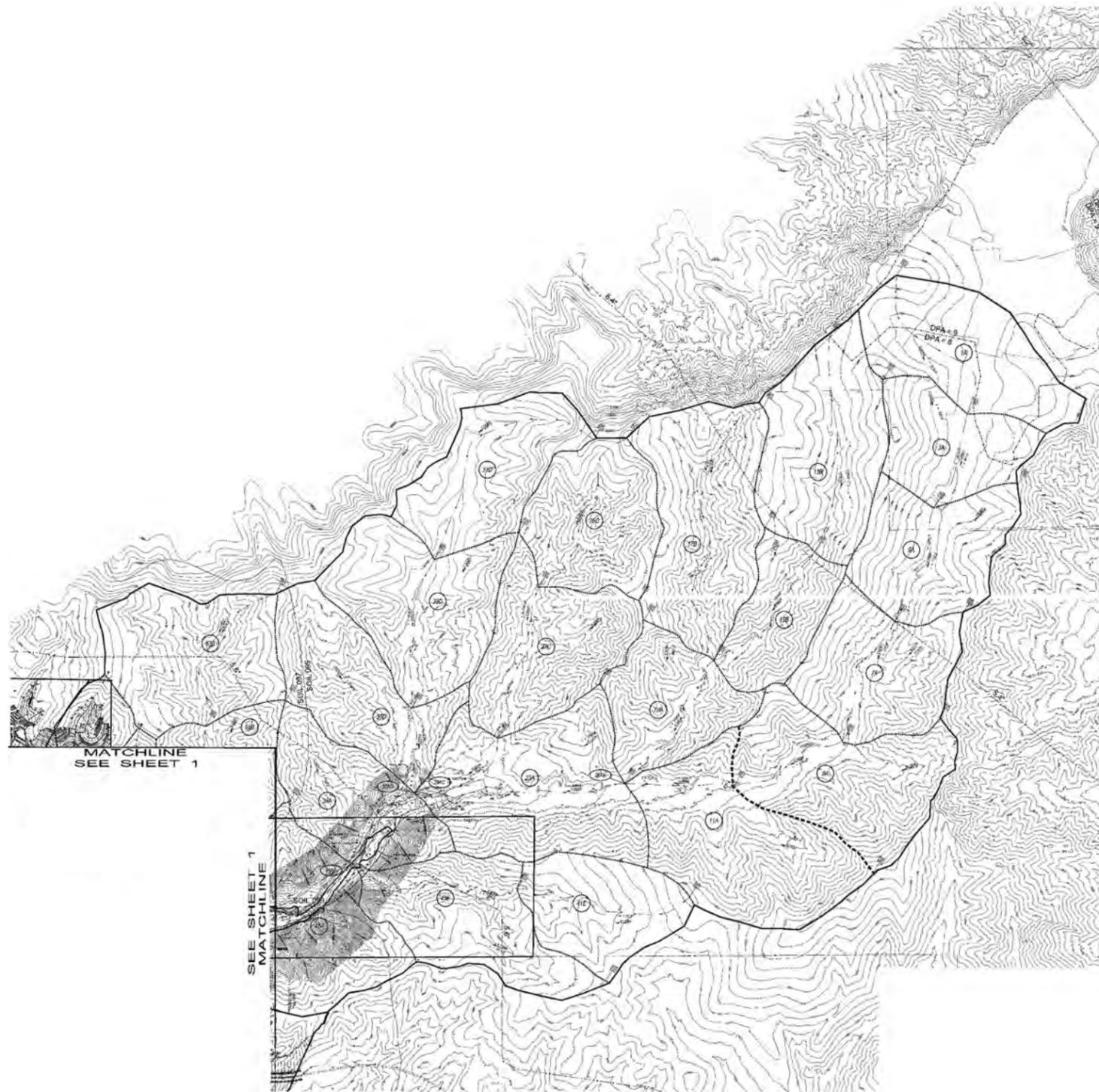
1. LOT RUNOFF TO INFILTRATE INTO THE GRADED PAD AREAS THROUGH ONSITE PERVIOUS SOILS.
2. VEGETATE SLOPES WITH NATIVE OR DROUGHT TOLERANT VEGETATION TO MINIMIZE EROSION.
3. RIPRAP AT THE OUTLETS OF STORM DRAINS, CULVERTS, CONDUITS TO MINIMIZE EROSION.
4. RUNOFF FROM PUBLIC STREETS SHALL BE COLLECTED INTO CATCH BASINS WITH PIPE OUTLETS TO THE PROPOSED PERMANENT BMP DEVICE PRIOR TO OUTLET DOWNSTREAM. SUBJECT TO THE SATISFACTION OF THE DEPT. OF PUBLIC WORKS.
5. H.O.A. OR PRIVATE MAINTAINED CURB OPENING CATCH BASIN WITH FILTER CATCH BASIN INSERT OR AS APPROVED BY DEPT. OF PUBLIC WORKS FOR THE PRIVATE STREET, PARK, SCHOOL AND CONDO SITES.
6. ALL CATCH BASINS AND INLETS SHALL BE STENCILED WITH WARNING DRAIN TO OCEAN NOTES & SYMBOLS PER NPDES SMP STANDARDS.



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Figure 5.10-2 Drain Concept Plan, Sheet 2
 5. Environmental Analysis

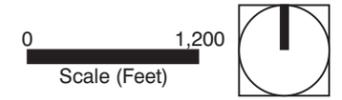
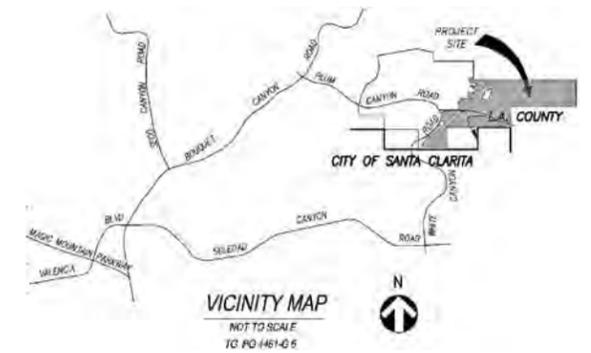


LEGEND	
	DRAINAGE BOUNDARY
	SUB-AREA BOUNDARY
	FLOW LINE
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN
	TRACT BOUNDARY
	50-YEAR 24-HOUR ISOHYET
	SOIL NUMBER
	DPA ZONE NUMBER
	DRAINAGE AREA DIVERSION IN ACRES, Ac
	AREA NAME
	LOCATION NAMES
	AREA IN ACRES, Ac
	25-YR & 50-YR, BURNED DESIGN FLOW IN CUBIC FEET PER SECOND, cfs
	25-YR & 50-YR, BURNED & BULKED DESIGN FLOW IN CUBIC FEET PER SECOND, cfs
	DEBRIS PRODUCTION VOLUME IN CUBIC YARDS, cy
	TOTAL
	DEBRIS BASIN WITH PAVED VEHICULAR ACCESS AND EASEMENT (TO BE PUBLICLY MAINTAINED) PER PD 2583-01
	EXISTING DEBRIS BASIN PER PD 2583-01
	SUSMP MITIGATION DEVICE (BMP UNIT)
	DEBRIS CONE

HYDROLOGY CRITERIA
DESIGN STORM FREQUENCY: 50-YR FOR DEVELOPED SUMP & UNDEVELOPED AREAS 25-YR FOR DEVELOPED AREAS
DPA ZONES = 8
BASIN NAME = SANTA CLARA
SOIL TYPE NUMBER = 97 AND 99
PEAK BULKING FACTOR = 1.350 (FOR AREA 64 Ac OR UNDER)
DEBRIS PRODUCTION RATE = 54.7 Cy / Ac (FOR AREA 64 Ac OR UNDER)
ISOHYETS - 5.30" TO 5.75" (50-YR); 4.65" TO 5.05" (25-YR)
% IMPERVIOUSNESS: 1% FOR UNDEVELOPED AREAS 5% FOR GRADED / LANDSCAPED AREAS 10% FOR DEVELOPED LOCAL PARKS & RECREATION 42% FOR SINGLE-FAMILY RESIDENTIAL 88% FOR MULTI-FAMILY RESIDENTIAL / CONDOMINIUMS 91% FOR PAVED STREETS / COMMERCIAL & PARKING AREAS / FIRE STATIONS

- | GENERAL NOTES |
|---|
| 1. STORM DRAIN ALIGNMENTS SHOWN ARE NOT NECESSARILY APPROVED. |
| 2. COMPLY WITH ALL STREET DRAINAGE REQUIREMENTS TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS. |
| 3. DEDICATE THE NECESSARY EASEMENTS FOR THE STORM DRAIN SYSTEM TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS. |
| 4. PROVIDE VEHICULAR ACCESS TO ALL INLETS AND OUTLETS TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS. |
| 5. A REVISED CLOMR FROM FEMA WILL BE REQUIRED PRIOR TO APPROVAL OF GRADING PLANS. |

- | BEST MANAGEMENT PRACTICES (BMP'S) LIST |
|---|
| 1. LOT RUNOFF TO INFILTRATE INTO THE GRADED PAD AREAS THROUGH ONSITE PERVIOUS SOILS. |
| 2. VEGETATE SLOPES WITH NATIVE OR DROUGHT TOLERANT VEGETATION TO MINIMIZE EROSION. |
| 3. RIPRAP AT THE OUTLETS OF STORM DRAINS, CULVERTS, CONDUITS TO MINIMIZE EROSION. |
| 4. RUNOFF FROM PUBLIC STREETS SHALL BE COLLECTED INTO CATCH BASINS WITH PIPE OUTLETS TO THE PROPOSED PERMANENT BMP DEVICE PRIOR TO OUTLET DOWNSTREAM. SUBJECT TO THE SATISFACTION OF THE DEPT. OF PUBLIC WORKS. |
| 5. H.O.A. OR PRIVATE MAINTAINED CURB OPENING CATCH BASIN WITH FILTER CATCHBASIN INSERT OR AS APPROVED BY DEPT. OF PUBLIC WORKS FOR THE PRIVATE STREET, PARK, SCHOOL, AND CONDO SITES. |
| 6. ALL CATCH BASINS AND INLETS SHALL BE STENCILED WITH WARNING DRAIN TO OCEAN NOTES & SYMBOLS PER NPDES SMP STANDARDS. |



Source: Sikand, 2011

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5.10.3 Conditions of Approval and Project Design Features

There are no project design features related to hydrology and water quality. Modified Tract 46018-11 is required to comply with 1988 and 2004 conditions of approval, as determined by the County of Los Angeles Department of Regional Planning and Los Angeles County Department of Public Works.

5.10.4 Adopted Mitigation Measures Applicable to the Modified Project

1988 EIR

The following mitigation measures have been carried through from the 1988 EIR and have been renumbered for the purposes of this Addendum. Modifications to the original mitigation measures are identified in ~~strikeout text~~ to indicate deletions and **bold underlined** to signify additions.

MM 5.10-1 a. A **Revised** Drainage Concept Plan ~~has been submitted to and approved by~~ **shall be prepared and submitted to** the Los Angeles County Department of Public Works. Improvements proposed in the approved **Revised** Drainage Concept Plan will reduce flood hazards to a level of insignificance, including:

- Implement County approved onsite drainage improvements of inlet/outlet structures and storm drains;
- Install debris basins, as required;
- Cut and fill slopes will be landscaped to reduce potential increases of runoff and erosion;
- Inlet structures, debris basins, and street maintenance will reduce impacts of sediment and runoff contaminants discharge.

b. **Prior to issuance of grading permits, the construction contractor shall prepare an Erosion Control Plan (ECP) that incorporates best management practices (BMPs) to specifically address and reduce the potential for erosion and sedimentation impacts on downstream receiving waters. The ECP shall be reviewed by the Los Angeles County Department of Public Works and by the Los Angeles Regional Water Quality Control Board for inclusion of appropriate and effective erosion and sedimentation controls.**

c. **Prior to issuance of any grading permits, a Notice of Intent and a Storm Water Pollution Prevention Plan (SWPPP) shall be prepared by the construction contractor and submitted to the Los Angeles County Department of Public Works and the Los Angeles Regional Water Quality Control Board for approval. The SWPPP shall meet all applicable regulations by requiring controls of pollutant discharges that ~~utilize~~ use best available technology economically achievable (BAT) and best conventional pollutant control technology to reduce pollutants. The SWPPP shall be certified in accordance with the signatory requirements of the General Construction Permit. In**

5. Environmental Analysis

compliance with the SWPPP, nonstorm water level BMPs shall be implemented that include controls and objectives for vehicle and equipment maintenance, cleaning, and fueling, and potable water/irrigation practices. Material- and /waste management BMPs shall include liquid waste management, spill prevention and control, hazardous waste management, and sanitary/septic waste management.

d. Prior to approval of a NPDES National Pollutant Discharge Elimination System Stormwater Permit No. CAS004001 (Order No. 01-182) and issuance of a grading permit, the applicant or an applicant designee shall complete and have approved a Stormwater Quality Management Plan and a Standard Urban Stormwater Mitigation Plan outlining usage of postconstruction structural and treatment BMPs for nonpoint-source pollution control measures to address pollutants from such sources as roofing materials, atmospheric deposition, grease, oil, suspended solids, metals, solvents, phosphates, fertilizers and pesticides, etc. including post construction structural and treatment BMPs.

2004 Addendum

The following mitigation measures have been carried through from the 2004 Addendum and have been renumbered for the purposes of this Addendum. Modifications to the original mitigation measures are identified in ~~strikeout text~~ to indicate deletions and **bold underlined** to signify additions.

- MM 5.10-2 All proposed Homeowners Association and Landscape Maintenance District (LMD) maintained cut/fill slopes shall be landscaped to reduce potential increases in runoff and erosion. (*Same as Flood Hazard Mitigation Measure 1*)
- MM 5.10-3 Maintenance of public street catch basin insert filters or in-line storm drain filters shall be provided by either the Los Angeles County Department of Public Works ~~or the HOA~~. (*Same as Flood Hazard Mitigation Measure 4*)

5.10.5 Level of Significance After Mitigation

The Modified Project would only result in minor changes or additions in comparison to the project as recorded, and would not result in significant impacts upon implementation of conditions of approval and mitigation measures.

Comparison of Project Impacts to Certified FEIR Analysis for Overall Plum Canyon Project

The certified FEIR analyzed impacts to hydrology and water quality for a 5,000-unit master-planned community on 603 acres. The proposed project modifications further reduce residential lots for the project, which have already been substantially reduced during buildout, and add a 0.67-acre new disturbance area to blend a slope between a park and a slope on an adjacent project. These modifications would not change the project analyzed by the certified FEIR in a substantial manner, alter the conclusions of the prior analysis, or result in a new or substantially more severe project or cumulative impact to hydrology and water quality.

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5.11 LAND USE

5.11.1 Summary of Impacts Identified in the 1988 EIR and 2004 Addendum

The topic of land use was not on the County's CEQA checklist in 1988 and was therefore not discussed in the 1988 EIR or 2004 Addendum. However, the 2014 version of the County's checklist includes a Land Use section.

5.11.2 Impacts Associated with the Modified Project

Regulatory Background

Regional

Southern California Association of Governments

SCAG is a council of governments representing Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. SCAG is the federally recognized metropolitan planning organization (MPO) for this region, which encompasses over 38,000 square miles. SCAG is a regional planning agency and a forum for addressing regional issues concerning transportation, the economy, community development, and the environment. SCAG is also the regional clearinghouse for projects requiring environmental documentation under federal and state law. In this role, SCAG reviews proposed development and infrastructure projects to analyze their impacts on regional planning programs. As the southern California region's MPO, SCAG cooperates with the Southern California Air Quality Management District (SCAQMD), the California Department of Transportation (Caltrans), and other agencies in preparing regional planning documents. SCAG has developed regional plans to achieve specific regional objectives.

Regional Transportation Plan/Sustainable Communities Strategy

On April 4, 2012, SCAG adopted the 2012–2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS): Towards a Sustainable Future. SCAG has placed a greater emphasis than ever before on sustainability and integrated planning in the 2012–2035 RTP/SCS. The RTP/SCS vision encompasses three principles that collectively work as the key to the region's future: mobility, economy, and sustainability. The 2012–2035 RTP/SCS includes a strong commitment to reduce emissions from transportation sources to comply with Senate Bill 375, improve public health, and meet the National Ambient Air Quality Standards as set forth by the federal Clean Air Act. The 2012–2035 RTP/SCS provides a blueprint for improving quality of life for residents by providing more choices for where they will live, work, and play, and how they will move around.

Only projects of potentially region-wide significance are subject to review for consistency with SCAG's RTP/SCS, the criteria for which are outlined in SCAG's Intergovernmental Review Procedures Handbook—November 1995 and Section 15206 of the CEQA Guidelines. Regionally significant projects include residential projects of more than 500 units, shopping centers or businesses encompassing more than 500,000 square feet of floor area, and hotel/motels with 500 rooms or more. Given that both the recorded and Modified Tract 46018-11 would only allow for a maximum of 214 and 203 single-family homes, respectively,

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the proposed project is not a project of region-wide significance and therefore does not require this addendum to address the project's consistency with the RTP.

Local

County of Los Angeles General Plan and Zoning Code

General Plan

Future growth and development of all land in the County of Los Angeles is guided by the County's General Plan. The Land Use Element of the General Plan identifies the goals and policies that guide the distribution, general location, and extent of uses of land for housing, business, industry, open space, and other uses of land in unincorporated Los Angeles County. The County's General Plan provides policy parameters to integrate more specific planning efforts in order to ensure a compatible and effective regional approach by allowing areawide and community plans. Unincorporated area-wide and community plans are extensions, or refinements of countywide policy providing an accessible forum for community residents and interest groups to address issues unique to their area and to express local preferences and attitudes relative to future community growth and development. The Santa Clarita Valley Area Plan has been prepared to ensure consistency with both the County's comprehensive General Plan and with the City of Santa Clarita's General Plan. The Final EIR for the area-wide plan was certified by the County of Los Angeles Board of Supervisors on February 28, 2012. It was adopted November 27, 2012 and became effective December 27, 2012. The Land Use Element contains goals, policies and implementation measures to ensure that new development and the use of land reflect community goals, enhance the quality of life, are supported by adequate services, utilities, roadways and other infrastructure, ensure public safety through consideration of hazardous land use conditions, and conserve valuable resources and amenities within the Valley. The Modified Project site's land use designations are Residential 5 (H5), Conservation (OS-C), and General Commercial (CG). The H5 designation allows for single-family homes and other residential uses at a maximum density of five dwelling units per acre. OS-C allows open space uses including conservancy lands, nature preserves, wildlife habitats, limited agriculture, drainage or slope easements, and utility right-of-ways. CG provides for small neighborhood commercial districts, including supermarkets, drug stores, restaurants, services, daycare centers, and other shops and services for neighborhood residents. Other allowable uses and development standards are determined by the underlying zoning designation.

Zoning

The Modified Project site is zoned for Residential Planned Development (RPD-6000-5.9U and RPD-20000-2.4U), Neighborhood Business (C-2), and Open Space (O-S). Development standards and permitted uses are detailed in Title 22, Division 1 (Planning and Zoning) of the County of Los Angeles Municipal Code.

Environmental Setting

As described in Section 2.2.1, *Land Use*, much of the Plum Canyon planned community (VTTM 46018) is developed with residential uses, including all of Planning Area 1 and the southwestern portion of Planning Area 2 (see Figure 1-1, *Original Planning Areas and VTTM 46018*). The remainder consists of graded pads and natural open space, as shown in Figure 2-3, *Aerial Photograph*.

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Tract 46018-11 is surrounded by existing and planned residential uses. Existing residential land uses, part of Tracts 46018-01 through 46018-04, are to the southwest across Plum Canyon Road/Whites Canyon Road. Single-family homes developed as part of Tract 46018-07 are either built or currently under construction to the west. Graded Tract 46018-10 is northwest of the project site.

The area within VTTM 46018 south of the previously approved alignment for Farrell Road is a combination of rough graded area and natural, undisturbed open space. The site is surrounded by undeveloped open space to the north and east. The City of Santa Clarita, including an existing residential subdivision, is south of the Modified Project site.

The approximately 2,173-acre Skyline Ranch property abuts the Plum Canyon property to the east. As shown on Figure 2-3, *Aerial Photograph*, approximately 622 acres of the southernmost portion of the Skyline Ranch Property (to the southeast of Plum Canyon) were approved for 1,260 single-family homes and associated uses, including a park and elementary school. The remaining 1,551 acres directly east and northeast of the Plum Canyon boundary will remain undisturbed open space.

Would the project:

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
a) Physically divide an established community?				X	
b) Be inconsistent with the applicable County plans for the subject property including, but not limited to the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?				X	
c) Be inconsistent with the County zoning ordinance as applicable to the subject property?				X	
d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?				X	

Comments:

a) Physically divide an established community?

Minor Technical Changes or Additions. The Modified Project is very similar to Recorded Tract 46018-11. Both would not physically divide an established community since Tract 46018-11 is a part of the larger vesting tentative tract map (VTTM) 46018 for the overall Plum Canyon project. Thus, the Modified Project is part of a larger master planned community originally proposed on vacant, undeveloped land. Development of the 203 residential units, community park, debris basin, and realigned Skyline Ranch Road is part of the existing Plum Canyon community. Thus, the proposed modifications to Tract 46018-11 would not physically divide an established community.

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- b) **Be inconsistent with the applicable County plans for the subject property including, but not limited to the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?**

Minor Technical Changes or Additions. As stated above, the Modified Project is part of the larger master planned Plum Canyon community (VTTM 46018), which has already been analyzed in the certified 1988 EIR. The proposed modifications to Tract 46018-11 consist of developing 11 fewer residential homes to develop a community park, a debris basin, and realignment of Skyline Ranch Road through a minor lot line adjustment. These changes would be consistent with all applicable County plans, including the General Plan and Santa Clarita Area Plan, and with the overall Plum Canyon project previously analyzed in the certified 1988 EIR.

- c) **Be inconsistent with the County zoning ordinance as applicable to the subject property?**

No Impact. The County of Los Angeles' zoning map designates Tract 46018-11 as Residential Planned Development Zone (RPD). Based on the RPD uses and development standards outlined in the City's Municipal Code, dwelling units may be single-family detached, two-family, or multiple residential structures, and shall provide adequate open space as approved by the County's Planning Department. The Modified Project is proposed to be zoned the same as Recorded Tract 46018-11. Therefore, the project is consistent with development standards under the RPD zone, and no impact would occur.

- d) **Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?**

Minor Technical Changes or Additions. See response 5.4.2(f).

The Modified Project site is not within a Hillside Management area or Sensitive Environmental Resource Area (SERA) designated by the County. A small area of the Cruzan Mesa Vernal Pools Sensitive Ecological Area (SEA) falls within the eastern portion of the Modified Project site (LACDRP 2012). This portion, however, is preserved as open space, as shown on Figure 3-5, *VTTM 46018 Open Space*, in Section 3, *Project Description*. Therefore, impacts would be less than significant.

5.11.3 Conditions of Approval and Project Design Features

There are no applicable Project Design Features. Modified Tract 46018-11 is required to comply with 1988 and 2004 Conditions of Approval, as determined by County of Los Angeles Department of Regional Planning and Los Angeles County Department of Public Works.

5.11.4 Adopted Mitigation Measures Applicable to the Modified Project

1988 EIR

The 1988 EIR did not include mitigation measures related to land use impacts.

2004 Addendum

The 2004 Addendum did not include mitigation measures related to land use impacts.

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5.11.5 Level of Significance After Mitigation

The Modified Project would only result in minor changes or additions compared to the project as recorded, and would not result in significant impacts.

Comparison of Project Impacts to Certified FEIR Analysis for Overall Plum Canyon Project

The certified FEIR analyzed development of a 5,000-unit master-planned community on 603 acres, which is a much more intense overall project than what has been constructed and or currently proposed. The proposed project modifications would further reduce units and slightly alter the footprint of development. These are minor technical changes that would not change the overall impacts of the project as already analyzed and built out. Modified Tract 46018-11 is part of the overall Plum Canyon residential project and would remain consistent with existing land use plans and criteria, zoning, and surrounding uses. The proposed project modifications would not result in new or substantially more severe project or cumulative land use impacts.

5.12 MINERAL RESOURCES

5.12.1 Summary of Impacts Identified in the 1988 EIR and 2004 Addendum

The topic of mineral resources was not on the County's CEQA checklist in 1988 and was therefore not discussed in the 1988 EIR or 2004 Addendum. However, the 2014 version of the County's checklist includes a Mineral Resources section.

5.12.2 Impacts Associated with the Modified Project

Regulatory Background

State

Surface Mining and Reclamation Act: California Public Resources Code Sections 2710 et seq.

The Surface Mining and Reclamation Act of 1975 (SMARA) is the primary regulator of onshore surface mining in the state. It delegates specific regulatory authority to local jurisdictions. The act requires the state geologist (California Geological Survey) to identify all mineral deposits within the state and to classify them as: (1) containing little or no mineral deposits; (2) significant deposits; or (3) deposits identified, but further evaluation is needed. Lands where such deposits are identified are designated Mineral Resource Zone (MRZ) 1, 2, 3, or 4, respectively. Local jurisdictions are required to enact specific procedures to guide mineral conservation and extraction at particular sites and to incorporate mineral resource management policies into their general plans. A particular concern of state legislators in enacting SMARA was the premature loss of minerals and protection of sites threatened by development practices that might preclude future mineral extraction.

Mineral Resource Classification

The California Geological Survey (CGS) Mineral Resources Project provides information about California's nonfuel mineral resources. The Mineral Resources Project classifies lands throughout the State that contain

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regionally significant mineral resources as mandated by SMARA. Nonfuel mineral resources include metals such as gold, silver, iron, and copper; industrial metals such as boron compounds, rare-earth elements, clays, limestone, gypsum, salt, and dimension stone; and construction aggregate including sand, gravel, and crushed stone. Development generally results in a demand for minerals, especially construction aggregate. Urban preemption of prime deposits and conflicts between mining and other uses throughout California led to passage of the SMARA, which requires all cities and counties to incorporate in their general plans the mapped designations approved by the State Mining and Geology Board.

The classification process involves the determination of Production-Consumption (P-C) Region boundaries, based on identification of active aggregate operations (Production) and the market area served (Consumption). The P-C regional boundaries are modified to include only those portions of the region that are urbanized or urbanizing and are classified for their aggregate content. An aggregate appraisal further evaluates the presence or absence of significant sand, gravel, or stone deposits that are suitable sources of aggregate. The classification of these mineral resources is a joint effort of the state and local governments. It is based on geologic factors and requires that the State Geologist classify the mineral resources area as one of the four Mineral Resource Zones (MRZs), Scientific Resource Zones (SZ), or Identified Resource Areas (IRAs), described below.

- **MRZ-1:** A Mineral Resource Zone where adequate information indicates that no significant mineral deposits are present or likely to be present.
- **MRZ-2:** A Mineral Resource Zone where adequate information indicates that significant mineral deposits are present or a likelihood of their presence and development should be controlled.
- **MRZ-3:** A Mineral Resource Zone where the significance of mineral deposits cannot be determined from the available data.
- **MRZ-4:** A Mineral Resource Zone where there is insufficient data to assign any other MRZ designation.
- **SZ Areas:** Containing unique or rare occurrences of rocks, minerals, or fossils that are of outstanding scientific significance shall be classified in this zone.
- **IRA Areas:** County or State Division of Mines and Geology Identified Areas where adequate production and information indicates that significant minerals are present.

As part of the classification process, an analysis of site-specific conditions is utilized to calculate the total volume of aggregates within individually identified Resource Sectors. Resource Sectors are those MRZ-2 areas identified as having regional or statewide significance. Anticipated aggregate demand in the P-C Regions for the next 50 years is then estimated and compared to the total volume of aggregate reserves identified within the P-C Region.

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Department of Conservation, Division of Oil, Gas & Geothermal Resources

The Division of Oil, Gas, and Geothermal Resources (DOGGR) is a subdivision of the California Department of Conservation. DOGGR oversees the drilling, operation, maintenance, and closing of oil, natural gas, and geothermal wells. The division is intended to protect the environment, prevent pollution, and ensure public safety (DOGGR 2013). It functions as an information repository but also regulates oil and gas extraction activities consistent with state regulations that include Section 3000 et seq. of the State Public Resources Code and Title 14, Division 2, Chapter 4 of the California Code of Regulations. These codes include provisions regulating the distribution of oil wells.

Environmental Setting

The entire Plum Canyon project area (Tract 46018) is in the Saugus-Newhall P-C Region. According to the CGS mineral resources map for that region, “Generalized Mineral Land Classification Map of Los Angeles County – North Half,” the entire Tract 46018 site is identified as MRZ-3 (CGS 1994). MRZ-3 is defined as areas of undetermined mineral resource significance. Only areas identified as MRZ-2 are “regionally significant” and are underlain by mineral resources or are located where geologic data indicate that significant measured or indicated resources are present.

Would the project:

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?					X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?					X

Comments:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. As discussed above, the California Geological Survey classifies the regional significance of mineral resources in accordance with the California Surface Mining and Reclamation Act of 1975. Lands designated MRZ-2 are underlain by demonstrated mineral resources or are located where geologic data indicate that significant measured or indicated resources are present, making MRZ-2 areas “regionally significant.” The modified project site is within the Saugus-Newhall P-C Region, and according to the CGS mineral resources map, “Generalized Mineral Land Classification Map of Los Angeles County – North Half,” the site is identified as MRZ-3, that is, an area of undetermined mineral resource significance (CGS 1994). No

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areas in or around the Plum Canyon project area are designated MRZ-2. Therefore, the project site does not contain any mineral resources of statewide or regional importance. No impact would occur.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. See Section 5.12.2 (a), above. There are no locally important mineral resource recovery sites within the project site. Therefore, implementation of the Modified Project would not result in the loss of availability of a locally important mineral resource, and no impact would occur.

5.12.3 Conditions of Approval and Project Design Features

There are no applicable Project Design Features. Modified Tract 46018-11 is required to comply with 1988 and 2004 Conditions of Approval, as determined by County of Los Angeles Department of Regional Planning and Los Angeles County Department of Public Works.

5.12.4 Adopted Mitigation Measures Applicable to the Modified Project

1988 EIR

The 1988 EIR did not include mitigation measures related to mineral resources.

2004 Addendum

The 2004 Addendum did not include mitigation measures related to mineral resources.

5.12.5 Level of Significance After Mitigation

The Modified Project would only result in minor changes or additions compared to the project as recorded, and would not result in significant impacts.

Comparison of Project Impacts to Certified FEIR Analysis for Overall Plum Canyon Project

Mineral resources were not discussed in the 1988 EIR or the 2004 Addendum. However, no portion of VTM 46018 is identified as having significant mineral resources or mineral resource recovery sites. Thus, no impacts would occur, and the proposed project modifications would not result in a new or substantially more severe project or cumulative impact to mineral resources.

5.13 NOISE

5.13.1 Summary of Impacts Identified in the 1988 EIR and 2004 Addendum

1988 EIR

Noise impacts associated with the Plum Canyon VTM 46018 were determined to be less than significant and were closed out in the Initial Study of the 1988 EIR. Therefore, noise impacts were not analyzed in the certified 1988 EIR.

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2004 Addendum

Noise impacts were not analyzed in the 2004 Addendum.

5.13.2 Impacts Associated with the Modified Project

The noise environment has changed considerably since certification of the 1988 EIR. At that time little development was present and the extension of Whites Canyon Road/Plum Canyon Road was not yet constructed. Over the last 25 years, residential land uses, both within VTTM 46018 and outside the project area, have developed. Consequently, ambient noise levels have generally increased in the project vicinity. Traffic on Whites Canyon Road/Plum Canyon Road is now the primary noise source. Noise from motor vehicles is generated by engine vibrations, the interaction between tires and the road, and exhaust systems. Reducing the average motor vehicle speed reduces the noise exposure at receptors adjacent to the road. Each reduction of five miles per hour reduces noise by about 1 frequency-weighted decibel (dBA).

Table 5.13-1 shows the noise level for existing conditions along Plum Canyon Road. Average daily traffic volumes were based on those used in the Skyline Ranch EIR. The result of this modeling indicates that the existing average noise level along the segment of Plum Canyon Road west of Whites Canyon Road is 70 dBA (Community Noise Equivalent Level [CNEL]) at 50 feet from the roadway centerline. Noise modeling sheets are included as Appendix H.

Table 5.13-1 Existing Traffic Noise Levels (dBA CNEL)

Segment	ADT Volume	Speed Limit	dBA CNEL at 50 Feet
Plum Canyon Road			
West of Whites Canyon Road	19,000	45	70.2

Source: FHWA, Highway Traffic Noise Prediction Model. Based on traffic volume obtained from Appendix H of the Skyline Ranch Project DEIR and speed limit obtained from Google Earth. Modeling is based on noise levels at 50 feet from the centerline.
 ADT: average daily trips.

Would the project result in:

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?				X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X	

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Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?				X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?				X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?					X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?					X

Comments:

- c) **Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?**

Minor Technical Changes or Additions.

Mobile Source Impacts

Noise impacts from operation of Modified Tract 46018-11 would occur primarily from project-generated traffic. The Modified Project would eliminate 11 single-family dwelling units and incorporate a new 8.67-acre park. As described in Section 5.17, *Transportation and Traffic*, Modified Tract 46018-11 would result in 67 fewer daily trips than the Recorded Tract 46018-11. Therefore, traffic noise generated by the Modified Project would be slightly below that estimated for the Recorded Tract 46018-11 and no new significant impacts would occur as a result of the Modified Project or as a result of changed circumstances.

Stationary Source Impacts

Project implementation would result in the generation of noise from stationary sources related to the planned single-family homes and commercial development (e.g., heating, ventilation, and air conditions units). As compared to Recorded Tract 46018-11, the Modified Project would reduce the number of single-family homes from 214 to 203 units. However, there would be a new 8.67-acre park along Skyline Ranch Road. Noise generated at a park is generally compatible with a residential noise environment. The park facilities (including the baseball/softball field and basketball court) are expected to regularly close at dusk, and use of the park would occur in the daytime when people are less sensitive to noise. Moreover, the park site (and

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particularly the active areas of the park, including the multipurpose field) has been designed so that it does not directly abut any residential uses. Consequently, stationary-source noise impacts associated with the Modified Project would be less than significant. No new significant impacts would occur as a result of the modified land uses for Tract 46018-11.

Noise Compatibility

The Modified Project would introduce an 8.67-acre park along Skyline Ranch Road at the southeast corner of Tract 46018-11. The project would implement the County Board of Supervisors' recently approved amendment to the County Master Plan of Highways, which eliminates the planned extension of White's Canyon Road and replaces it with a new secondary highway, Skyline Ranch Road. The County amended the Master Plan of Highways in conjunction with its approval of the Skyline Ranch project. Figure 3-6 shows both the previous extension of White's Canyon Road (now eliminated) and the updated alignment for Skyline Ranch Road, now designated as a secondary highway. The extended highway will connect with Sierra Highway to the east of Skyline Ranch.

Based on the traffic study prepared for the Skyline Ranch EIR, Skyline Ranch Road would have an average daily volume of 17,000 vehicles per day at buildout (Los Angeles 2010).

Cities and counties in California are preempted by federal law from controlling noise generated from most mobile sources, including trucks and vehicles on the roadways. Therefore, the land-use compatibility chart for community noise adopted by the State of California as part of the General Plan Guidelines is used for the purpose of gauging the compatibility of new development in the noise environment generated by mobile sources (CONC 1976). A conditionally acceptable designation means that new construction or development should be undertaken only after a detailed analysis of the noise reduction requirements for each land use is made and needed noise insulation features are incorporated into the design. By comparison, a normally acceptable designation indicates that standard construction can occur with no special noise reduction requirements. Table 5.13-2 shows the exterior noise level that would be generated at the proposed park area and residences along Skyline Ranch Road.

Table 5.13-2 Traffic-Related Noise Levels at the Proposed Park and Residences along Skyline Ranch Road

Location	Noise Level (dBA, CNEL) at Buildout	Noise Criteria (dBA CNEL)	Exceeds Criteria?
	Exterior		
Residential along Skyline Ranch Road ¹	74	65 ²	Yes
Residential along Skyline Ranch Road with 8-Foot Masonry Wall ^{1,3}	61	65 ²	No
Edge of Proposed Park 4	71	70 ²	Yes
Active Area of Proposed Park 5	60	70 ²	No

Source: FHWA, TNM, Version 2.5.

¹ Estimated at 47 feet from centerline of roadway to noise-sensitive exterior area of residence.

² Normally Acceptable Noise Criteria (CONC 1976)

³ Assumes an eight-foot masonry block wall at 42 feet from centerline of roadway.

⁴ Estimated at 70 feet from centerline of roadway to edge of proposed park.

⁵ Estimated at 450 feet from centerline of roadway to center of proposed park.

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As shown in the table, exterior noise levels along the edge of the proposed park would be 71 dBA CNEL. This would exceed the normally acceptable park noise criteria of 70 dBA CNEL, but would be within the conditionally acceptable park noise criteria of 75 dBA CNEL. However, it is anticipated that the majority of park usage would be in the interior of the proposed park. Noise levels due to traffic along Skyline Ranch Road within these portions of the park would be approximately 60 dBA CNEL and would be within the normally acceptable noise criteria of 70 dBA CNEL for parks.

Exterior noise levels at the residential uses along the edge of the Skyline Ranch Road could be as high as 74 dBA CNEL without a masonry block wall. A project design feature (PDF-2) includes the installation of an eight-foot masonry block wall and would reduce noise levels at the residences along Skyline Ranch Road to 61 dBA CNEL. Therefore, with installation of the eight-foot block wall, noise levels at these residences would be within the normally acceptable noise criteria of 65 dBA CNEL. Therefore, the Modified Project would not introduce changes or new information requiring preparation of an EIR.

d) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Minor Technical Changes or Additions. Construction activities can generate varying degrees of ground vibration depending on the construction procedures and equipment, and proximity to vibration-sensitive uses. Operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. Vibration is typically noticed nearby when objects in a building generate noise, such as rattling windows or picture frames. It is typically not perceptible outdoors, so impacts are based on the distance from vibration source to the nearest building. The effect of buildings near a construction site varies depending on soil type, ground strata, and receptor building construction. The vibration can range from below perceptible to high levels, and can do slight damage at the highest levels. Ground vibrations from construction activities rarely reach levels that can damage structures, but can reach the audible and perceptible ranges in buildings close to a construction site (FTA 2006).

The Modified Project would result in the construction of 11 fewer single-family residential dwelling units compared to Recorded Tract 46018-11, but would result in construction of a 8.67-acre park and associated grading, and construction of a small portion of Skyline Ranch Road. In general, construction equipment associated with the Modified Tract 46018-11 would be the same as that required for Recorded Tract 46018-11. Grading activities would require use of eight scrapers, four bulldozers, and one grader. The Modified Project would require grading outside the existing boundaries of Recorded Tract 46018-11; however, it would all occur within the boundaries of VTTM 46018, with the exception of a 0.67-acre hillside.

Table 5.13-3 shows the maximum vibration levels that would be generated by operation of construction equipment under Recorded Tract 46018-11 and Modified Tract 46018-11 at the nearby residences south of the proposed borrow site area.

Table 5.13-3 Construction-Generated Vibration Levels

Vibration-Sensitive Use	Distance to	Vibration-Induced	Vibration Annoyance
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Table 5.13-3 Construction-Generated Vibration Levels

	Construction Area (Feet)	Architectural Damage	
		RMS Velocity (in/sec) ¹	Velocity Level (VdB) ¹
Approved Tract 11			
Southern Residences	8402	0.0005	56
Significance Threshold (VdB)	n/a	0.2	78
Exceeds Significance Thresholds?	n/a	No	No
Modified Tract 11			
Southern Residences	280 ³	0.002	66
Significance Threshold (VdB)	n/a	0.2	78
Exceeds Significance Thresholds?	n/a	No	No

Source: Based on methodology from FTA 2006.

Avg=Average

¹ Vibration levels from the listed off-road construction equipment are equivalent to vibration levels generated by a large bulldozer.

² Measured from nearest permitted grading under Approved Tract 46018-11 to the nearest residences to south.

³ Measured from the southern boundary line of the proposed borrow site under Modified Tract 46018-11 to the nearest residences to the south.

As shown in the table, though vibration levels would increase under the Modified Project, they would still not exceed the Federal Transit Administration thresholds for vibration annoyance or vibration-induced architectural damage. No new or substantially greater impacts with regard to groundborne vibration would occur. Therefore the Modified Project would not introduce changes or new information requiring preparation of an EIR.

e) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas??

Minor Technical Changes or Additions. As described in Section 5.13.2(a), operational noise levels related to the Modified Project would be similar to Recorded Tract 46018-11. The Modified Tract 46018-11 would not alter the activities at the commercial center parking area. Therefore, the Modified Project would not introduce changes or new information requiring preparation of an EIR.

f) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?

Minor Technical Changes or Additions. The operation of the Modified Project would not involve the use of amplified sound systems. Noise levels associated with construction activities would be higher than the ambient noise levels in the project area today, but would subside once construction of the proposed project were completed. Generally, two types of short-term noise impacts could occur during construction: 1) mobile-source noise from transport of workers and material deliveries, and 2) stationary construction noise from use of onsite equipment. Construction noise from on-road vehicles associated with the Modified Tract 46018-11 would be similar to the Recorded Tract 46018-11 because it would generate a similar number of construction worker and vendor trips. Primary sources of noise from construction activities are related to site preparation, grading, and/or physical construction.

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Each stage of construction involves the use of different kinds of construction equipment and, therefore, has its own distinct noise characteristics. Noise generated during construction is based on the type of equipment used, the location of the equipment relative to sensitive receptors, and the timing and duration of the noise-generating activities. The dominant noise source in most construction activities is the engine, and noise levels from construction activities are dominated by the loudest piece of construction equipment.

Composite construction noise is best characterized by Bolt, Beranek, and Newman. According to their 1971 study, construction noise for residential development ranges from 81 to 88 dBA when measured at 50 feet from the construction effort. These values take into account both the number of pieces and spacing of the heavy. In later phases of building assembly, noise levels are typically reduced from these values, and the physical structures further break up line-of-sight noise propagation.

Construction of the Modified Project would temporarily increase the ambient noise environment similar to Recorded Tract 46018-11. In general, construction activities associated with the Modified Tract 46018-11 would require the same type of construction equipment as Recorded Tract 46018-11 and therefore would generate the same magnitude of noise. While grading associated with the Modified Project would be greater in scope than the Recorded Tract 46018-11, and would require approximately three additional months of grading (an estimated two months for Skyline Ranch Road and one month for the proposed park), the majority of construction activities would still primarily be confined to the boundaries of Recorded Tract 46018-11. Table 5.13-4 shows the average construction noise levels that would be generated during buildout of both Recorded Tract 46018-11 and the Modified Project.

Table 5.13-4 Average Construction Noise Levels (dBA Leq)

Construction Phase	Western Residences at 1,650 Feet ¹ (dBA Leq)	Southern Residences at 2,000 Feet ¹ (dBA Leq)
Ground Clearing/Demolition	54	52
Excavation	59	57
Foundation Construction	47	45
Building Construction	54	52
Finishing and Site Cleanup	59	57

Source: Bolt, Beranek and Newman, 1976, "Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances," prepared for the EPA, December 31, 1971. Based on analysis for industrial construction.

¹ Measured from center of Tract 46018-11 to the nearest residences to the west and south.

Average construction noise levels for the Modified Project would be similar to those for Recorded Tract 46018-11 and the Modified Project. Therefore, the Modified Project would not introduce changes or new information requiring preparation of an EIR.

g) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The proposed project site is not within an airport land-use plan or two miles of a public use airport. The nearest major airport, Bob Hope Airport in Burbank, is over 18 miles to the south of the project site. The nearest public airport, Agua Dulce Airpark, is over 10 miles east of the project site. The residences

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and workers of the Modified Project would not be exposed to excessive noise levels from a public airport. Therefore, the Modified Project would not introduce changes or new information requiring preparation of an EIR.

h) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. There are no private airstrips near the project site. The residences and workers under the Modified Tract 46018-11 would not be exposed to excessive noise levels from a private airstrip. Therefore, the Modified Project would not introduce changes or introduce new information requiring preparation of an EIR.

5.13.3 Conditions of Approval and Project Design Features

The following is a project design feature of Modified Tract 46018-11.

PDF-7 Prior to issuance of building permits, the residences within 100 feet of Skyline Ranch Road shall be designed to have a masonry block wall with a minimum height of eight feet installed along their rear or side yard (where applicable) to reduce mobile-source noise from Skyline Ranch Road.

Modified Tract 46018-11 is required to comply with 1988 and 2004 conditions of approval, as determined by the County of Los Angeles Department of Regional Planning and Los Angeles County Department of Public Works.

5.13.4 Adopted Mitigation Measures Applicable to the Modified Project

1988 EIR

There were no mitigation measures provided by the certified EIR, because noise impacts were determined to not be significant and were closed out in the Initial Study.

2004 Addendum

There were no mitigation measures as part of the 1st Addendum.

5.13.5 Level of Significance After Mitigation

The Modified Project would only result in minor changes or additions in comparison to the project as recorded, and would not result in significant impacts upon implementation of conditions of approval and project design features.

Comparison of Project Impacts to Certified FEIR Analysis for Overall Plum Canyon Project

The certified FEIR analyzed noise impacts from development of 5,000 dwelling units and 21.9 acres of commercial development. The project as built out has been substantially reduced. To date, approximately 3,291 fewer units have been built. The proposed project modifications would further reduce residential lots.

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Accordingly, the noise-producing aspects of a master-planned community (e.g., vehicle trips and homes with associated heating, ventilation, and air conditioning units) would be reduced under the current project compared to the project analyzed in the certified FEIR. In addition, the proposed modifications would not change the project analyzed by the certified FEIR in a substantial manner, would not alter the conclusions of the prior analysis, and would not result in a new or substantially more severe project or cumulative noise impact.

5.14 POPULATION AND HOUSING

5.14.1 Summary of Impacts Identified in the 1988 EIR and 2004 Addendum

The topic of population and housing was not on the County's CEQA checklist in 1988 and was therefore not discussed in the 1988 EIR or 2004 Addendum. However, the 2014 version of the County's checklist includes a Population and Housing section.

5.14.2 Impacts Associated with the Modified Project

Regulatory Background

Los Angeles County Housing Element

The Housing Element is one of seven mandatory elements of the County's General Plan. The Housing Element provides an overview of demographic, household, housing stock, economic, and regulatory factors affecting housing development and affordability within the Project Area. The Housing Element sets forth a series of goals and implementing policies to address a variety of housing issues, including identifying vacant and underutilized sites to accommodate the County's Regional Housing Needs Allocation, a state-mandated number of units by income category for which a jurisdiction must identify adequate development potential. The Los Angeles County Housing Element, 2014–2021, identifies adequate sites. It was adopted by the County Board of Supervisors and certified by the California Department of Housing and Community Development on May 1, 2014. The Housing Element will guide housing development through 2021. This time frame applies to all housing elements in the Southern California Association of Governments region.

SCAG Regional Transportation Plan/ Sustainable Communities Strategy

Southern California Association of Governments (SCAG) is recognized by the state and federal governments as the regional planning agency for the six-county south coast region that includes Los Angeles County. In 2004, SCAG adopted a voluntary regional growth strategy known as the Compass Blueprint. SCAG's Compass Blueprint is an advisory or voluntary plan that promotes mixed-use development, better access to jobs, conservation of open space, public/private partnerships, and user-fee infrastructure financing, improving the capacity and efficiency of movement of goods, reducing vehicle miles traveled (VMT), improving air quality, improving housing availability and affordability, renovating urban cores, and creating over 500,000 high-paying jobs.

5. Environmental Analysis

In 2012, the Regional Council of SCAG adopted the 2012–2035 RTP/SCS to increase mobility for the region’s residents and visitors (SCAG 2012). Furthermore, the 2012–2035 RTP/SCS commits to reducing emissions from transportation sources to comply with SB 375, improving public health, and meeting the National Ambient Air Quality Standards. The SCS envisions combining transportation and land use elements in order to achieve emissions reduction targets set by the California Air Resources Board (CARB) (SCAG 2012).

Environmental Setting

Population

The United States Bureau of the Census publishes population and household data gathered through the decennial census. This data provides a record of historical growth rates in Los Angeles County. Both the recorded and modified boundary maps of Tract 46018-11 are on Los Angeles County’s Census Tracts 9200.32 and 9200.34. Table 5.14-1 shows the growth rates of Tracts 9200.32, 9200.34, and the entire unincorporated Los Angeles County population between 2000 and 2010, based on the most recent census data. As shown, the growth rates of population in Census Tracts 9200.32 and 9200.34 between 2000 and 2010 were higher than the corresponding rates for Los Angeles County as a whole. This is likely because around 2000 the tracts were primarily vacant and just developing into the existing Canyon Country communities that occupy the area now.

Table 5.14-1 Census Tracts 9200.32, 9200.34 and Unincorporated Los Angeles County Population, 2000–2010, US Census Counts

	2000	2010	Change, 2000–2010	Percent Change, 2000–2010
Census Tracts 9200.32 and 9200.34	4,330	6,525	2,195	50.7%
Entire Unincorporated Los Angeles County	8,533,280	8,761,411	228,131	2.7%

Source: 2000 and 2010 U.S. Census.

The 2008–2012 American Community Survey 5-Year Estimates estimated the population of Census Tracts 9200.32 and 9200.34 as 6,582 persons. The Modified Project site itself is currently undeveloped and vacant. Thus, no residents currently live onsite.

Housing

As shown on Table 5.14-2, there were 1,407 housing units on Census Tracts 9200.32 and 9200.34 in 2000 and 1,981 units in 2010 based on the 2000 and 2010 US Census. The Modified Project site itself does not have any housing onsite. It is currently partially graded for future housing in accordance with the overall Plum Canyon project (VTTM 46018).

Table 5.14-2 Composition of Housing Stock by Percentage of Unit Type 2013

Jurisdiction	2000	2010	Change, 2000-2010	Percent Change, 2000-2010
Census Tract 9200.32 and 9200.34	1,407	1,981	574	40.8%

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Source: US Census 2000 and 2010.

Would the project:

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X	
b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?					X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?					X
d) Cumulatively exceed official regional or local population projections?				X	

Comments:

a) **Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

Minor Technical Changes or Additions. In comparison to Recorded Tract 46018-11, the Modified Project would allow for 203 single-family homes rather than 214 homes. This would reduce the expected Recorded Tract 46018-11 population by 38 persons (see Table 5.14-3).

Table 5.14-3 Total Population

Tract 46018-11	Number of Residential Units	Generation Rate (persons per household)	Total Population
Recorded	214	3.46	740
Modified	203	3.46	702
Incremental Difference	-11 Units		-38 Persons

Applying a factor of 3.46 persons per household (based on the 2010 US Census Bureau for Los Angeles County Tracts 9200.32 and 9200.34).

Therefore, while population growth would occur due to implementation of Modified Tract 46018-11, the 11-unit reduction from Recorded Tract 46018-11 would reduce the project's total population. Impacts would be less than significant.

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b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?

No Impact. Neither Recorded Tract 46018-11 nor the Modified Project would displace substantial numbers of existing housing, because the area is currently vacant and undeveloped. Modified Tract 46018-11 would allow for up to 203 residential units compared to Recorded Tract 46018-11, which would allow for 214 units. Existing housing would not be displaced and no impact would occur.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. As stated in Section 5.14.2(b), Recorded Tract 46018-11 and the Modified Project would not displace residents from the project site because the site is currently vacant and undeveloped. The Modified Project would allow for up to 203 single-family homes, which would generate a population of approximately 702 persons based on a 3.46 persons per household rate taken from the 2010 US Census Bureau for Los Angeles County Tracts 9200.32 and 9200.34. No impact would occur.

d) Cumulatively exceed official regional or local population projections?

Minor Technical Changes or Additions. According to the 2010 US Census Bureau for Los Angeles County Tracts 9200.32 and 9200.34 (the project site), the average household size is 3.46 persons. Applying this average household size, development of the Modified Project would add approximately 702 new residents to the existing population, 38 fewer persons than Recorded Tract 46018-11 (see Table 5.14-3). Given that the Modified Project would result in fewer residents, impacts would not result in significant cumulative growth.

Furthermore, as discussed in Section 5.18, *Utilities and Service Systems*, adequate infrastructure and utilities are available in the immediate vicinity of the project site, and no substantial new infrastructure or extension of existing infrastructure would be required that could directly induce additional population growth in the project area. Impacts would be less than significant.

5.14.3 Conditions of Approval and Project Design Features

There are no applicable Project Design Features. Modified Tract 46018-11 is required to comply with 1988 and 2004 Conditions of Approval, as determined by County of Los Angeles Department of Regional Planning and Los Angeles County Department of Public Works.

5.14.4 Adopted Mitigation Measures Applicable to the Modified Project

1988 EIR

The 1988 EIR did not include mitigation measures related to population and housing.

2004 Addendum

The 2004 Addendum did not include mitigation measures related to population and housing.

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5.14.5 Level of Significance After Mitigation

The Modified Project would only result in minor changes or additions compared to the project as recorded, and would not result in significant impacts.

Comparison of Project Impacts to Certified FEIR Analysis for Overall Plum Canyon Project

The certified FEIR analyzed the impacts from development of a master-planned community of 5,000 homes and 21.9 acres of commercial land uses. Most of Plum Canyon has been built out. To date, approximately 3,291 fewer units have been constructed than were analyzed in the certified FEIR. Though the certified FEIR did not analyze the impacts of population and housing, the Modified Project would have less of an impact on population and housing than the project analyzed in the certified FEIR because it would allow 11 fewer residential homes and approximately 38 fewer residents. Accordingly, the proposed project modifications would not result in new or substantially more severe project or cumulative impacts to population and housing.

5.15 PUBLIC SERVICES

This section corresponds with Section A7, *Education*, of the certified 1988 EIR for Plum Canyon VTTM 46018. The potential impacts to other public services were closed out in the 1988 Initial Study and not evaluated in the EIR. This section of the 2nd Addendum addresses the potential impacts of the Modified Project compared to the approved Tract 46018-11 on fire protection and emergency services, police protection, school services, and library services.

5.15.1 Summary of Impacts Identified in the 1988 EIR and 2004 Addendum

1988 EIR

Regarding school impacts, the 1988 EIR found impacts to be significant and unavoidable because the overall 5,000-residential-unit master-planned community would have exceeded the available capacities of one local school district. The master development project is in the Saugus Union School District (Saugus USD) for grades K–6, and the William S. Hart Union School District (Hart USD) for grades 7–12. Within Saugus USD, 1988 student enrollment and student generation estimates indicated that elementary schools serving the master development project were nearing capacity. Additionally, in Hart USD the junior high schools and high schools potentially serving the master development site were near or over capacity. With students generated from VTTM 46018 and related development projects, the existing capacity of Saugus USD would be exceeded by 3,050 students. Impacts to Saugus USD were determined to be significant and unavoidable. The additional 9,075 students estimated to be generated by new related development in Hart USD would have more than doubled the existing enrollment of students. 2004 EIR

The discussion of project-related impacts for the 2004 Addendum focused on Tract 46018-04 within original Planning Area 1 (35 acres bounded by Plum Canyon Road and Heller Circle). The 1st Addendum added 60 students to Hart USD and 55 students to Saugus USD. After implementation of mitigation in the form of school fees, impacts were found to be less than significant.

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5.15.2 Impacts Associated with the Modified Project

Would the project result in:

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
a) Fire protection?				X	
b) Sheriff protection?				X	
c) Schools?				X	
d) Parks?				X	
e) Libraries?				X	
f) Other public facilities?					X

Comments:

a) Fire protection?

Minor Technical Changes or Additions. The LACoFD provides fire protection services to the unincorporated areas of the County and 58 cities as part of the Consolidated Fire Protection District. The LACoFD also provides special operations services, including fire prevention, hazardous materials, emergency medical services, lifeguards, forestry, urban search and rescue, and terrorism response. The project site is served by Battalion 6 of the LACoFD, which includes the unincorporated areas of the Santa Clarita Valley and the City of Santa Clarita. As shown in Figure 5.15-1, *Existing and Proposed Fire Stations in the Project Vicinity*, there are 12 existing and 13 proposed fire stations. The LACoFD is not divided into distinct service areas. The closest available units are dispatched as needed to emergency incidents anywhere within its territory.

The closest fire station to the project site is Fire Station 128 at 28450 Whites Canyon Road Santa Clarita, CA, less than one mile southwest of the site. This station currently provides the primary response for the project site during emergency incidents.. The second closest fire station is Fire Station 107, at 18239 Soledad Canyon, Santa Clarita, approximately 3.7 miles south of the site..

Fire Station 128 includes approximately 6,603 square feet for general house operations (main office, day room, kitchen, exercise room, and dormitory quarters to accommodate up to seven personnel) and approximately 3,373 square feet of apparatus bay area. The two-bay apparatus room accommodates one

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engine (pumper) and one additional front-line emergency vehicle. Fire Station 128 is the primary responder to the site. Fire Station 107, 3.7 miles from the project site, would provide primary response to the project if Fire Station 128, in the Tract 46018 development, is not operational or busy.

In comparison to the recorded map, the proposed modification would slightly reduce the number of single-family residential lots (from 214 to 203), add a park, slightly modify the grading for a debris basin, and reflect the approved realignment of Skyline Ranch Road through a minor lot line adjustment. The incremental differences of the proposed modifications to the recorded map would not result in substantial impacts to fire protection services. Payment of LACoFD Development Fees would ensure that the Modified Project funds its fair share of fees to offset its demand for services. The Skyline Ranch EIR concluded that cumulative impacts related to the provision of fire protection services would remain less than significant with implementation of past, present, and reasonably foreseeable future projects (including 2,500 units in VTTM 46018-11).

Emergency access to the proposed site would be provided primarily via Whites Canyon Road, Plum Canyon Road, and Skyline Ranch Road, ultimately connecting to Sierra Highway. This road alignment improves areawide emergency access relative to the original design of VTTM 46018 where major emergency access was provided via Plum Canyon Road/Whites Canyon Road. Internal access within the project site would be provided via the project's internal residential streets. All project roadways would be constructed to meet the requirements (minimum street width, turning radii, slope, etc.) of the LACoFD conditions of approval, which are required to be implemented as part of project approval.

Funding for LACoFD staffing is provided primarily through property taxes. Also, a special voter-approved tax passed in 1997 and the LACoFD Developer Fee Program, described above, contributes financial resources for land acquisition, facility improvements, and partial funding of equipment. Pursuant to existing regulations and conditions of approval, prior to issuance of building permits the applicant shall pay fees pursuant to the LACoFD Developer Fee Program. Project buildings shall adhere to all applicable state and County fire and building codes.

The elimination of 11 single-family homes would reduce the Tract 46018-11 population by 38 people.¹² The changed land uses (removal of 11 homes and addition of a park) would not result in significantly more calls for fire service as compared to Recorded Tract 46018-11. Modifications to Tract 46018-11 would not result in any uses that would expose residents to an unusually high level of public safety risks associated with fire protection services (i.e., earthquakes, fires, etc.). These modifications do not impact the LACoFD's ability to provide fire protection service to the project site. Therefore, no impact would occur as a result of modification to Tract 46018-11. Project modifications would not result in new or substantially more severe impacts related to fire protection services, either as a result of the project or changed circumstances.

¹² See Table 5.18-4 in Section 5.18, Utilities and Service Systems.

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b) Sheriff protection?

Minor Technical Changes or Additions. The Los Angeles County Sheriff's Department provides law enforcement services in the project area. The project site is in Field Operations Area I and served by the Sheriff's Department Santa Clarita Valley Station at 23740 Magic Mountain Parkway in the City of Valencia. The service area for this station covers approximately 650 square miles, encompassing the City of Santa Clarita and the unincorporated County area between the Los Angeles City limits to the south, the Kern County line to the north, and all of the area between the Ventura County line to the west and the township of Agua Dulce to the east (LASD 2012). The station houses patrol deputies, a detective bureau, a traffic investigation unit, a Career Offender Burglary and Robbery Apprehension unit, a search and rescue team, an air support team, and other personnel.

As of 2012, there were a total of 237 personnel housed at the station, consisting of 194 sworn officers and 43 professional staff (LASD 2012). In addition, the Los Angeles County Sheriff's Department operates one storefront station in Newhall.

While there are no current law enforcement staffing standards available, the Los Angeles County Sheriff's Department strives to maintain a standard of one officer per 1,000 people within jurisdictional areas. Based on the station's service area population of 271,226, the current officer-to-population ratio is 0.72 officer per 1,000 residents (LASD 2012). The Sheriff's Department has established response-time targets of 10 minutes or less for emergency calls, 20 minutes or less for priority calls, and 60 minutes or less for routine calls.

As with other public services, funding for the Sheriff's Department is derived from various types of tax revenue deposited in the County General Fund. The Law Enforcement Facilities Fee also provides additional revenue for law enforcement facilities in the unincorporated Santa Clarita, Newhall, and Gorman areas of north Los Angeles County. Under Chapter 22.74 of the Los Angeles County Code, developers of new residential, commercial, office, and industrial development projects within these areas are required to pay a Law Enforcement Facilities Fee to mitigate impacts to law enforcement facilities, including new or expanded Sheriff stations and new patrol vehicles. Fees collected are deposited in a special law enforcement capital facilities fund for the fee zone corresponding with the area in which a project is located. The project site is in Zone 1, Santa Clarita. Fees are to be used exclusively for the purpose of land acquisition, engineering, construction, installation, purchasing, or any other direct cost of providing law enforcement facilities to the development. The fee is calculated for the type of development proposed and is adjusted annually. The mitigation fee applied to a project is the rate in effect at the time building permits are issued. Fees are adjusted annually on July 1st per review by the County Sheriff, in consultation with the County Auditor-Controller.

The elimination of 11 single-family homes would reduce the Tract 46018-11 population by 38 people. Modifications to Tract 46018-11 would not result in any uses that would expose residents to an unusually high level of public safety risks associated with law enforcement services. Residents would be exposed to the same level of public safety risks as existing area residents. Public safety risks for the project would be typical of residential uses (i.e., break-ins, car thefts, and domestic disturbances). Except for security lighting, no lighting is proposed at the public park, and the park are expected to regularly close at dusk. The removal of 11 single-

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family homes and the addition of a park could result in different types of calls for police services, but would not result in significant new impacts compared to Recorded Tract 46018-11.

All onsite roadways and emergency access provisions would be subject to review and approval by the Los Angeles County Department of Public Works, the Los Angeles County Fire Department, and the Sheriff's Department. In addition, development projects are required to incorporate Crime Prevention Through Environmental Design features into the project, in coordination with and to the satisfaction of the Sheriff's Department. Such features may include lighting in parking lots and low-level security lighting; doors and windows visible from the street and between buildings; lighting of building address numbers to ensure visibility from the street for emergency response agencies; and landscaping that would minimize opportunities for hiding. The applicant must also provide the Sheriff's Department with plans indicating the project's street circulation system and building addresses to facilitate emergency response. Therefore, no impacts to emergency access and/or emergency evacuation plans would occur. Pursuant to existing regulations, the applicant shall pay Law Enforcement Facilities Fees. Therefore, impacts relating to the exposure of public safety risks would remain less than significant. Project modifications would not result in new or substantially more severe impacts related to police protection services, either as a result of the project or changed circumstances.

c) Schools?

Minor Technical Changes or Additions. The project would be served by Plum Canyon Elementary (Saugus USD), which had a 2012–2013 enrollment of 738 students (SUSD 2013). The project would also be served by two schools in the Hart USD: Arroyo Seco Jr. High School had a 2012–2013 enrollment of 1,262, and Saugus High School had an enrollment of 2,370 (HART 2013a; 2013b). A comparison of estimated student generation between approved and proposed Modified Tract 46018-11 is shown in Table 5.15-1. As shown, the Modified Project would result in 9 fewer students than the approved Tract 46018-11.

Table 5.15-1 Student Generation for Tract 46018-11

School	Student Generation Rate ¹	Recorded (214 Units)	Proposed Modified (203 Units)	Difference
		No. of Students	No. of Students	
Saugus USD (K–6)	0.429	92	87	(6)
Hart USD (High School, Grades 9–12)	0.2386	51	48	(3)
Hart USD (Jr. High School, Grades 7–8)	0.1270	27	26	(1)
Total		170	161	(9)

¹ Source: Skyline Ranch EIR 2010.

Senate Bill 50 (SB 50, also known as Proposition 1A, codified in California Government Code Section 65995) was enacted in 1988 to address how schools are financed and how development projects may be assessed for associated school impacts. SB 50 provides three ways to determine funding levels for school districts:

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- **Level 1 Fee:** Education Code Section 17620 provides the basic authority for school districts to levy fees against construction for purposes of funding construction or reconstruction of school facilities, subject to limits set forth in Government Code Section 65995. Fees are charged based on “assessable space,” which includes all of the square footage within the perimeter of a structure. The determination of the assessable space would be made by the County of Los Angeles, in accordance with its building standards.
- **Level 2 Fee:** This is the alternative school fee collected pursuant to Government Code Section 65995.5. Certain requirements in accordance with Government Code Section 65995.5 have to be met to collect this level of fees. The Hart USD currently charges a Level 2.
- **Level 3 Fee:** This is the alternative school fee collected pursuant to Government Code Section 65995.7. This fee is collected only when the State Allocation Board is no longer approving apportionments for new construction funding.

Implementation of the Modified Project in conjunction with other projects in the project area, in accordance with buildout of the County’s General Plan, could contribute to a potentially significant adverse cumulative impact on school facilities and services. However, under state law, development projects are required to pay established school impact fees in accordance with SB 50 at the time of building permit issuance. The funding program established by SB 50 has been found by the Legislature to constitute “full and complete mitigation of the impacts of any legislative or adjudicative act... on the provision of adequate school facilities” (Government Code Section 65995[h]). The fees authorized for collection under SB 50 are conclusively deemed full and adequate mitigation of impacts to Hart and Saugus USDs. Therefore, the increase in school facilities and services demand due to cumulative development is adequately mitigated by the payment of SB 50 fees. No cumulative impact upon local school districts is anticipated as a result of the implementation of Modified Tract 46018-11 and other areawide development activities.

The 1988 EIR included a potential school site within Area 5 and the education mitigation measure required the applicant to negotiate with the Saugus school district to arrange land dedication and improved graded sites for needed school facilities. However, the district is no longer interested in a school site within VTTM 46018 (Sousa 2011). Tract 46018-11 would mitigate school impacts with the payment of SB 50 fees. The mitigation measure has been updated accordingly. Project modifications would not result in new or substantially more severe impacts related to schools, either as a result of the project or changed circumstances.

d) Parks?

Minor Technical Changes or Additions. The proposed modification would slightly reduce the number of single-family residential lots (from 214 to 203), add an 8.67-acre park, modify a debris basin, accommodate a realigned arterial roadway through a minor lot line adjustment, and require approximately 0.67 acre of new offsite grading outside of Modified Tract 46018-11. The elimination of 11 single-family homes would reduce the Tract 46018-11 population by approximately 38 people. The provision of a new 8.67-acre community park and a reduction in the number of residents generated by the Modified Project would beneficially impact park services. See also Section 5.16, *Recreation*, of this Addendum.

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e) Libraries?

Minor Technical Changes or Additions. The proposed modification would slightly reduce the number of single-family residential lots (from 214 to 203), add an 8.67-acre park, modify a debris basin, accommodate a realigned arterial roadway through a minor lot line adjustment, and require approximately 0.67 acre of new offsite grading outside of Modified Tract 46018-11. The elimination of 11 single-family homes would reduce the Tract 46018-11 population by approximately 38 people.

The project is served by the Canyon Country Jo Anne Darcy Library, at 18601 Soledad Canyon Road, four miles from the project site. Project demand for library services is based on guideline factors of 2.75 items per capita and 0.5 square foot of facility space per capita, as provided by the County of Los Angeles Public Library. Compared to the approved project, the Modified Tract 46018-11 would reduce demand for library services by 45 persons, 124 items, and 22 square feet. The addition of a park would not have any impact on library services.

Chapter 22.72 of the Los Angeles County Code sets forth the Library Facilities Mitigation Fee program, which requires developers of any new residential projects to pay fees to mitigate impacts to library services. Fees are deposited in a special library capital facilities fund for the library planning area in which a project is located. Fees are to be used solely for the financing of public library facilities, the need for which is generated directly or indirectly by residential development projects. The project would be subject to the payment of library impact fees pursuant to Section 22.72 of the Los Angeles County Code. Fees paid would be used to compensate for the project's demand for library resources. Therefore, with the required payment of fees, impacts on libraries would be less than significant. In addition, the project would not require the construction of new facilities or physically altered library facilities that would have an adverse impact on the environment. Therefore, modifications to Tract 46018-11 would not adversely impact library facilities compared to the approved project.

f) Other public facilities?

No Impact. Other public facilities, such as community recreation facilities, would not be substantially affected by the Modified Project. Although this issue was not discussed in the certified 1988 EIR or 2004 Addendum, the Modified Project would include an additional park that was not previously proposed. This would reduce the demand for and use of community recreational facilities. The development of Modified Tract 46018-11 would result in beneficial impacts.

5.15.3 Conditions of Approval and Project Design Features

There are no Project Design Features related to public services. Modified Tract 46018-11 is required to comply with 1988 and 2004 Conditions of Approval, as determined by County of Los Angeles Department of Regional Planning and Los Angeles County Department of Public Works. The existing Conditions of Approval for VTM 46018 ensure that the applicant pays for established law enforcement facility fees, school fees, and LACoFD developer fees, as provided in Appendices F and G. The fees are for the acquisition and construction of public facilities to provide adequate service.

5. Environmental Analysis

5.15.4 Adopted Mitigation Measures Applicable to the Modified Project

1988 EIR

Applicable Mitigation

The following mitigation measures have been carried through from the 1988 EIR and have been renumbered for the purposes of this 2nd Addendum. The mitigation measures have been refined and supplemented to reflect updated technical practices and level of detail included in CEQA documentation. Modifications to the original mitigation measures are identified in ~~strikeout text~~ to indicate deletions and **bold underlined** to signify additions.

MM 5.15-1 The project developer ~~will~~ **shall** work with both the Saugus and Hart School Districts to mitigate project-related impacts on school facilities. ~~As shown in the Proposed Site Plan, Figure 4, a site is designated for an onsite elementary school. The Applicant is negotiating with local school districts to arrange land dedication and improved graded sites for needed facilities.~~ The Applicant **will shall** contribute to new construction for schools in accordance with a new State law, AB 2926, which became effective January 1, 1987. ~~The law allows the Districts to impose a maximum of \$1.50 per square foot for new homes and 25 cents per square foot for commercial and industrial development. The fees collected for each project are to be divided among the affected Districts. The current District agreement for splitting the \$1.50/sq.ft. fee for new residential development is: \$0.75/sq.ft. to Sulphur Springs District and \$0.75/sq.ft. to Hart School District. The Districts have also agreed to a 50/50 split of the \$0.75/sq.ft. fee collected for commercial development within their boundaries.~~ The AB 2926 developer fees and an \$800 million state school bond issue passed in November, 1986 provide the primary mechanisms to construct new school facilities. The AB 2926 legislation sets the required school mitigation for new development. The legislation does not, however, preclude the implementation of alternative mitigation measures or combinations of measures to provide equivalent mitigation for a specific development.

~~Another funding possibility is a Mello-Roos Community Facilities District. The Mello-Roos Act of 1982 allows school boards and local governmental bodies to create community assessment districts for issuing bonds, redeemable by parcel assessments. Other measures could be negotiated between the school district and the project developer including provision of land and/or improvements, or lease-purchase options. (Same as 1988 EIR Education Mitigation Measure)~~

MM 5.15-2 **The Applicant shall pay the established school impact fees in accordance with Senate Bill 50 (SB 50), also known as Proposition 1A, codified in California Government Code Section 65995, at the time of building permit issuance. The funding program established by SB 50 has been found by the Legislature to constitute “full and complete mitigation of the impacts of any legislative or adjudicative act... on the provision of adequate school facilities” (Government Code Section 65995[h]). The**

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fees authorized for collection under SB 50 are conclusively deemed full and adequate mitigation.

Satisfied Mitigation

As shown in the proposed site plan, a site is designated for an onsite elementary school (within Area 5). The applicant is negotiating with local school districts to arrange land dedication and improved graded sites for needed facilities. *(Same as 1988 EIR Education Mitigation Measure)*

2004 Addendum

MM 5.15-3 The Applicant shall pay the required school mitigation fees to fund the construction of new schools and portable classrooms in the Saugus USD and Hart USD. *(Same as 2004 Addendum Education Mitigation Measure 1)*

5.15.5 Level of Significance After Mitigation

The Modified Project would only result in minor changes or additions in comparison to the project as recorded, and would not result in significant impacts upon implementation of conditions of approval and mitigation measures.

Comparison of Project Impacts to Certified FEIR Analysis for Overall Plum Canyon Project

The certified FEIR analyzed the impacts that a master-planned community of 5,000 dwelling units would have on public services. To date, approximately 3,291 fewer units have been constructed, and the project is nearing buildout. The proposed project modifications would further reduce the number of residential lots and the associated additional demand for fire protection, emergency, police, school, and library services. Accordingly, the proposed project modifications would not alter the conclusions of the prior environmental analysis and would not result in a new or substantially more severe project or cumulative impact to public services than those already analyzed in the certified FEIR

5.16 RECREATION

This section of the Addendum evaluates the potential for implementation of the Modified Project to impact recreational amenities and/or facilities in the County, as compared to approved Tract 46018-11.

5.16.1 Summary of Impacts Identified in the 1988 EIR and 2004 Addendum

1988 EIR

Recreation impacts associated with the Plum Canyon Vesting TTM 46018 were determined to be less than significant and were closed out in the Initial Study of the 1988 EIR. Therefore, recreation impacts were not analyzed in the certified 1988 EIR.

2004 Addendum

Recreation impacts were not analyzed in the 2004 Addendum.

5. Environmental Analysis

5.16.2 Impacts Associated with the Modified Project

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	
b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment??				X	
c) Would the project interfere with regional open space connectivity?				X	

Comments:

- a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?**

Minor Technical Changes or Additions. As previously summarized, in comparison to the recorded tract, the Modified Project would reduce the number of lots for single-family homes by 11, from 214 to 203 units. The Modified Project would also incorporate a new 8.67-acre community park. The 11 residential lots eliminated in the Modified Project are lost to accommodate the park lot within the Modified Tract 46018-11 boundary. This park meets the commitment for the master-planned Plum Canyon project to include a community park. Appropriate park fees have been paid as the community has developed and a bond was posted to secure the park obligation.

The location of the park is shown on Figure 3-4, *Community Park*. The County has chosen this location as a preferred site because it would provide important trail access. The park would include trailhead facilities connecting to trails extending through the significant ecological area to Mystery Mesa and to Skyline Ranch.

The amenities proposed at the park include a baseball/softball field, a basketball court, and playground equipment. While the park would be expected to be used by residents who live near the site and could walk there, vehicle parking is provided for this portion of the park by a lot containing 44 parking spaces. In addition, at the north end of the park, access to a public trail is proposed, including a parking lot containing 15 spaces, 3 of which would be designated for horse trailers. No lighting is proposed at the public park (except for security lighting); thus, the park facilities are expected to regularly close at dusk.

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The proposed public park would be fully improved and provide 8.67 net acres of parkland conveyed to the Los Angeles County Department of Parks and Recreation, as authorized by the Subdivision Map Act (Govt. Code Section 66426.5).

As detailed above, the Modified Project would eliminate 11 single-family homes. The population estimates for calculating parkland is based on the population generation factor adopted by the County of Los Angeles based on the 2010 US Census rate for Los Angeles County Tracts 9200.32 and 9200.34 (the proposed project site), which is 3.46 people per single-family unit. The subdivision ordinance provides a ratio of three acres of parkland for each 1,000 people. The removal of 11 residential units would reduce the population by approximately 38 persons (see Table 5.14-3) and would reduce the recorded project's park dedication requirement to 0.11 acres. The Modified Project includes an 8.67-acre park. Therefore, the net incremental impact of the Modified Project on recreational facilities would be less than significant. The provision of a new 8.67-acre community park, the provision of access to regional trails, and a reduction in the number of residents generated by the Modified Project would beneficially impact park services.

b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

Minor Technical Changes or Additions. As previously summarized, the Modified Project would incorporate a new 8.67-acre community park. This park meets the commitment for the master-planned Plum Canyon project to include a community park. The land upon which the modified tract and new park would be developed and upon which new grading would occur is within VTTM 46018 and is on land that was previously analyzed and approved for development in the certified 1988 EIR. As detailed throughout this Addendum, there would be no new significant impacts on the environment as a result of the Modified Project and park construction. The provision of a new 8.67-acre community park, improved access to regional trails, and a reduction in the number of residents generated by the Modified Project would beneficially impact park services and the community. The net incremental impact of the Modified Project on recreational facilities would be less than significant and no new significant and unavoidable impacts would occur as a result of the Modified Project or as a result of changed circumstances.

c) Would the project interfere with regional open space connectivity?

Minor Technical Changes or Additions. Implementation of Modified Tract 46018-11 would include trail easements through the proposed park site to allow connections to the multipurpose regional Mint Canyon trail in the Phase 1C biological conservation area to the east of the project site. The development of the Modified Tract 46018-11 would have less than significant impacts to regional open space and connectivity. Therefore, no new significant impacts to regional trails would occur as a result of the Modified Project or as a result of changed circumstances.

5. Environmental Analysis

5.16.3 Conditions of Approval and Project Design Features

There are no applicable Project Design Features. Modified Tract 46018-11 is required to comply with 1988 and 2004 Conditions of Approval, as determined by County of Los Angeles Department of Regional Planning and Los Angeles County Department of Public Works.

5.16.4 Adopted Mitigation Measures Applicable to the Modified Project

1988 EIR

No mitigation measures related to recreation were outlined in the certified EIR.

2004 Addendum

No mitigation measures related to recreation were outlined in the 2004 Addendum.

5.16.5 Level of Significance After Mitigation

The Modified Project would only result in minor changes or additions compared to the project as recorded, and would not result in significant impacts.

Comparison of Project Impacts to Certified FEIR Analysis for Overall Plum Canyon Project

The certified FEIR analyzed the impacts of a master-planned community of 5,000 dwelling units. To date, approximately 3,291 fewer units have been constructed, and the project is nearing buildout. The proposed project modifications would further reduce the number of residential lots and the associated additional demand for recreation and would provide new recreational amenities by constructing a community park. Accordingly, the proposed project modifications would not alter the conclusions of the prior environmental analysis and would not result in a new or substantially more severe project or cumulative impact to public services than those already analyzed in the certified FEIR.

5.17 TRANSPORTATION AND TRAFFIC

5.17.1 Summary of Impacts Identified in the 1988 EIR and 2004 Addendum

1988 EIR

The EIR analyzed traffic impacts based on two phases. Total daily trips for Phase 1 would be 14,990 vehicles per day and Phase 1 and Phase 2 combined total daily trips would be 29,980. Phase 1 assumed partial construction of 2,500 units by 1991 and Phase 2 assumed project buildout of 5,000 units by 1996. The 1988 EIR did not identify if Area 5 (which includes Tract 46018-11) would be developed as part of Phase 1 or Phase 2. The EIR analyzed the following seven intersections:

- Bouquet/Plum Canyon
- Bouquet/Seco Canyon
- Bouquet/Newhall Ranch

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- Bouquet/Soledad Canyon
- Magic Mountain/Valencia
- Soledad Canyon/Whites Canyon
- Soledad Canyon/Sierra Highway

For Phase 1, including related cumulative projects expected to be completed by 1991, the EIR demonstrated that four of the seven intersections (Bouquet Canyon/Newhall Ranch, Bouquet Canyon/Plum Canyon, Magic Mountain/Valencia, and Soledad Canyon/Sierra Highway) would operate well within acceptable levels for both morning (AM) and evening (PM) peak hours. However, the following intersections would operate below acceptable levels:

- Bouquet/Seco Canyon (AM and PM)
- Bouquet/Soledad Canyon (PM)
- Soledad Canyon/Whites Canyon (AM and PM)

With the addition of traffic generated by related projects, three intersections (Bouquet/Seco Canyon, Bouquet/Soledad Canyon, and Soledad Canyon/Whites Canyon) deteriorate to unacceptable levels of service (LOS F) during both peak hours. In addition, PM hours deteriorate to LOS E (0.92), F (1.10), and F (1.05) at the Bouquet Canyon/Newhall Ranch, Magic Mountain/Valencia and Soledad Canyon/Sierra Highway intersections, respectively.

For Phase 2, project buildout in 1996 including cumulative projects, the EIR demonstrated that all seven key intersections would operate acceptably during morning peak hours. During afternoon peaks, the following intersections would operate below acceptable levels:

- Soledad Canyon/Whites Canyon
- Bouquet/Seco Canyon
- Bouquet/Soledad Canyon
- Soledad Canyon/Sierra Highway

2004 Addendum

The traffic discussion of project-related impacts for the 2004 Addendum focused on Tract 46018-04 within original Planning Area 1 (35 acres bounded by Plum Canyon Road and Heller Circle). The traffic analysis was also completed for the first nine phases of the VTTM 46018, including cumulative impacts from ambient growth and related projects. Additional mitigation measures were recommended to mitigate impacts to seven study intersections as well as impacts associated with development of VTTM 46018. Tract 46018-04 was responsible for a portion of the mitigation. With mitigation, impacts were reduced to a less than significant level.

In addition, a traffic study was prepared for full buildout of 2,500 residential units for all 18 phases of VTTM 46018. Approval of Tract 46018-04 incorporated this traffic study, and all mitigation measures therein, into

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the Conditions of Approval for VTTM 46018. The Conditions of Approval for VTTM 46018 are included in Appendices F and G.

5.17.2 Impacts Associated with the Modified Project

The analysis in this section is based in part on the following technical reports and documents:

- *Traffic Considerations Related to the Proposed Modification of Tract No. 46018-11*, Linscott, Law & Greenspan, Engineers, February 2011.
- *Skyline Ranch EIR (SCH 2004101090)*, PCR Services Corporation, certified by the County of Los Angeles, December 2010.
- *Skyline Ranch (TT 060922) Traffic Impact Analysis*, Austin Foust Associates, Inc., October 2008.

A complete copy of the 2011 traffic analysis is included in Appendix I.

Would the project:

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel, and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X	
b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?				X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?					X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?					X
e) Result in inadequate emergency access?					X
f) Conflict with the adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?					X

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Comments:

- a) **Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?**

Minor Technical Changes or Additions. The proposed modifications to Tract 46018-11 would result in the loss of 11 single-family lots and the addition of a new 8.67-acre public park. The amenities proposed at the park include a baseball/softball field, a basketball court, and playground equipment. While the park would be expected to be used by residents who live near the site and could walk there, vehicle parking is provided for this portion of the park by a lot containing 44 parking spaces. In addition, at the north end of the park, access to a public trail is proposed, including a parking lot containing 15 spaces, 3 of which would be designated for horse trailers. Except for security lighting, no lighting is proposed at the public park, and the park facilities are expected to regularly close at dusk.

A traffic impact memorandum comparing the impacts of the removal of 11 residential units and the addition of the park was prepared by Linscott, Law & Greenspan, Engineers (LLG 2011), and is included in Appendix I. The County of Los Angeles Department of Public Works has determined that no further traffic analysis is required (see Appendix I). The *Trip Generation* manual (8th edition) published by the Institute of Transportation Engineers (ITE) was consulted by LLG for purposes of estimating and providing a trip generation comparison between the 11 single-family lots to be removed in the proposed modified map and the newly proposed public park. Trip generation forecasts were prepared for time periods typically evaluated in a traffic study, including the AM and PM commuter peak hours, as well as over a 24-hour period during a typical weekday. The trip generation forecasts are calculated in Table 5.17-1.

Table 5.17-1 Trip Generation from Modified Project Development

Trips	11 Single-Family Lots (to be removed)	Proposed Public Park	Difference
Weekday Trips	124	57	-67
AM Peak Hour Trips	10	1	-9
PM Peak Hour Trips	13	17	+4

Source: LLG 2011

As seen above, on a daily basis during a typical weekday, the potential vehicle trips generated by 11 single-family homes would be greater than the trips generated by the proposed public park. This is also true for the weekday AM commuter peak hour.

For the PM commuter peak hour, the number of additional trips generated by the proposed public park slightly exceeds (by four trips) the number of vehicle trips associated with 11 single-family homes, the effects

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of which would be de minimis. No new significant impacts result from project modification or changed circumstances. No revisions to the 1988 EIR are necessary.

Cumulative Impacts

The additional trips (four PM trips) generated by the proposed modifications to Recorded Tract 46018-11 are not cumulatively considerable. In addition, the following analysis demonstrates that no new or substantially more severe impacts related to traffic result from any changes in circumstances surrounding the Plum Canyon planned community (VTTM 46018) because of the revised roadway network and, in particular, the extension of Skyline Ranch Road through the project site. As discussed in Section 3, Project Description, as part of the Skyline Ranch project and consistent with the County Department of Public Works alignment shown on the County's Draft Highway Plan, Whites Canyon Road will be extended from Plum Canyon Road on the west (through VTTM 46018) to the southeast as Skyline Ranch Road, ultimately connecting to Sierra Highway north of its existing intersection with Adon Avenue. These impacts were analyzed and mitigated in the Skyline Ranch EIR as discussed further in this section.

Due to the close proximity of the Plum Canyon project (VTTM 46018) to Skyline Ranch, the County of Los Angeles evaluated VTTM 46018 project conditions and cumulative impacts (assuming 2,500 units within VTTM 46018 as a related project) in the traffic study supporting the Skyline Ranch EIR.

A separate traffic analysis was conducted as part of the Skyline Ranch EIR for the intersections along Plum Canyon Road that would provide access to VTTM 46018. Skyline Ranch EIR Table 4.F-7 compares existing conditions + ambient growth + VTTM 46018 conditions (2,500 residential units) without and with the Skyline Ranch project. The intersection lane geometry used for the intersection capacity utilization calculations was obtained from the conditions of approval for VTTM 46018. The Skyline Ranch EIR analysis shows that the addition of Skyline Ranch project traffic would result in a significant impact at the intersection of Plum Canyon Road with Skyline Ranch Road/Heller Circle (South), which would also function as an access point for the Skyline Ranch project. However, as shown in Skyline Ranch Table 4.F-16, with mitigation as recommended to reduce the Skyline Ranch project traffic impact at this intersection, impacts would be less than significant.

The Skyline Ranch EIR also analyzed existing conditions + ambient growth + Skyline Ranch project + cumulative (related projects including 2,500 residential units for Plum Canyon) conditions. Table 4.F-15 of the Skyline Ranch EIR indicates that without mitigation, the intersection of Golden Valley Road at Plum Canyon Road would experience significant cumulative impacts. However, as shown in Skyline Ranch Table 4.F-16, with mitigation, cumulative impacts to this intersection would be less than significant.

The certified Skyline Ranch EIR demonstrates that with implementation of existing conditions of approval and mitigation measures, cumulative impacts would be less than significant. Therefore, no new or substantially more severe impacts related to traffic would result from any changes in circumstances surrounding the Plum Canyon planned community (VTTM 46018) because of the road realignment.

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b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?

Minor Technical Changes or Additions. According to the Congestion Management Program (CMP) for Los Angeles County, the intersection of Sierra Highway and Soledad Canyon Road is the nearest arterial monitoring station in the project vicinity.

The CMP traffic impact analysis guidelines indicate a project impact on the regional transportation system is considered to be significant when the following threshold is exceeded:

- The proposed project increases traffic demand on a CMP facility by 2 percent of capacity or more ($V/C > 0.02$), causing LOS F ($V/C > 1.00$); or
- If the facility is already at LOS F, a significant impact occurs when the proposed project increases traffic demand on a CMP facility by 2 percent of capacity or more ($V/C > 0.02$).

According to the CMP guidelines, the geographical area examined in a CMP traffic impact analysis consists of the CMP monitoring locations where the proposed project would add 50 or more trips during the AM or PM weekday peak hours (of adjacent street traffic) or main-line freeway locations where the project would add 150 or more trips, in either direction, during either the AM or PM weekday peak hours. Traffic associated with proposed modifications to Tract 46018-11 would not add trips to the intersection of Sierra Highway and Soledad Canyon Road or to any main-line freeway locations. Based on the CMP significance impact criteria, a project-related impact is not anticipated at the intersection of Sierra Highway and Soledad Canyon Road or on main-line freeway locations, since the CMP significant impact thresholds are not met.

As discussed above, the number of additional trips generated by the proposed public park slightly exceeds (by four trips in the PM peak hour) the number of vehicle trips associated with the 11 eliminated single-family homes, and the effects would be de minimis. Therefore, no new significant impacts result from project modification or changed circumstances. No revisions to the 1988 EIR, as modified by the 2004 Addendum, are necessary.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact. Air traffic patterns would not be altered by the proposed project. The nearest major airport, Bob Hope Airport in Burbank, is over 18 miles to the south of the project site. The proposed project would not increase use of the airport, causing an increase in air traffic levels, and it would not directly cause a change in flight paths due to the construction of tall buildings. No impacts to air traffic patterns would occur. No new significant impacts would result from project modification or changed circumstances. No revisions to the 1988 EIR, as modified by the 2004 Addendum, are necessary.

5. Environmental Analysis

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Minor Technical Changes or Additions. The Modified Project would not significantly increase hazardous conditions due to design features or incompatible uses. The final map must be designed in accordance with the County of Los Angeles design standards for subdivisions, reviewed by the Land Development Division and County of Los Angeles Department of Public Works, and approved by the County Board of Supervisors. By following the design standards for subdivisions, as required by the County, hazardous conditions due to design features and incompatible uses would be reduced. Therefore, impacts would be less than significant and revisions to the 1988 EIR, as modified by the 2004 Addendum, are not required.

e) Result in inadequate emergency access?

No Impact. As part of the Skyline Ranch project, Whites Canyon Road will be extended from Plum Canyon Road on the west (through VTTM 46018) to the southeast as Skyline Ranch Road, ultimately connecting to Sierra Highway north of its existing intersection with Adon Avenue. This road alignment improves areawide emergency access relative to the original design of VTTM 46018, where major emergency access was provided via Plum Canyon Road/Whites Canyon Road. Therefore, the proposed modifications to the project site would not result in inadequate emergency access. The onsite roadways and cul-de-sac would be designed in accordance with the County's subdivision design standards and the final tentative map would be subject to review by the County of Los Angeles Public Works Department and approval by the Board of Supervisors. By following the design standards for streets and cul-de-sac in the County's Municipal Code and through the process of review and approval by the County, emergency access would be maintained. The proposed project would have less than significant emergency access impacts.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

No Impact. Proposed modifications to Tract 46018-11 would not have any impact on adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. The nearest alternative transportation site to the project site is the Santa Clarita Metrolink station on Via Princessa near Whites Canyon Road (approximately 3.5 miles southwest of the site). The modifications to Tract 46018-11 would not affect the performance or safety of this mode of alternative transportation. No new significant impacts would result from project modification or changed circumstances. No revisions to the 1988 EIR, as modified by the 2004 Addendum, are necessary.

5.17.3 Conditions of Approval and Project Design Features

The 1st Addendum in 2004 and related approvals include Conditions of Approval related to traffic, as outlined on pages 9 to 40 in Appendix G, *2004 Approved Amended Tentative Map 46018 and Conditions of Approval*.

COA 11-1 The applicant shall comply with all applicable Conditions of Approval in the attached 31-page revised Road/Traffic conditions report(s).

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5.17.4 Adopted Mitigation Measures Applicable to the Modified Project

1988 EIR

The 1988 EIR included six mitigation measures, of which only one is applicable to Modified Tract 46018-11 (1988 Traffic Mitigation Measure Number 1, see MM 5.13-1) because all other 1988 EIR mitigation measures related to traffic have been satisfied (Ying 2011).

Applicable Mitigation

MM 5.17-1 Intersection No. 1 Seco Canyon Road & Bouquet Canyon Road West Approach: Two left-turn lanes and three through lanes (add one through lane). *(Same as 2004 Addendum Mitigation 1 and 1988 Traffic Mitigation Measure Number 1)*

Satisfied Mitigation

- Add a second westbound left-turn lane at the Bouquet Canyon/Soledad Canyon intersection. *(1988 Traffic Mitigation Measure Number 2)*
- Re-stripe the northbound approach to Valencia Boulevard at Magic Mountain Parkway to accommodate one left-turn lane, two through lanes, and a through/right lane. *(1988 Traffic Mitigation Measure Number 3)*
- Add a combination through/left lane to the northbound approach to Whites Canyon Road at Soledad Canyon Road *(1988 Traffic Mitigation Measure Number 4)*
- Plum Canyon Road shall be connected to Whites Canyon Road. *(1988 Traffic Mitigation Measure Number 5)*
- Whites Canyon Road shall be extended south to Via Princessa and then onto Sierra Highway. *(1988 Traffic Mitigation Measure Number 6)*

2004 Addendum

The 2004 Addendum a traffic analysis for the first nine phases of the VTTM 46018 project. An additional study was prepared for all 18 phases of development and mitigation was recommended for impacts associated with the overall VTTM 46018. Tract 46018-04 was responsible for a portion of the mitigation. All of the applicable mitigation measures proposed in the 2004 Addendum are included in Appendix G, 2004 *Approved Amended Tentative Map 46018 and Conditions of Approval*, and were determined to reduce project-wide traffic impacts to a less than significant level.

Nine mitigation measures in the 2004 Addendum reduce project wide traffic impacts to a less than significant level. Five of the listed improvements have been completed while the remaining four are not yet completed (Ying 2011).

Applicable Mitigation

The following mitigation measures have been carried through from the 2004 Addendum and have been renumbered for the purposes of this 2nd Addendum:

MM 5.17-2 Intersection No. 1 Seco Canyon Road & Bouquet Canyon Road

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West Approach: Two left-turn lanes and three through lanes (add one through lane). (*Same as 2004 Addendum Mitigation 1 and 1988 Traffic Mitigation Measure Number 1*)

MM 5.17-3 Intersection No.2 Haskell Canyon Road & Bouquet Canyon Road

East Approach: One left-turn lane, two through lanes, one shared through/right-turn lane (convert exclusive right-turn lane to shared through/right-turn lane).

West Approach: Two left-turn lanes, two through lanes, and one shared through/right-turn lane (add second through lane). (*Same as 2004 Addendum Mitigation 2*)

MM 5.17-4 Intersection No.3 Bouquet Canyon Road & Plum Canyon Road

East Approach: Two left-turn lanes and one shared left-through/right-turn lane (convert shared left turn/ through lane to second left-turn lane and exclusive right-turn lane to shared left-through/right-turn lane). (*Same as 2004 Addendum Mitigation 3*)

MM 5.17-5 Intersection No.6 Sierra Highway & Soledad Canyon Road

Modify traffic signal to provide an eastbound right-turn overlapping phase that will be operated concurrently during the north bound left-turn phase. (*Same as 2004 Addendum Mitigation 5*)

The County of Los Angeles and the City of Santa Clarita have established multiple bridge and thoroughfare (B&T) districts to fund significant transportation infrastructure improvements. The project is in two of the B&T districts: the Bouquet Canyon District and the Eastside District. Both the Bouquet Canyon and the Eastside B&T districts have recently been updated and are considered full improvement districts (SR EIR 2010). By being full improvement districts, the B&T fees collected in the districts are intended to cover all the anticipated improvements necessary to build out the arterial roadway network. The B&T fees are assessed based on the number of peak-hour trips generated by a proposed project collected at the time of recordation of a final tract map.

The above improvements are listed in the Bouquet Canyon and Eastside B&T Districts. The improvements identified in MM 5.13-1 through MM 5.13-3 are listed in the Bouquet Canyon B&T District. The applicant has paid the fees for Recorded Tract 46018-11 covering \$2,650/dwelling unit for 214 single-family lots and a factored rate for the 12.85 acres of commercial acreage (equivalent to approximately 64 additional lots) for a total of \$737,362 (paid November 8, 2004). Improvements associated with MM 5.13-4 are in the Eastside District. Timing of improvement shall be determined by the County of Los Angeles based on B&T district priorities maps. Generally, the timing and phasing of construction of the improvements proposed by the Districts are determined by the locations and the sizes of the proposed developments.

Satisfied Mitigation

- Intersection No.4, Santa Catarina Road/Golden Valley Road & Plum Canyon Road

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- East Approach: One left-turn lane, two through lanes and an exclusive right-turn lane (add second through lane). (*Same as 2004 Addendum Mitigation 4*)
- Intersection No. 12, Heller Circle & Plum Canyon Road
 - East Approach: One left-turn lane and two through lanes (add second through lane).
 - Install traffic signal. (*Same as 2004 Addendum Mitigation 6*)
- Intersection No. 13, La Madrid Drive & Plum Canyon Road
 - East Approach: One left-turn lane and two through lanes (add one left-turn lane and second through lane).
 - South Approach: One left-turn lane and one right-turn lane.
 - West Approach: One through lane and one shared through/right-turn lane. Install traffic sign. (*Same as 2004 Addendum Mitigation 7*)
- Intersection No. 14, Plum Canyon Road/Whites Canyon Road & Heller Circle
 - North Approach: One through lane and one shared through/right-turn lane.
 - South Approach: One left-turn lane and two through lanes (add second through lane).
 - Install traffic signal. (*Same as 2004 Addendum Mitigation 8*)
- Plum Canyon Road Improvements
 - Widen and improve the south side of Plum Canyon Road, between the two Heller Circle intersections, to its ultimate Major Highway dimensions (half roadway), providing two through travel lanes in the eastbound direction. (*Same as 2004 Addendum Mitigation 9*)

Skyline Ranch EIR

The following mitigation measures have been carried through from the Skyline Ranch EIR and have been renumbered for the purposes of this Addendum.

The proposed project would be subject to payment of Bouquet Canyon and Eastside B&T District fees. These fees would be collected at the time of recordation of the final tentative tract. Timing of improvement shall be determined by the County of Los Angeles based on the B&T district priorities map. Each of the following mitigation measures would be funded and implemented through the use of the B&T district fees or through the provision of credited improvements:

- MM 5.17-6 Plum Canyon Road at Skyline Ranch Road/Heller Circle (South): Prior to issuance of a certificate of occupancy, the [Skyline Ranch] project shall redesign and construct the new east leg (Skyline Ranch Road) to include one left-turn lane, one shared left/through lane, and one right-turn lane; and restripe the existing west leg (Heller Circle South) to consist of one left-turn lane and one shared through/right-turn lane; and restripe the existing north leg (Plum Canyon Road) left-turn pocket to allow the left-turn movement. Implementation of improvements and fair share determination shall be coordinated with adjoining Tract 46018,

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since many of the stated improvements are conditions of approval for Tract 46018 and are required to be in place prior to occupancy of Tract 46018 or the proposed [Skyline Ranch] project.¹³ (*Same as Skyline Ranch EIR Mitigation Measure 4.F-1[a]*)

MM 5.17-7 Golden Valley Road at Plum Canyon Road: The [Skyline Ranch] project shall pay its fair share (53 percent) to restripe the northbound Golden Valley Road approach to provide a second left-turn lane, for a total of two northbound left-turn lanes, one northbound through lane, and one northbound right-turn lane. Timing of improvement shall be determined by the County based on Bridge and Thoroughfare (B&T) District priorities. (*Same as Skyline Ranch EIR Mitigation Measure 4.F-1[b]*)

5.17.5 Level of Significance After Mitigation

The Modified Project would only result in minor changes or additions in comparison to the project as recorded, and would not result in significant impacts upon implementation of conditions of approval and mitigation measures.

Comparison of Project Impacts to Certified FEIR Analysis for Overall Plum Canyon Project

The certified FEIR analyzed the impacts that a master-planned community of 5,000 dwelling units would have on transportation and traffic. To date, approximately 3,291 fewer units have been built, and the proposed project modifications would further reduce residential lots. Accordingly, the current project would result in far fewer vehicle trips than the project analyzed in the certified FEIR. The proposed project modifications would not alter the conclusions of the prior environmental analysis and would not result in a new or substantially more severe project or cumulative traffic impact than those already analyzed in the certified FEIR.

5.18 UTILITIES AND SERVICE SYSTEMS

5.18.1 Summary of Impacts Identified in the 1988 EIR and 2004 Addendum

1988 EIR

Water Supply

The approved project is in the Santa Clarita Water Division (SCWD; formerly the Santa Clarita Water Company), which receives water from both groundwater sources and the Castaic Lake Water Agency. The 1988 EIR determined that the approved project would use approximately 1,463 acre-feet of water per year, based on 1,600 single-family residences, 3,400 multifamily residences, and 21.9 acres of commercial land use. Table 5.18-1 summarizes the projected water demand of the overall VTTM 46018 project (EIR Table 17-1).

¹³ The VTTM Conditions of Approval include mitigation for full buildout (2,500 residential units) for all 18 phases of VTTM 46018. Approval of Tract 46018-04 incorporated this traffic study, and all mitigation measures therein, into the Conditions of Approval for VTTM 46018. The Conditions of Approval for VTTM 46018 are included in Appendix E and Appendix F.

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Table 5.18-1 1988 EIR Projected Water Demand

Land Use	Units	Acres	Factor (acre-feet/unit/year)	Demand (acre-feet/year)
Single-family Residential	1,600	NA	0.48	768
Multifamily Residential	3,400	NA	0.19	646
Commercial	NA	21.9	2.24	49
Total	5,000	21.9	NA	1,463

Based on the water-use generation factors listed in Table 5.18-1, the Tract 46018-11 project site was analyzed to generate approximately 103 acre-feet per year for residential uses and 24 acre-feet per year for commercial as shown below:

- (214 residential units) x (.48 acre-feet per unit) = 102.72 acre-feet per year
- (10.77 acres of commercial) x (2.24 acre-feet per acre) = 24.13

The 1988 EIR found that the approved project, in combination with the existing demand of the SCWD (13,775 acre-feet/year in 1988), would reach 15,238 acre-feet/year. It would not exceed the 19,400 acre-feet/year total supply in 1988. No project-specific significant impacts were identified.

The cumulative demand of related projects plus the approved project would reach 22,697 acre-feet per year, which exceeds the total supply of 19,400 acre-feet per year of the SCWD. Cumulative project impacts were identified as being significant and unavoidable.

Solid Waste

The 1988 EIR certified that the project site is within the service area of two landfills: Sunshine Canyon Landfill and Chiquita Canyon Landfill. At the time, Sunshine Canyon Landfill had a remaining capacity of 8,580,000 tons with an expected 217,000,000 ton expansion. The Chiquita Canyon Landfill had a remaining capacity of 11,500,000 million tons.

The generation factor used for the approved project was the County's overall per-capita factor for estimating combined solid waste generation for residential, commercial, and industrial land uses. Based on a solid waste generation factor of 1.825 tons per capita per year and an estimated population of 2.8 persons per household (14,000 total residents), the approved VTM 46018 project would generate 25,550 tons of solid waste per year. Since the generation factor takes into account residential, commercial, and industrial solid waste generation based on population, the solid waste generated by the park area was assumed in this calculation. This amount would not individually impact the existing facilities. In combination with cumulative projects, approximately 350,144 tons of solid waste would have been generated, representing approximately two percent of the remaining capacity of the two landfills.

No significant individual or cumulative project impacts to solid waste capacity were identified in the Certified EIR.

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Based on the solid waste generation factors listed above, the Tract 46018-11 project site was analyzed to generate 1,094 tons of solid waste per year as shown below:

$(214 \text{ residential units}) \times (2.8 \text{ persons}) \times 1.825 \text{ tons per capita} = 1,094 \text{ tons of solid waste per year}$

5.18.2 Impacts Associated with the Modified Project

Would the project:

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
a) Exceed wastewater treatment requirements of the Los Angeles or Lahontan Regional Water Quality Control Boards?					X
b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X	
c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X	
d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?				X	
e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?					X

Comments:

a) Exceed wastewater treatment requirements of the Los Angeles or Lahontan Regional Water Quality Control Boards?

No Impact. The project would not be subject to wastewater treatment requirements such as those obligatory for some industrial operations and concentrated animal feeding operations. Thus, no impact to such wastewater treatment requirements would occur. The project would comply with requirements governing waste discharges to stormwater, as substantiated in Section 5.10.2(a), (e), and (f). BMPs that the project would

5. Environmental Analysis

use to avoid or minimize pollution of stormwater are discussed in Section 5.10.2, *Hydrology and Water Quality*, of this Addendum.

- b) Create water or wastewater system capacity problems, or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

Minor Technical Changes or Additions. The proposed modifications to Tract 46018-11 would reduce the single-family homes by 11, from 214 to 203, resulting approximately 38 fewer persons residing onsite. The Modified Project also includes a new 8.67-acre park. As discussed in Sections 5.18.2(d) and (e), the incremental differences of the proposed modifications to the recorded map would not result in substantial increase in demand or impacts to water and wastewater.

Wastewater treatment for the project area is provided by the Sanitation Districts of Los Angeles County (County Sanitation Districts). There are two wastewater treatment facilities southwest of the project site: the Saugus Water Reclamation Plant at 26200 Springbrook Avenue in Saugus, and the Valencia Water Reclamation Plant at 28185 The Old Road in Valencia. Both facilities are interconnected through the joint powers agreement that created the Santa Clarita Valley Joint Sewerage System (SCVJSS). Together the SCVJSS would serve the project site by providing primary, secondary, and tertiary treatment of wastewater.

The Skyline Ranch EIR analyzed 48 other projects within the Santa Clarita Valley determined to be related to the Skyline Ranch project by virtue of proximity and timing for purposes of the cumulative impact assessment. As shown on Skyline Ranch EIR Table 4.J-1, *Skyline Ranch Wastewater Generation for Related Projects*, on page 4.J-7, these related projects are conservatively forecast to generate 5,360,285 gallons per day (gpd) of wastewater. The entire VTTM 46018 tract, consisting of 2,500 residential units and 150,000 square feet of commercial space, is included in this assessment. When combined with the Skyline Ranch project, 5,706,485 gpd of wastewater would be cumulatively generated. This total is approximately 81.5 percent of the unused 7 million gpd capacity at SCVJSS, indicating that the County Sanitation Districts' wastewater treatment capacity is adequate to accommodate the cumulative demand associated with related projects and the Skyline Ranch project (SR EIR 2010).

New development projects in the Santa Clarita Valley area are required to pay fees for direct and indirect connections to and services provided by the Santa Clarita Valley Sanitation District sewerage system. These connection fees would be assessed pursuant to the District's Master Connection Fee Ordinance and Master Service Charge Ordinance. The fee is charged for connecting (directly or indirectly) to the District's Sewerage System, increasing the strength and/or quantity of wastewater attributable to a particular parcel or operation already connected, or charges for facilities furnished by or available from the District. These connection fees and service charges are required to support the incremental expansion of the system as new projects are developed. The connection fees provide additional conveyance, treatment, and disposal facilities (capital facilities), as well as operational and maintenance costs. Payment of a connection fee and service charge is required before a permit to connect to the District's system is issued. In the case of an existing dwelling being connected, the owner would be responsible for the fee. For new development within the Sanitation District, the developer funds onsite sewer mains.

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In addition, as part of the 2004 Addendum the County found that the Los Angeles County Department of Health Services' approval for VTTM 46018 is not affected by the submission of the revised map. As a condition of approval, the County stated that potable water will be supplied by the Santa Clarita Water Company, a public water system, which guarantees water connection and service to all lots.

Therefore, existing water and wastewater facilities can accommodate the demands generated by the proposed modifications to Tract 46018-11, and the project would not require the construction or expansion of water or wastewater treatment facilities.

c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Minor Technical Changes or Additions. Impacts to stormwater facilities are as discussed in Section 5.10, *Hydrology and Water Quality*, of this Addendum.

d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?

Minor Technical Changes or Additions. The proposed modifications to Tract 46018-11 would reduce the single-family homes from 214 to 203, resulting in 11 fewer single-family homes. The Modified Project also includes a new 8.67-acre park. As shown in Table 5.18-2, the proposed changes to Tract 46018-11 would require an additional 16.5 acre-feet of water per year.

Table 5.18-2 Water Use Estimate

Land-Use Categories	Water Use Factor (acre-feet per year)	Estimated Water Use (acre-feet per year)		
		Recorded Tract	Modified Tract	Difference
Single Family Residential	0.82 per unit	175	166	-9
Parks	3 per acre	n/a	25.5	25.5
Total Difference				16.5

Source: Castaic Lake Water Agency water use factors.

The project is included in the Urban Water Management Plan 2010 (UWMP) for the Castaic Lake Water Agency (CLWA). The analysis provided in the 2010 UWMP takes into account the available water supplies and water demands for CLWA's service area to assess the region's ability to satisfy demands through the year 2050. The analysis was based on a number of independent studies and sources, and those conclusions were used in the 2010 UWMP. It was concluded that sufficient water supplies would continue to be available (including groundwater pumping that would not result in long-term depletion of groundwater resources) to meet projected demand, which includes the proposed project. It also concluded that sufficient water supplies would continue to be available for single and multiple dry-year conditions through the year 2050 to meet projected demand, which includes the proposed project.

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- e) **Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

Minor Technical Changes or Additions. The topic of energy is discussed also in Section 5.6, *Energy*, of this Addendum.

Development of the tract would require expansion of local utility lines to provide electricity and natural gas service to the residential units. The modifications to Tract 46018-11 would decrease the electrical demand for the project site (see Table 5.6-2, *Projected Energy Use for Recorded and Modified Tract 46018-11*), creating a beneficial impact. In addition, the residential units must meet the 2010 California Green Building Standards, Los Angeles County's Green Building Standards, and another set of certification standards, such as LEED, CGB, GPR, or an equivalent program, with the approval of the Public Works Department Director. Implementation of these requirements would reduce energy impacts. No new significant impacts related to energy utilities would occur as a result of the project modifications.

- f) **Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

Minor Technical Changes or Additions. Current data indicates that the Sunshine Canyon Landfill has a remaining capacity of 96,800,000 cubic yards (72,539,810 tons) and Chiquita Canyon Landfill had a remaining capacity of 22,400,000 cubic yards (16,786,071 tons) (CalRecycle 2014). Table 5.18-3 shows the total remaining capacities, daily capacities, and expected closure dates for both landfills.

Table 5.18-3 Remaining Capacities for Sunshine Canyon and Chiquita Canyon Landfill

Landfill	Remaining Capacity	Daily Capacity	Expected Closure Date
Sunshine Canyon Landfill	96,800,000 cubic yards (72,539,810 tons)	12,100 tons/day	December 31, 2037
Chiquita Canyon Landfill	22,400,000 cubic yards (16,786,071 tons)	6,000 tons/day	November 24, 2019
Total Remaining Capacity	119,200,000 cubic yards (89,325,882 tons)	NA	NA

Source: CalRecycle 2014.

The Modified Project would have 11 fewer residential units and fewer persons than the recorded project. Applying a factor of 3.46 persons per household (based on the 2010 US Census Bureau for Los Angeles County Tracts 9200.32 and 9200.34) the Modified Project would generate 38 fewer persons than the recorded project, as shown in Table 5.18-4.

Table 5.18-4 Total Population

Tract 46018-11	Number of Residential Units	Generation Rate (persons per household)	Total Population
Recorded	214	3.46	740
Modified	203	3.46	702
Incremental Difference	-11 Residential Units		-38 Persons

Applying a factor of 3.46 persons per household (based on the 2010 US Census Bureau for Los Angeles County Tracts 9200.32 and 9200.34).

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Based on CalRecycle, the regional estimate for overall residential waste disposal in tons/resident/year for Los Angeles County is 0.41. Assuming a per-capita solid waste disposal rate of 0.41 tons per year, the Modified Project would generate approximately 15 fewer tons per year (see Table 5.18-5).

Table 5.18-5 Solid Waste Generation

Existing		Proposed		Difference
Persons	Solid Waste Generated	Persons	Tons of Solid Waste	
740 (214 units)	303 tons/year	702 people (203units)	288 tons/year	-18 tons/year
Total	303 tons/year		288 tons/year	-15 tons/year

Source: CalRecycle 2014.

The combined remaining capacity of the Chiquita Canyon and Sunshine Canyon Landfills is 119,200,000 cubic yards (89,325,882 tons). Residents of the Modified Project would dispose of 15 fewer tons on solid waste per year and would not affect the significance findings of the 1988 EIR; impacts to existing landfills would be less than significant.

Solid waste impacts were found to be less than significant in the certified 1988 EIR. No new significant impacts would occur as a result of the Modified Project, and the Modified Project does not require any changes to the EIR related to solid waste.

Cumulative Impacts

Demand for landfill capacity is continually evaluated by the County through preparation of the Los Angeles County Integrated Waste Management Plan (CoIWMP) annual reports. The 2012 CoIWMP Annual Report, which is the most recent report available, was completed in August 2013. As with previous annual reports, the 2012 CoIWMP Annual Report assesses future landfill disposal needs over a 15-year planning horizon based, in part, on forecasted waste generation and available landfill capacity from 2012 through 2027. As discussed in the 2012 CoIWMP 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 2027. This calculated shortage is due in part to a lack of suitable sites for developing new landfills, and limited expansion potential of existing landfills. Nonetheless, the 2012 CoIWMP Annual Report anticipates that future disposal needs can be adequately met through 2027 via scenarios that include some combination of 1) use of existing in-County Class III landfills and transformation facilities; 2) use of out-of-County landfills for disposal, including waste-by-rail facilities; 3) increase in diversion rates (up to 65 percent); 4) use of alternative technology facility capacity; 5) proposed expansion of in-County Class III landfill capacity through new or existing facilities; 6) increase in available out-of-County disposal capacity; 7) maximization of diversion rates (up to 75 percent); 8) increase in alternative technology facility capacity (up to 5,000 tons per day); and 9) full use of out-of-County disposal capacity (Los Angeles 2013).

Cumulative impacts take into account the proposed project's impacts and the impacts of surrounding development projects. Total cumulative solid waste generation would reach 134 million tons by year 2027, as estimated in the 2012 CoIWMP Annual Report. This estimate is based on projected population and

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employment growth in the County. The Modified Project's solid waste disposal demand is inconsequential when compared with existing and future landfill capacity. In addition, recycling programs would be implemented as part of the project. Thus, solid waste impacts would not be cumulatively considerable. No new significant cumulative impacts would occur as a result of the Modified Project, and the Modified Project would not require any changes to the EIR related to cumulative solid waste impacts.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

No Impact. Regulations for solid waste have changed since 1988 with the passage of AB 939 (Chapter 1095, Statutes of 1989), the Integrated Waste Management Act, which required every California city and county to divert 50 percent of its waste from landfills by the year 2000. In addition, AB 939 requires each county and each city within the county to prepare a Source Reduction and Recycling Element for its jurisdiction, identifying waste characterization, source reduction, recycling, composting, solid waste facility capacity, education and public information, funding, special waste (asbestos, sewage sludge, etc.), and household hazardous waste.

The Countywide Siting Element (CSE), prepared by the County pursuant to AB 939, is also part of the CoIWMP. The CSE identifies goals, policies, and strategies that provide for the proper planning and siting of solid waste disposal and transformation facilities for the next 15 years. The CSE was approved by the Los Angeles County Board of Supervisors in January 1998, and by CalRecycle on June 24, 1998. It provides strategies and establishes siting criteria for evaluating the development of needed disposal and transformation facilities. The County is currently in the process of updating the CSE to reflect the most recent information regarding remaining landfill disposal capacity and the County's current strategy for maintaining adequate disposal capacity.

In 2008, SB 1016 was filed with the secretary of state, amending the process of measuring the 50 percent diversion requirements of AB 939 (CIWMB 2009). With SB 1016, jurisdictions measure their 50 percent diversion rate by using a per-capita indicator rather than the total tonnage of solid waste disposal and diversion. The jurisdiction's goal is to reach a 50 percent per-capita disposal target, which is based on the actual tonnage disposed of by a jurisdiction when it is meeting a 50 percent diversion rate on an overall basis. This per-capita target rate depends on the jurisdiction's total waste disposal as reported quarterly to CalRecycle and the annual population as reported by the California Department of Finance. To be in compliance with the 50 percent diversion rate requirements, jurisdictions must not dispose of more than 50 percent of their per-capita target.

The target and actual diversion rates for County of Los Angeles are given in Table 5.18-6. The most recent rates that have been reviewed and approved by CalRecycle are for the year 2011.

Table 5.18-6 Los Angeles County Diversion Rate, 2011 (pounds/person/day)

	Population		Employment	
	Target	Annual	Target	Annual
Disposal Rate without Transformation ¹		4.6		28.0
Transformation Rate ¹	1.5	0.0	8.3	0.1
Calculated Disposal Rate	7.4	4.6	41.5	27.9

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Source: CalRecycle 2011.

¹ Transformation of solid waste includes incineration, pyrolysis, distillation, gasification, or biological conversion other than composting. Transformation does not include composting or biomass conversion. For purposes of diversion rate measurement, only waste sent to Board-permitted transformation facilities is used in diversion rate calculations. Transformation counts as disposal, except in special circumstances beginning in the year 2000, when limited amounts of waste sent to Board-permitted transformation facilities may count as diversion.

The County is currently not meeting the target disposal rate of 7.4 pounds per resident per day or the target disposal rate of 4.15 pounds per employee per day. However, solid waste generated by the Modified Project would be collected by the County, which is currently applying AB 939 regulations through its Countywide Summary Plan and Countywide Siting Element.

The Modified Project would generate 18 fewer tons of solid waste per year as compared to the approved project and would comply with all statutes and regulations related to solid waste. No new significant impacts would occur as a result of the Modified Project and the Modified Project does not require any changes to the EIR related to solid waste regulation impacts.

5.18.3 Conditions of Approval and Project Design Features

There are no applicable project design features. Modified Tract 46018-11 is required to comply with 1988 and 2004 Conditions of Approval, as determined by County of Los Angeles Department of Regional Planning and the Los Angeles County Department of Public Works.

5.18.4 Adopted Mitigation Measures Applicable to the Modified Project

1988 EIR

No mitigation measures were identified in the 1988 EIR.

2004 Addendum

The following mitigation measures have been carried through from the 2004 Addendum and have been renumbered for the purposes of this Addendum.

MM 5.18-1 Construction-related waste shall be recycled as appropriate per the requirements of the County of Los Angeles Department of Works (*Same as 2004 Addendum Solid Waste Mitigation Measure 1*).

MM 5.18-2 Project design shall include adequate storage areas ~~shall be~~ provided for the collection and removal of recyclable materials, per the requirements of the County of Los Angeles Department of Public Works. (*Same as 2004 Addendum Solid Waste Mitigation Measure 2*)

5.18.5 Level of Significance After Mitigation

The Modified Project would only result in minor changes or additions in comparison to the project as recorded, and would not result in significant impacts upon implementation of conditions of approval and mitigation measures.

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Comparison of Project Impacts to Certified FEIR Analysis for Overall Plum Canyon Project

The certified FEIR analyzed the impacts that a master-planned community of 5,000 dwelling units would have on utilities and service systems. To date, approximately 3,291 fewer units have been constructed, and the project is nearing buildout. The proposed project modifications would further reduce the number of residential lots and the associated additional demand for water, solid waste disposal, and sewers. Accordingly, the proposed project modifications would not alter the conclusions of the prior environmental analysis and would not result in a new or substantially more severe project or cumulative impact to utilities than those already analyzed in the certified FEIR.

5.19 MANDATORY FINDINGS OF SIGNIFICANCE

5.19.1 Summary of Impacts Identified in the 1988 EIR and 2004 Addendum

1988 EIR

The 1988 EIR did not include mandatory findings of significance.

2004 Addendum

The 2004 Addendum did not include mandatory findings of significance.

5.19.2 Impacts Associated with the Modified Project

Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X	
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?				X	
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				X	

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Issues	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No Impact
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X	

Comments:

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

Minor Technical Changes or Additions. As discussed in Section 5.4, *Biological Resources*, and throughout this Addendum, the proposed modifications to recorded Tract 46018-11 would not significantly change the project's environmental impacts and would not significantly degrade the quality of the environment.

- b) **Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?**

Minor Technical Changes or Additions. The proposed modifications to Tract 46018-11 would result in 11 fewer single-family homes with approximately 38 fewer persons residing onsite. The Modified Project would also include a new 8.67-acre community park. These modifications would not achieve any short-term environmental goals to the disadvantage of long-term environmental goals. Thus, no impacts would occur.

- c) **Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)**

Minor Technical Changes or Additions. The proposed modifications to Tract 46018-11 would reduce the single-family homes from 214 to 203, resulting in 11 fewer single-family homes with approximately 38 fewer persons residing onsite. The Modified Project also includes a new 8.67-acre park, which would result in only four additional PM peak-hour trips. As discussed throughout this Addendum, the incremental differences of the proposed modifications to the recorded map would not result in substantial increases in demands or new significant cumulative impacts. Modifications to Tract 46018-11 are not cumulatively considerable.

- d) **Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?**

Minor Technical Changes or Additions. As analyzed throughout this Addendum, the net incremental impacts of the Modified Project compared to the Recorded Tract 46018-11 on the project site and its

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surroundings, including human beings, would be less than significant. Individual environmental impacts are analyzed in Sections 5.1 through 5.18 of this Addendum. Overall impacts are similar to that analyzed in the certified EIR, and no impact would occur.

6. Summary Table of Mitigation Measures

6. Summary Table of Mitigation Measures

Table 6-1 Summary of Applicable Mitigation Measures and Project Design Features

Potential Impacts	Applicable Mitigation Measures Already Adopted		2015 Addendum No. 2 Mitigation Measures and Project Design Features
	1988 EIR Mitigation Measures	2004 Addendum No. 1 Mitigation Measures (and 2006 Biological Resources Mitigation Plan)	
5.1 Aesthetics			
Adverse effects on scenic vistas, alterations to the existing visual character of the project site and its surroundings, and new sources of light and glare.	MM 5.1-1	All utilities will be placed underground.	None.
	MM 5.1-2	Extensive use will be made of native vegetation specimens for landscaping throughout the project site.	
	MM 5.1-3	Natural colors and materials will be emphasized in construction of residential, commercial and institutional buildings.	
	MM 5.1-4	Night-lighting will be directed to minimize glare to adjacent properties and view corridors.	
	MM 5.1-5	A landscape plan will include street trees and planting on irrigated slopes to mitigate impacts to the view shed.	
	MM 5.1-6	<u>Through a land use covenant between the applicant and the County,</u> Approximately 250 acres (39%) of the site will shall consist of natural open space areas after development including the Department of Water and Power right-of-way.	
5.2 Agriculture and Forestry Resources			
N/A	This topic was not analyzed in the 1988 EIR and no mitigation measures related to agriculture and forestry resources were incorporated.	This topic was not analyzed in Addendum No. 1 and therefore no mitigation measures related to agriculture and forestry resources were incorporated.	<u>MITIGATION MEASURES</u> None. <u>PROJECT DESIGN FEATURES</u>

6. Summary Table of Mitigation Measures

Table 6-1 Summary of Applicable Mitigation Measures and Project Design Features

Potential Impacts	Applicable Mitigation Measures Already Adopted		
	1988 EIR Mitigation Measures	2004 Addendum No. 1 Mitigation Measures (and 2006 Biological Resources Mitigation Plan)	2015 Addendum No. 2 Mitigation Measures and Project Design Features
			None.
5.3 Air Quality			
Generation of air pollutants related to the short-term construction and long-term operation of the project, including pollutants that would contribute to the region's nonattainment under federal and state air quality standards.	<p>MM 5.3-1 <u>The construction contractor shall Mitigation of construction air pollution emissions would include:</u></p> <ul style="list-style-type: none"> ■ <u>watering a minimum of three times daily to control dust during ground-disturbing activities.</u> ■ <u>apply chemical soil stabilizers on inactive areas (i.e., disturbed areas within the site that are unused for four consecutive days) during grading operations.</u> ■ <u>suspend grading operations when wind speeds exceed 25 miles per hour.</u> ■ <u>at least once a day during ground-disturbing activities, operate PM₁₀-efficient street sweepers or roadway-washing trucks on adjacent roadways to remove dirt dropped by construction vehicles or dried mud carried off by trucks moving or bringing materials.</u> ■ <u>proper equipment maintenance perform low-NO_x emissions tune-ups on equipment operating onsite for more than 60 days.</u> ■ <u>use off-road construction equipment that conforms to Tier 3 of the United States Environmental Protection Agency or higher emissions</u> 	Applicable mitigation measures from the 2004 Addendum are incorporated as part of MM 5.2-1 and MM 5.2-2.	<p><u>MITIGATION MEASURES</u> None.</p> <p><u>PROJECT DESIGN FEATURES</u> None.</p>

6. Summary Table of Mitigation Measures

Table 6-1 Summary of Applicable Mitigation Measures and Project Design Features

Potential Impacts	Applicable Mitigation Measures Already Adopted		2015 Addendum No. 2 Mitigation Measures and Project Design Features
	1988 EIR Mitigation Measures	2004 Addendum No. 1 Mitigation Measures (and 2006 Biological Resources Mitigation Plan)	
	<p><u>standards for construction equipment over 50 horsepower that are commercially available, which corresponds to:</u></p> <ul style="list-style-type: none"> ▪ <u>2006 or newer construction equipment for engines rated equal to 175 horsepower (hp) and greater</u> ▪ <u>2007 and newer construction equipment for engines rated equal to 100 hp but less than 175 hp</u> ▪ <u>2008 and newer construction equipment for engines rated equal to or greater than over 50 hp but less than 100 hp. The use of such equipment shall be stated on all grading plans. The construction contractor shall maintain a list of all operating equipment in use on the project site. The construction equipment list shall state the makes, models, and numbers of construction equipment onsite.</u> <p>■ construction activity scheduling, and <u>schedule construction activities</u> in accordance with specific AQMD directives.</p> <p>MM 5.3-2 The developer will comply with <u>New structures shall comply with the applicable Title 24 of the California State Energy Commission Building and Energy</u></p>		

6. Summary Table of Mitigation Measures

Table 6-1 Summary of Applicable Mitigation Measures and Project Design Features

Potential Impacts	Applicable Mitigation Measures Already Adopted		
	1988 EIR Mitigation Measures	2004 Addendum No. 1 Mitigation Measures (and 2006 Biological Resources Mitigation Plan)	2015 Addendum No. 2 Mitigation Measures and Project Design Features
	<p>MM 5.3-3</p> <p><u>Efficiency Standards and Green Building Standards</u> to minimize stationary source air pollutants associated with the Proposed Project.</p> <p>The developer will comply with County required public transit access shall construct an on-street bus shelter, subject to approval of transit agency staff, at the proposed park site along Skyline Ranch Road. A pedestrian pathway from the bus shelter(s) to the park site shall be provided and shall be illuminated to ensure a safe path of travel. The location of the bus shelter, pedestrian pathways, and lighting shall be submitted to the County on the circulation plan and/or lighting plans to the satisfaction of the County.</p>		
5.4 Biological Resources			
<p>Creation of new disturbance areas that would remove coastal sage scrub habitat and reduce foraging habitat for avian species.</p>	<p>MM 5.4-1</p> <p>The retention of 37 percent (a <u>Through a land use covenant or conservation easement between the applicant and the County, approximately 250 acres of grassland, sage scrub and chaparral (37 percent) of the site shall be preserved in its natural state as open space would reduce the impact of the proposed development to allow p</u>Plants and animals should be able to exist in the refuges not easily accessible by people. <u>As shown on Figure 5.3, VTTM 46018 Open Space, graded areas within the development can be credited towards the 250 acres open space requirement. Such areas shall be planted with native plants, wherever possible. Applicable</u></p>	<p>2004 ADDENDUM NO. 1</p> <p>MM 5.4-2</p> <p>All the terms and conditions of the jurisdictional approvals for TTM 46018 Area 1C shall be implemented by the master developer. In addition, all mitigation measures and recommendations provided in the Mitigation Plan for Plum Canyon Phase 1C, City of Santa Clarita, California, shall be implemented by the master developer of Area 1C.</p> <p>2006 BIOLOGICAL RESOURCES MITIGATION PLAN</p>	<p>MM 5.4-5</p> <p>MITIGATION MEASURES</p> <p>The applicant shall mitigate 5.23 acres of coastal sage scrub for impacts to the park site at a ratio of 1:1. There are 64.41 acres of potential and confirmed coastal sage scrub remaining on undeveloped portions of VTTM 46018 (see Figure 5.4-3, <i>Potential and Confirmed Coastal Sage Scrub Mitigation</i>). Of these 64.41 acres, 42 are earmarked as mitigation for VTTM 46018 Phases 1A, B, and D (see 2006 Mitigation Plan above) and cannot be used to offset mitigation for development of the park site. The remaining 22.41 acres shall be used to offset impacts to the 5.23 acres of impacted coastal sage</p>

6. Summary Table of Mitigation Measures

Table 6-1 Summary of Applicable Mitigation Measures and Project Design Features

Potential Impacts	Applicable Mitigation Measures Already Adopted		2015 Addendum No. 2 Mitigation Measures and Project Design Features
	1988 EIR Mitigation Measures	2004 Addendum No. 1 Mitigation Measures (and 2006 Biological Resources Mitigation Plan)	
	<p><u>fuel modification requirements, etc., may preclude native vegetation in some areas.</u></p> <p>Landscaping materials shall include drought tolerant species, wherever possible, in order to conserve water and energy in the proposed development. The use of California native plants would further encourage the return of some native birds and other wildlife.</p> <p>A landscape plan for the Proposed Project shall be submitted for approval to the Regional Planning Commission, along with subsequent filings.</p>	<p>MM 5.4-3 Compensatory mitigation for impacts to ACOE/CDFW jurisdiction and coastal sage scrub habitat within Phases 1A, B, and D shall consist of: The purchase, preservation and enhancement of Texas Canyon, a 280-acre parcel located 2.5 miles north of Plum Canyon VTTM Avoidance of approximately 42 acres of the 95 acres of coastal sage scrub habitat in the development area of Phases 1A, B, and D.</p>	<p>scrub</p> <p>MM 5.4-6 Locally native plants shall be used to re-vegetate slopes graded for the park and Skyline Ranch Road under guidance of a restoration specialist. Coastal sage scrub shall be used wherever possible in the slope areas. Areas adjacent to natural areas of the project site should use locally native plants wherever possible. To avoid overwatering of native plants, areas with locally native plants shall use temporary irrigation systems for establishment, separated from irrigation systems for non-native plants. A landscape monitoring and management plan shall be created for the slopes in the linkage area that are adjacent to the Cruzan Mesa Vernal Pools SEA and the developed park. The plan shall detail methods of restoration, management care and restoration in perpetuity, performance standards for the restoration management period, and compensatory actions in the event that performance standards cannot be met.</p> <p>Annual monitoring and reporting to</p>

6. Summary Table of Mitigation Measures

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			<p>County biologist shall be used to confirm compliance with mitigations for the project phase for five years from the installation of landscaping.</p> <p>To avoid introduction of invasive plants to natural areas, grading and construction vehicles shall have pressure washing of soil and trapped plant propagules from the undercarriage and wheel and track wells before beginning work in the natural areas. A log book to accompany the bird nesting, restoration, and other required surveys of the project, shall be maintained of vehicle entry, exit, and washings, and the data shall be reported by the biological monitor to County Biologist</p> <p>Landscape plans shall prohibit use of chemical fertilizers and herbicides in native plant areas. All landscape plans shall prohibit use of rodenticides and recommend non-persistent methods such as traps and fumigation to eliminate rodent pests. Landscape Plans shall be approved by the Director and County Fire prior to issuance of slope grading permit.</p> <p>MM 5.4-7 Any vegetation clearing and/or construction activities for Tract 46018-11 shall be conducted outside of the breeding season, which extends from December 1 through August 31. If this is</p>

6. Summary Table of Mitigation Measures

Table 6-1 Summary of Applicable Mitigation Measures and Project Design Features

Potential Impacts	Applicable Mitigation Measures Already Adopted		2015 Addendum No. 2 Mitigation Measures and Project Design Features
	1988 EIR Mitigation Measures	2004 Addendum No. 1 Mitigation Measures (and 2006 Biological Resources Mitigation Plan)	
			<p>not possible, a qualified biologist shall conduct a nesting bird survey(s) prior to the removal of shrubs and tall herbaceous vegetation in order to prevent any violations of the Migratory Bird Treaty Act.</p> <p>PROJECT DESIGN FEATURES</p> <p>PDF-1 Crossing signs shall be placed at the shoulder of Skyline Ranch Road in both the east-bound and west-bound directions, with the east-bound sign placed approximately 100 feet west of the future Bension Way, and with the west-bound sign placed several hundred feet east of Bension Way. The signage shall be accompanied by flashing yellow lights to reduce vehicle speed at the approaching crossing area. The exact location of signage shall be evaluated once Skyline Ranch Road is constructed.</p> <p>PDF-2 Traffic-calming measures shall be implemented to reduce the speed of vehicles approaching crossing areas on Skyline Ranch Road. These may include reducing the posted speed limit, installing flashing lights to encourage speed reduction, and adding road striping to indicate a crossing area. More extensive measures could include installing stop signs on Bension Way. Such measures shall be considered and implemented after construction of Skyline Ranch Road.</p>

6. Summary Table of Mitigation Measures

Table 6-1 Summary of Applicable Mitigation Measures and Project Design Features

Potential Impacts	Applicable Mitigation Measures Already Adopted		2015 Addendum No. 2 Mitigation Measures and Project Design Features
	1988 EIR Mitigation Measures	2004 Addendum No. 1 Mitigation Measures (and 2006 Biological Resources Mitigation Plan)	
			<p>PDF-3 Fencing can prevent and reduce the movement of wildlife in certain directions while encouraging movement at specific locations. The most preferable location for wildlife to cross would be at Skyline Ranch Road just east of the proposed park site. Thus, fencing along the eastern boundary of the park shall be installed to direct wildlife south to Skyline Ranch Road, and not through the park to the west. The exact location of the fencing shall be re-evaluated after construction of the park and Skyline Ranch Road once observations can be made of the new baseline for wildlife movement.</p> <p>PDF-4 To encourage wildlife movement to move along the desired route, slopes adjacent to Skyline Ranch Road shall be vegetated with shrubs to provide cover for wildlife approaching the roadway. Vegetation shall consist of native coastal sage scrub and chaparral, which would provide cover, as well as shelter and food sources.</p> <p>PDF-5 If street lighting is installed along Skyline Ranch Road at wildlife crossing areas, lighting shall be minimal/low-intensity and shall be shielded to illuminate the roadway and minimize spillage on adjacent slopes.</p> <p>PDF-6 The graded slope south of the proposed park site shall be re-vegetated with native, non-invasive, drought-tolerant</p>

6. Summary Table of Mitigation Measures

Table 6-1 Summary of Applicable Mitigation Measures and Project Design Features

Potential Impacts	Applicable Mitigation Measures Already Adopted		2015 Addendum No. 2 Mitigation Measures and Project Design Features
	1988 EIR Mitigation Measures	2004 Addendum No. 1 Mitigation Measures (and 2006 Biological Resources Mitigation Plan)	
			plants to minimize impacts on the Cruzan Mesa Vernal Pools SEA and surrounding wildlife corridors. A restoration specialist shall be consulted to ensure the landscaping encourages wildlife connectivity and movement. Provision for preservation of the slope by a legal instrument, such as a conservation easement, shall also be required to prohibit future development of the slope.
5.5 Cultural Resources			
Disturb previously undiscovered archaeological and/or paleontological resources	This topic was not analyzed in the 1988 EIR and no mitigation measures related to cultural resources were incorporated.	This topic was not analyzed in Addendum No. 1 and therefore no mitigation measures related to cultural resources were incorporated.	<p>MITIGATION MEASURES</p> <p>MM 5.5-1 Prior to the issuance of any grading permit, the project applicant shall demonstrate to the Department of Regional Planning that a Los Angeles County-certified archaeologist/paleontologist has been retained to observe grading activities greater than six feet in depth and salvage and catalogue archaeological and paleontological resources as necessary. The archaeologist/paleontologist shall be present at the pre-grade conference, shall establish procedures for archaeological and paleontological resource surveillance, and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts or fossils as appropriate.</p> <p>If subsurface cultural resources are</p>

6. Summary Table of Mitigation Measures

Table 6-1 Summary of Applicable Mitigation Measures and Project Design Features

Potential Impacts	Applicable Mitigation Measures Already Adopted		2015 Addendum No. 2 Mitigation Measures and Project Design Features
	1988 EIR Mitigation Measures	2004 Addendum No. 1 Mitigation Measures (and 2006 Biological Resources Mitigation Plan)	
			<p>inadvertently discovered during ground-disturbing activities (e.g., construction, de-vegetation, etc.), the construction contractor shall ensure that all work stops within 25 feet of the find until the qualified archaeologist/paleontologist can assess the significance of the find and, if necessary, shall develop appropriate treatment or disposition of the resources in consultation with the County and representatives of any affected Native American tribes. The archaeologist/paleontologist monitor shall have the authority to halt any project-related activities that may be adversely impacting potentially significant cultural resources. Suspension of ground disturbances in the vicinity of the discoveries shall not be lifted until an archaeologist/paleontologist monitor has evaluated the discoveries to assess whether they are classified as significant cultural resources, pursuant to the California Environmental Quality Act.</p> <p>If the archaeological or paleontological resources are found to be significant, then the project applicant shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the California State University Fullerton; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation</p>

6. Summary Table of Mitigation Measures

Table 6-1 Summary of Applicable Mitigation Measures and Project Design Features

Potential Impacts	Applicable Mitigation Measures Already Adopted		2015 Addendum No. 2 Mitigation Measures and Project Design Features
	1988 EIR Mitigation Measures	2004 Addendum No. 1 Mitigation Measures (and 2006 Biological Resources Mitigation Plan)	
			(Building, Structure, and Object Record; Archaeological Site Record; or District Record, as applicable). Any materials meeting significant criteria under CEQA should be donated to the County of Los Angeles or an accredited repository such as the Natural History Museum of Los Angeles County. Materials including isolates which do not meet those criteria may be offered to a local historical society or local school district for educational use. <u>PROJECT DESIGN FEATURES</u> None.
5.6 Energy			
N/A	This topic was not analyzed in the 1988 EIR and no mitigation measures related to energy were incorporated.	This topic was not analyzed in Addendum No. 1 and therefore no mitigation measures related to energy were incorporated.	<u>MITIGATION MEASURES</u> None. <u>PROJECT DESIGN FEATURES</u> None.
5.7 Geology and Soils			
Slope failure in existing landslide areas and soil erosion during construction.	MM 5.7-1 All grading operations shall be conducted in conformance with the Los Angeles County Grading Ordinance. MM 5.7-2 All grading activities shall adhere to the recommendations included within the current and subsequent geotechnical reports, including the following: All uncertified artificial fill and alluvial shall be removed and recompact to the required maximum density. All organic material shall be removed or hydroconsolidated prior to grading certification.	None.	<u>MITIGATION MEASURES</u> None. <u>PROJECT DESIGN FEATURES</u> None.

6. Summary Table of Mitigation Measures

Table 6-1 Summary of Applicable Mitigation Measures and Project Design Features

Potential Impacts	Applicable Mitigation Measures Already Adopted		2015 Addendum No. 2 Mitigation Measures and Project Design Features
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	<p>Proposed cut and fill slopes shall be stabilized to the satisfaction of the County Engineer.</p> <p>Existing landslides of a potentially hazardous nature shall be properly stabilized, removed, or left in open space per the requirements of subsequent Geologic Reports.</p> <p>All future cut/fill slopes will be landscaped to reduce potential increase in erosion.</p> <p>All onsite drainage shall conform to the future Drainage Concept Plan to reduce potential erosion impacts.</p> <p>Slopes over thirty feet high shall be designed with the concrete drainage device to carry water off graded slopes to minimize erosion.</p> <p>Subdrains shall be installed if groundwater is encountered during excavation operations, or if future shallow groundwater is expected.</p> <p>MM 5.7-3 Additional geotechnical studies shall be conducted prior to Tentative tract Map approval and again during grading operations to correct existing landslide and unstable slope impacts where necessary. The subsequent geotechnical investigations shall also address the potential for hydroconsolidation as a result of liquefaction.</p>		
5.8 Greenhouse Gas Emissions			
Potential contribution to region's nonattainment of state reduction	This topic was not analyzed in the 1988 EIR and therefore no mitigation measures related to GHG emissions were incorporated. However, Mitigation Measures 5.3-1 and 5.3-2 described in Section 5.3, Air Quality, would also	This topic was not analyzed in Addendum No. 1 and therefore no mitigation measures related to GHG emissions were incorporated.	<p><u>MITIGATION MEASURES</u> None.</p> <p><u>PROJECT DESIGN FEATURES</u></p>

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Table 6-1 Summary of Applicable Mitigation Measures and Project Design Features

Potential Impacts	Applicable Mitigation Measures Already Adopted		2015 Addendum No. 2 Mitigation Measures and Project Design Features
	1988 EIR Mitigation Measures	2004 Addendum No. 1 Mitigation Measures (and 2006 Biological Resources Mitigation Plan)	
targets for reducing greenhouse gas emissions.	reduce project-related GHG emissions impacts.		None.
5.9 Hazards and Hazardous Material			
N/A	This topic was not analyzed in the 1988 EIR and no mitigation measures related to hazards were incorporated.	This topic was not analyzed in Addendum No. 1 and therefore no mitigation measures related to hazards were incorporated.	<u>MITIGATION MEASURES</u> None. <u>PROJECT DESIGN FEATURES</u> None.
5.10 Hydrology and Water Quality			
Alterations to existing drainage patterns that could increase the rate or amount of surface runoff, potentially increasing erosion, sedimentation of downstream receiving waters, and nonpoint source pollution.	MM 5.10-1 a. A <u>Revised</u> Drainage Concept Plan shall be prepared and submitted to the Los Angeles County Department of Public Works. Improvements proposed in the approved <u>Revised</u> Drainage Concept Plan will reduce flood hazards to a level of insignificance, including: <ul style="list-style-type: none"> • Implement County approved onsite drainage improvements of inlet/outlet structures and storm drains. • Install debris basins, as required. • Cut and fill slopes will be landscaped to reduce potential increases of runoff and erosion. • Inlet structures, debris basins, and street maintenance will reduce impacts of sediment and runoff contaminants discharge. b. <u>Prior to issuance of grading permits, the construction contractor shall prepare an Erosion Control Plan (ECP)</u>	2004 ADDENDUM NO. 1 MM 5.10-2 All proposed Homeowners Association and Landscape Maintenance District (LMD) maintained cut/fill slopes shall be landscaped to reduce potential increases in runoff and erosion. MM 5.10-3 Maintenance of public street catch basin insert filters or in-line storm drain filters shall be provided by either the Los Angeles County Department of Public Works or the <u>Homeowners Association</u> .	<u>MITIGATION MEASURES</u> None. <u>PROJECT DESIGN FEATURES</u> None.

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	1988 EIR Mitigation Measures	2004 Addendum No. 1 Mitigation Measures (and 2006 Biological Resources Mitigation Plan)	
	<p><u>that incorporates best management practices to specifically address and reduce the potential for erosion and sedimentation impacts on downstream receiving waters. The ECP shall be reviewed by the Los Angeles County Department of Public Works and by the Los Angeles Regional Water Quality Control Board for inclusion of appropriate and effective erosion and sedimentation controls.</u></p> <p><u>c. Prior to issuance of any grading permits, a Notice of Intent and a Storm Water Pollution Prevention Plan (SWPPP) shall be prepared by the construction contractor and submitted to the Los Angeles County Department of Public Works and the Los Angeles Regional Water Quality Control Board for approval. The SWPPP shall meet all applicable regulations by requiring controls of pollutant discharges that use best available technology economically achievable and best conventional pollutant control technology to reduce pollutants. The SWPPP shall be certified in accordance with the signatory requirements of the General</u></p>		

6. Summary Table of Mitigation Measures

Table 6-1 Summary of Applicable Mitigation Measures and Project Design Features

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	1988 EIR Mitigation Measures	2004 Addendum No. 1 Mitigation Measures (and 2006 Biological Resources Mitigation Plan)	
	<p><u>Construction Permit. In compliance with the SWPPP, nonstorm-water level BMPs shall be implemented that include controls and objectives for vehicle and equipment maintenance, cleaning, and fueling, and potable water/irrigation practices. Material- and waste-management BMPs shall include liquid waste management, spill prevention and control, hazardous waste management, and sanitary/septic waste management.</u></p> <p><u>d. Prior to approval of a National Pollutant Discharge Elimination System Stormwater Permit No. CAS004001 (Order No. 01-182) and issuance of a grading permit, the applicant or an applicant designee shall complete and have approved a Stormwater Quality Management Plan and a Standard Urban Stormwater Mitigation Plan outlining usage of postconstruction structural and treatment BMPs for nonpoint-source pollution control measures to address pollutants from roofing materials, atmospheric deposition, grease, oil, suspended solids, metals, solvents, phosphates, fertilizers and pesticides,</u></p>		

6. Summary Table of Mitigation Measures

Table 6-1 Summary of Applicable Mitigation Measures and Project Design Features

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	1988 EIR Mitigation Measures <i>etc.</i>	2004 Addendum No. 1 Mitigation Measures (and 2006 Biological Resources Mitigation Plan)	
5.11 Land Use			
N/A	This topic was not analyzed in the 1988 EIR and no mitigation measures related to land use were incorporated.	This topic was not analyzed in Addendum No. 1 and therefore no mitigation measures related to land use were incorporated.	<p><u>MITIGATION MEASURES</u> None.</p> <p><u>PROJECT DESIGN FEATURES</u> None.</p>
5.12 Mineral Resources			
N/A	This topic was not analyzed in the 1988 EIR and no mitigation measures related to mineral resources were incorporated.	This topic was not analyzed in Addendum No. 1 and therefore no mitigation measures related to mineral resources were incorporated.	<p><u>MITIGATION MEASURES</u> None.</p> <p><u>PROJECT DESIGN FEATURES</u> None.</p>
5.13 Noise			
Mobile-source noise from Skyline Ranch Road.	There were no mitigation measures provided by the certified EIR as noise impacts were determined to not be significant and were closed out in the Initial Study.	None.	<p><u>MITIGATION MEASURES</u> None.</p> <p><u>PROJECT DESIGN FEATURES</u> PDF-7 Prior to issuance of building permits, the residences within 100 feet of Skyline Ranch Road shall be designed to have a masonry block wall with a minimum height of eight feet installed along their rear or side yard (where applicable) to reduce mobile-source noise from Skyline Ranch Road.</p>
5.14 Population and Housing			
N/A	This topic was not analyzed in the 1988 EIR and no mitigation measures related to population and housing were incorporated.	This topic was not analyzed in Addendum No. 1 and therefore no mitigation measures related to population and housing were incorporated.	<p><u>MITIGATION MEASURES</u> None.</p> <p><u>PROJECT DESIGN FEATURES</u> None.</p>

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5.15 Public Services			
Increased school facilities and services demand.	<p>APPLICABLE MITIGATION</p> <p>MM 5.15-1 The project developer will shall work with both the Saugus and Hart School Districts to mitigate project-related impacts on school facilities. The Applicant will shall contribute to new construction for schools in accordance with a new State law, AB 2926, which became effective January 1, 1987. The law allows the Districts to impose a maximum of \$1.50 per square foot for new homes and 25 cents per square foot for commercial and industrial development. The fees collected for each project are to be divided among the affected Districts. The current District agreement for splitting the \$1.50/sq.ft. fee for new residential development is: \$0.75/sq.ft. to Sulphur Springs District and \$0.75/sq.ft. to Hart School District. The Districts have also agreed to a 50/50 split of the \$0.75/sq.ft. fee collected for commercial development within their boundaries. The AB 2926 developer fees and an \$800 million state school bond issue passed in November, 1986, provide the primary mechanisms to construct new school facilities. The AB 2926 legislation sets the required school mitigation for new development. The legislation does</p>	<p>2004 ADDENDUM NO. 1</p> <p>MM 5.15-3 The Applicant shall pay the required school mitigation fees to fund the construction of new schools and portable classrooms in the Saugus USD and Hart USD.</p>	<p>MITIGATION MEASURES</p> <p>None.</p> <p>PROJECT DESIGN FEATURES</p> <p>None.</p>

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	<p>not, however, preclude the implementation of alternative mitigation measures or combinations of measures to provide equivalent mitigation for a specific development.</p> <p>Another funding possibility is a Mello-Roos Community Facilities District. The Mello-Roos Act of 1982 allows school boards and local governmental bodies to create community assessment districts for issuing bonds, redeemable by parcel assessments. Other measures could be negotiated between the school district and the project developer including provision of land and/or improvements, or lease purchase options.</p> <p>As shown in the Proposed Site Plan, Figure 4, a site is designated for an onsite elementary school [within Area 5]. The applicant is negotiating with local school districts to arrange land dedication and improved graded sites for needed facilities.</p> <p>MM 5.15-2 <u>The Applicant shall pay the established school impact fees in accordance with Senate Bill 50 (SB 50), also known as Proposition 1A, codified in California Government Code Section</u></p>		

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	<p><u>65995, at the time of building permit issuance. The funding program established by SB 50 has been found by the Legislature to constitute "full and complete mitigation of the impacts of any legislative or adjudicative act... on the provision of adequate school facilities" (Government Code Section 65995[h]). The fees authorized for collection under SB 50 are conclusively deemed full and adequate mitigation.</u></p> <p><i>SATISFIED MITIGATION</i> As shown in the proposed site plan, a site is designated for an onsite elementary school (within Area 5). The applicant is negotiating with local school districts to arrange land dedication and improved graded sites for needed facilities.</p>		
5.16 Recreation			
N/A	No mitigation measures related to recreation were outlined in the certified EIR.	None.	<p><u>MITIGATION MEASURES</u> None.</p> <p><u>PROJECT DESIGN FEATURES</u> None.</p>
5.17 Transportation/Traffic			
Potential increases in traffic demand on existing roadways.	<p><i>APPLICABLE MITIGATION</i> MM 5.17-1 Intersection No. 1 Seco Canyon Road & Bouquet Canyon Road West Approach: Two left-turn lanes and three through lanes (add one through lane).</p>	<p><u>2004 ADDENDUM NO.1</u> MM 5.17-2 Intersection No. 1 Seco Canyon Road & Bouquet Canyon Road West Approach: Two left-turn lanes and three through lanes (add</p>	<p><u>MITIGATION MEASURES</u> None.</p> <p><u>PROJECT DESIGN FEATURES</u> None.</p>

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	<p><i>SATISFIED MITIGATION</i></p> <ul style="list-style-type: none"> • Add a second westbound left-turn lane at the Bouquet Canyon/Soledad Canyon intersection. • Re-stripe the northbound approach to Valencia Boulevard at Magic Mountain Parkway to accommodate one left-turn lane, two through lanes, and a through/right lane. • Add a combination through/left lane to the northbound approach to Whites Canyon Road at Soledad Canyon Road • Plum Canyon Road shall be connected to Whites Canyon Road. • Whites Canyon Road shall be extended south to Via Princessa and then onto Sierra Highway. 	<p>one through lane).</p> <p>MM 5.17-3 Intersection No.2 Haskell Canyon Road & Bouquet Canyon Road East Approach: One left-turn lane, two through lanes, one shared through/right-turn lane (convert exclusive right-turn lane to shared through/right-turn lane). West Approach: Two left-turn lanes, two through lanes, and one shared through/right-turn lane (add second through lane).</p> <p>MM 5.17-4 Intersection No.3 Bouquet Canyon Road & Plum Canyon Road East Approach: Two left-turn lanes and one shared left-through/right-turn lane (convert shared left turn/through lane to second left-turn lane and exclusive right-turn lane to shared left-through/right-turn lane).</p> <p>MM 5.17-5 Intersection No.6 Sierra Highway & Soledad Canyon Road: Modify traffic signal to provide an eastbound right-turn overlapping phase that will be operated concurrently during the north bound left-turn phase.</p> <p><i>SATISFIED MITIGATION</i></p> <ul style="list-style-type: none"> • Intersection No.4, Santa Catarina Road/Golden Valley Road & Plum Canyon Road - East Approach: One left-turn lane, two 	

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		through lanes and an exclusive right-turn lane (add second through lane). <ul style="list-style-type: none"> • Intersection No. 12, Heller Circle & Plum Canyon Road <ul style="list-style-type: none"> - East Approach: One left-turn lane and two through lanes (add second through lane). - Install traffic signal. • Intersection No. 13, La Madrid Drive & Plum Canyon Road <ul style="list-style-type: none"> - East Approach: One left-turn lane and two through lanes (add one left-turn lane and second through lane). - South Approach: One left-turn lane and one right-turn lane. - West Approach: One through lane and one shared through/right-turn lane. Install traffic sign. • Intersection No. 14, Plum Canyon Road/Whites Canyon Road & Heller Circle <ul style="list-style-type: none"> - North Approach: One through lane and one shared through/right-turn lane. - South Approach: One left-turn lane and two through lanes (add second through lane). - Install traffic signal. • Plum Canyon Road Improvements <ul style="list-style-type: none"> - Widen and improve the south side of Plum Canyon Road, between the two Heller Circle intersections, to its ultimate Major Highway dimensions (half 	

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		roadway), providing two through travel lanes in the eastbound direction.	
5.18 Utilities and Service Systems			
Potential impacts on landfill capacity and compliance with regulations related to solid waste.	No mitigation measures were identified in the 1988 EIR.	<p><u>2004 ADDENDUM NO.1</u></p> <p>MM 5.18-1 Construction-related waste shall be recycled as appropriate per the requirements of the County of Los Angeles Department of Works.</p> <p>MM 5.18-2 Project design shall include adequate storage areas shall be provided for the collection and removal of recyclable materials, per the requirements of the County of Los Angeles Department of Public Works.</p>	<p><u>MITIGATION MEASURES</u> None.</p> <p><u>PROJECT DESIGN FEATURES</u> None.</p>

7. References

7.1 PRINTED REFERENCES

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Appendix B. Air Quality Modeling Sheets

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Appendix C. Biological Reports

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C1. 2014 Glenn Lukos Associates Report

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C2. 2008 Harmsworth Associates Report

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C3. 2006 Mitigation Plan, Phases 1A, B, and D

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C4. 2002 Mitigation Plan, Phase 1C

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Appendix D. Geotechnical Reports

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D1. ENGEO

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D2. GeoSoils

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Appendix E. Phase I Environmental Site Assessment

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Appendix F. 1988 EIR Conditions of Approval

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Appendix G. 2004 Addendum Conditions of Approval

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Appendix H. Noise Modeling Sheets

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Appendix I. Traffic Impact Analysis