

Appendix G

Aesthetics Technical Report

SINGLE-FAMILY RESIDENTIAL HAULED WATER INITIATIVE
FOR NEW DEVELOPMENT

AESTHETICS TECHNICAL REPORT

PREPARED FOR:

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TABLE OF CONTENTS

SECTION	PAGE
1.0 INTRODUCTION	1-1
1.1 Purpose and Scope	1-1
1.2 Terms and Concepts	1-1
2.0 PROJECT DESCRIPTION	2-1
2.1 Study Area Location.....	2-1
2.2 Proposed Initiative.....	2-5
2.2.1 Construction Scenario.....	2-6
2.3 Proposed Initiative Alternatives.....	2-7
2.3.1 Alternative 1	2-7
2.3.2 Alternative 2	2-7
2.3.3 Alternative 3	2-7
2.3.4 Alternative 4	2-8
2.3.5 Alternative 5	2-8
2.3.6 Alternative 6	2-9
3.0 REGULATORY FRAMEWORK.....	3-1
3.1 Federal	3-1
3.1.1 1968 National Trails System Act	3-1
3.2 State.....	3-2
3.2.1 California Scenic Highway Program, Sections 260 through 263	3-2
3.3 Local	3-2
3.3.1 Los Angeles County General Plan	3-2
3.3.1.1 1965 Regional Recreation Areas Plan of Previously Adopted Los Angeles County General Plan	3-3
3.3.1.2 Land Use Element	3-3
3.3.1.3 Conservation and Natural Resources Element.....	3-3
3.3.1.4 General Plan Implementation Programs	3-4
3.3.1.5 2015 Antelope Valley Area Plan – Town and Country.....	3-5
3.3.1.6 2012 Santa Clarita Valley Area Plan	3-9
3.3.2 Rural Outdoor Lighting District Ordinance	3-12
3.3.3 Community Standards Districts Ordinances	3-13
4.0 METHODS.....	4-1
4.1 Literature and Map Review	4-1
4.2 GIS Viewshed Analysis	4-2
4.3 GIS Proximity Analysis	4-2
4.4 Rating System	4-3
5.0 RESULTS	5-1
5.1 Baseline Conditions.....	5-1
5.1.1 Scenic Vistas.....	5-1
5.1.2 Scenic Highways	5-3
5.1.3 Visual Character and Quality	5-4
5.1.4 Light and Glare.....	5-19
5.2 Proposed Initiative.....	5-21

5.2.1	Scenic Vistas.....	5-21
5.2.2	Scenic Highways	5-22
5.2.3	Visual Character and Quality	5-25
5.2.4	Light and Glare.....	5-29
5.3	Alternative 1: Hauled Water Initiative for Parcels that are 0.5 Acres or Greater in Size.....	5-30
5.3.1	Scenic Vistas.....	5-30
5.3.2	Scenic Highways	5-30
5.3.3	Visual Character and Quality	5-30
5.3.4	Light and Glare.....	5-30
5.4	Alternative 2: Hauled Water Initiative for Parcels that are 2.5 Acres or Greater in Size.....	5-31
5.4.1	Scenic Vistas.....	5-31
5.4.2	Scenic Highways	5-31
5.4.3	Visual Character and Quality	5-31
5.4.4	Light and Glare.....	5-31
5.5	Alternative 3: Hauled Water Initiative for Parcels that are Located within 12-Minute Response Time of Emergency Response Unit.....	5-32
5.5.1	Scenic Vistas.....	5-32
5.5.2	Scenic Highways	5-32
5.5.3	Visual Character and Quality	5-32
5.5.4	Light and Glare.....	5-32
5.6	Alternative 4: Hauled Water Initiative for Parcels Located within 200 Feet of an Existing Road.....	5-33
5.6.1	Scenic Vistas.....	5-33
5.6.2	Scenic Highways	5-33
5.6.3	Visual Character and Quality	5-33
5.6.4	Light and Glare.....	5-33
5.7	Alternative 5: Hauled Water Initiative for Parcels that are 2.5 Acres or Greater in Size, with an Average Slope of 25 Percent or Less, Located within 12-Minute Response Time of Emergency Response Unit	5-34
5.7.1	Scenic Vistas.....	5-34
5.7.2	Scenic Highways	5-34
5.7.3	Visual Character and Quality	5-35
5.7.4	Light and Glare.....	5-35
5.8	Alternative 6: No Project Alternative.....	5-35
5.8.1	Scenic Vistas.....	5-36
5.8.2	Scenic Highways	5-36
5.8.3	Visual Character and Quality	5-36
5.8.4	Light and Glare.....	5-36
5.9	Conclusions.....	5-36
6.0	REFERENCES.....	6-1

TABLES

PAGE

2.2.1-1	Estimated Number of Parcels to Be Developed and Disturbance Area in the Unincorporated Antelope Valley and Santa Clarita Valley, 2015–2035.....	2-6
5.1.3-1	Visual Character in Relation to Land Use Patterns in Vicinity of Subareas	5-5
5.1.3-2	Community Standards Districts.....	5-7

5.1.3-3	County Scenic Drives	5-12
5.1.3-4	Visibility of Subject Parcels from Adjacent City Designated Scenic Highways	5-18
5.1.4-1	Relative Levels of Light and Glare.....	5-20
5.2.1-1	Proposed Initiative Parcels Visible from Vista Points or Roadside Rests	5-21
5.2.2-1	Proposed Initiative Parcels Potentially Visible from State Scenic Highways	5-23
5.2.3-1	Proposed Initiative Parcels Visible from Federal, County, and City Designated Scenic Resources.....	5-26
5.2.3-2	Visual Character Impacts by Subarea	5-28

FIGURES

FOLLOWS PAGE

2.1-1	Regional Vicinity Map	2-9
2.1-2	Proposed Initiative Study Area Map	2-9
2.1-3	USGS 7.5-Minute Quadrangle Index	2-9
5.1.1-1	Lake Hughes/Gorman/West of Lancaster Subarea Scenic Resources	5-37
5.1.1-2	Lancaster Northeast Subarea, Antelope Valley Northeast Subarea, and Lake Los Angeles/Llano/Valyermo/Littlerock Subarea Scenic Resources	5-37
5.1.1-3	Acton Subarea and Castaic/Santa Clarita/Agua Dulce Subarea Scenic Resources	5-37
5.1.1-4	East San Gabriel Mountains Subarea Scenic Resources	5-37
5.1.3-1	County Rural Outdoor Lighting District and CSD Ordinance Boundaries	5-37
5.1.3-2	Santa Clarita Valley Area Plan Designated Scenic Canyons, Woodlands, and Scenic Water Bodies	5-37
5.1.3-3	Santa Clarita Valley Area Plan Designated Scenic Landmarks, Significant Ridgelines, and Significant Ecological Areas	5-37
5.2.1-1	Viewshed Analysis for the Proposed Initiative	5-37
5.2.4-1	Nighttime Sky Glow, Proposed Initiative Study Area.....	5-37
5.3-1	Viewshed Analysis for Alternative 1	5-37
5.3.4-1	Nighttime Sky Glow, Alternative 1 Study Area.....	5-37
5.4-1	Viewshed Analysis for Alternative 2.....	5-37
5.4.4-1	Nighttime Sky Glow, Alternative 2 Study Area.....	5-37
5.5-1	Viewshed Analysis for Alternative 3.....	5-37
5.5.4-1	Nighttime Sky Glow, Alternative 3 Study Area.....	5-37
5.6-1	Viewshed Analysis for Alternative 4.....	5-37
5.6.4-1	Nighttime Sky Glow, Alternative 4 Study Area.....	5-37
5.7-1	Viewshed Analysis for Alternative 5.....	5-37
5.7.4-1	Nighttime Sky Glow, Alternative 5 Study Area.....	5-37

1.1 PURPOSE AND SCOPE

This Aesthetics Technical Report was prepared by Sapphos Environmental, Inc. for the Hauled Water Task Force (Task Force) to provide the characterization of baseline visual resources and visualization of the proposed Single-Family Residential Hauled Water Initiative for New Development (proposed initiative) that will serve as the basis for analyzing the potential impacts to scenic vistas, scenic highways, and visual character or visual quality. Acting in its capacity as a lead agency under the California Environmental Quality Act (CEQA), the County of Los Angeles would need to determine the potential for the proposed initiative to result in significant impacts, consider mitigation measures and alternatives capable of avoiding significant impacts, and take the environmental effects of the proposed initiative into consideration as part of its decision-making process. The visibility of the subject parcels of the proposed initiative from scenic vistas and scenic highways, as well as the visual character and quality at the proposed initiative study area, were evaluated using geographic information system (GIS) viewshed analysis, aerial imagery, and Google Earth Street View and Ground View imagery to determine the extent of proposed initiative impacts.

This Aesthetics Technical Report provides baseline data to serve as evidence of existing conditions upon which the required evaluation of proposed initiative and proposed alternative impacts and the feasibility of mitigation measures in relation to aesthetics can be made. This technical study identifies and evaluates key scenic resources in the proposed initiative study area and determines the degree of visual impacts that could occur from the proposed initiative on the existing landscape and built environment.

1.2 TERMS AND CONCEPTS

The following terms and concepts are used to describe and assess the aesthetics setting and impacts from the proposed initiative:

Agricultural Land Use Pattern: Agricultural areas are characterized by production of crops, raising of animals, and small-scale sale of products grown on the property. Title 22 (Planning and Zoning) of the Los Angeles County Code establishes agricultural zones as areas where crop production, grazing, and low-density single-family residential uses are permitted.¹ Agricultural areas can overlap with rural areas, as agricultural activities are often permitted in rural areas.

Background: Over 15 miles away from viewer/viewpoint.

Contrast: The opposition or unlikeness of different forms, lines, colors, or textures in a landscape.

Designated Open Space: The County of Los Angeles General Plan has established an Open Space Resource Areas designation for public and private lands and waters that are preserved in perpetuity or for long-term open space and recreational uses. Existing open spaces in the unincorporated areas

¹ Los Angeles County Department of Regional Planning. Zoning Ordinance Summary – Agricultural Zones. Available at: http://planning.lacounty.gov/luz/summary/category/agricultural_zones/

include County parks and beaches, conservancy lands, state parklands, and federal lands. Open spaces can also include deed-restricted open space parcels and easements.²

Foreground: Less than five miles away from viewer/viewpoint.

Glare: Perceived glare is the unwanted and potentially objectionable sensation as observed by a person looking directly into the light source (e.g., the sun, the sun's reflection, automobile headlights, or other light fixtures). Reflective surfaces on existing buildings, car windshields, etc., can expose people and property to varying levels of glare.

Middleground: Between five and 15 miles away from viewer/viewpoint.

Rural Land Use Pattern: The County of Los Angeles General Plan defines rural land as low-density residential land with a permitted maximum density range of one dwelling per acre to one dwelling unit per 40 acres, or non-residential land with a maximum floor-area-ratio of 0.5, with the intended land uses of single-family residences, equestrian and animal use, and agricultural and related activities.³

Scenic Resources: Significant visual resources identified by local planning documents that can be maintained and enhanced to promote a positive image in the community, such as natural open spaces, topographic formations, and landscapes that contribute to a high level of visual quality. Natural landforms and landscapes are often established as scenic resources, such as lakes, rivers and streams, mountain meadows, and oak woodlands. However, scenic resources can also include man-made open spaces and the built environment, such as parks, trails, nature preserves, sculpture gardens, and similar features.

State-Designated Scenic Highway: The State Scenic Highway Program was created in 1963 to protect and enhance the natural scenic beauty of California highways and adjacent corridors through special conservation treatment. A highway may be designated scenic depending upon how much of the natural landscape can be seen by travelers, the scenic quality of the landscape, and the extent to which development intrudes upon the traveler's enjoyment of the view.

Suburban Land Use Pattern: A suburb is a residential area or a mixed-use area located at the outskirts of a city or large town, either existing as part of a city or urban area or as a separate residential community within commuting distance of a city.⁴ The American English Dictionary⁵ defines a suburb as an area outside a city but near it, and consisting mainly of homes, sometimes also having stores and small businesses. Suburban areas typically have low to moderate residential density.

² Los Angeles County Department of Regional Planning. January 2014. Los Angeles County General Plan: Public Review Draft. "Chapter 6: Land Use Element." Available at: http://planning.lacounty.gov/assets/upl/project/gp_2035_Chapter6_2014.pdf

³ Los Angeles County Department of Regional Planning. January 2014. Los Angeles County General Plan: Public Review Draft. "Chapter 6: Land Use Element." Available at: http://planning.lacounty.gov/assets/upl/project/gp_2035_Chapter6_2014.pdf

⁴ Meriam-Webster. Accessed 1 June 2015. Suburb. Available at: <http://www.merriam-webster.com/dictionary/suburb>

⁵ Cambridge University Press. 2015. American English Dictionary. "Suburb." Available online at: <http://dictionary.cambridge.org/us/dictionary/american-english/suburb>

Urban Land Use Pattern: The American English Dictionary⁶ defines urban as of or in a city or town, and a city as a place where many people live, with many houses, businesses, etc., and which is bigger than a town. Urban areas are typically characterized by a high density of development, including single- and multi-family homes and city centers.

Viewshed: The landscape that can be directly seen under favorable atmospheric conditions, from a viewpoint or along a transportation corridor.

Visual (sensitive) receptor: Any scenic vista, scenic highway, residence, or public recreational area located within the proposed project / proposed action viewshed that provides people with views of a site.

⁶ Cambridge University Press. 2015. American English Dictionary. "Urban." Available online at: <http://dictionary.cambridge.org/us/dictionary/american-english/urban>

SECTION 2.0

PROJECT DESCRIPTION

2.1 STUDY AREA LOCATION

The area that would be subject to the proposed initiative consists of approximately 42,867 parcels in the unincorporated territory of northern Los Angeles County (see Figure 2.1-1, *Regional Vicinity Map*, and Figure 2.1-2, *Proposed Initiative Study Area Map*, at the end of this section).¹ The combined proposed initiative study area consists of approximately 340,461 acres, or approximately 532 square miles.

Although this is a Countywide initiative, the parcels that would potentially be affected by the proposed initiative are located entirely within the Fifth Supervisorial District in the northern one-third of the County, including areas located in the San Gabriel Mountains and in the Antelope Valley; areas located northeast of the City of Santa Clarita, north and south of California State Route 14; and areas that are southwest of the City of Palmdale in the communities of Agua Dulce and Acton. The subject parcels have been categorized into seven subareas:

1. **Lake Hughes/Gorman/West of Lancaster:** The Lake Hughes/Gorman/West of Lancaster subarea is located in an area generally located west of State Highway 14, adjacent to the northwestern edge of the incorporated City of Lancaster, and north of the Angeles National Forest; however, there are also several National Forest inholding parcels located along San Francisquito Canyon and Lake Hughes Road. This subarea consists of 15,166 parcels and encompasses approximately 195.4 square miles (125,041.4 acres). State Highway 138 bisects the subarea in an east-west direction, and State Highway 14 forms the eastern boundary of this subarea. The topography of this subarea is generally flat, except for the parcels located along San Francisquito Canyon and Lake Hughes Road, which are located in mountainous terrain. The highest elevation within this subarea is approximately 4,768 feet above mean sea level (MSL), and the lowest elevation is approximately 2,315 feet above MSL. The main existing land uses in this subarea are agriculture and rural residential uses. The Angeles National Forest surrounds 39 private inholding subject parcels within this subarea that have been designated in the 2005 update to the Angeles National Forest Land Management Plan as Non-Forest System Land Ownership and are therefore are not subject to the national land management plan.^{2,3} Two Significant Ecological Areas (SEAs) intersect with the subject parcels within this subarea that have been adopted with the 2015 Antelope Valley Area Plan and are subject to the provisions of the 1982 Hillside Management and Significant Ecological Areas Ordinance: Joshua Tree Woodlands (SEA #10) and San

¹ Assessor's Parcels Numbers for the referenced parcels are on file at the Los Angeles County Department of Regional Planning.

² United States Department of Agriculture Forest Service, Angeles National Forest. April 2006. Record of Decision, Angeles National Forest Land Management Plan. Available online at: <http://www.fs.usda.gov/detail/angeles/landmanagement/planning/?cid=stelprdb5324056#1>

³ United States Department of Agriculture Forest Service. September 2005. Final Land Management Plan Alternative 4a Selected: Land Use Zones [Map]. Available online at: http://www.fs.usda.gov/Internet/FSE_MEDIA/stelprdb5311720.pdf

Andreas (proposed SEA #17).⁴ Los Angeles County has designated significant ridgelines to be preserved and protected pursuant to policies of the Conservation and Natural Resources Element of the Los Angeles County General Plan, located across the southern parcels of the subarea in the Andreas Rift Zone of the San Gabriel Mountains. The Pacific Crest Trail (PCT), which was designated as a National Scenic Trail under the 1968 National Trails System Act, passes through the western side of the subarea from Kern County south into Angeles National Forest.⁵ The established communities of Del Sur, Gorman, Lake Hughes, Leona Valley, and Quartz Hill are located in this subarea. Sensitive users within this subarea include passive recreation users along the PCT and within the Angeles National Forest, residents within the rural communities listed above, motorists along County-designated scenic drives, and passive recreation users that annually visit the Antelope Valley California Poppy Reserve, which intersects with 20 of the subject parcels within this subarea.

2. **Lancaster Northeast:** The Lancaster Northeast subarea is located in an area generally east of State Highway 14 and north of East Avenue J. This subarea consists of 6,794 parcels and encompasses approximately 55.2 square miles (35,324.9 acres). State Highway 14 forms the western boundary and East Avenue J forms the southern boundary of this subarea. Edwards Air Force Base is located north of the study area. This subarea is adjacent to the northeastern edge of the incorporated City of Lancaster. The topography of this subarea is generally flat; the highest elevation within this subarea is approximately 2,688 feet above MSL, and the lowest elevation is approximately 2,298 feet above MSL. The predominant existing land uses in this subarea consist of agricultural, recreation, and rural residential uses. One SEA intersects with the subject parcels within this subarea: Antelope Valley (SEA #3).⁶ The established communities of Hi Vista and a small portion of Del Sur are located in this subarea. Sensitive users within this subarea include residents within the rural communities listed above and motorists along County-designated scenic drives.
3. **Antelope Valley Northeast:** The Antelope Valley Northeast subarea is located in an area generally located north of East Avenue E and east of 165th Street East in the far northeastern portion of Los Angeles County. This subarea consists of 1,938 parcels and encompasses approximately 22.7 square miles (14,528.2 acres). This subarea is relatively isolated and is located in the northeastern area of Los Angeles County. This subarea is located approximately 10.9 miles northeast of the incorporated City of Palmdale and approximately 11.3 miles northeast of the incorporated City of Lancaster. The topography of this subarea is mainly flat, with few hills to the north. The highest elevation within this subarea is approximately 3,296 feet above MSL, and the lowest elevation is approximately 2,547 feet above MSL. Presently, the entirety of this subarea is vacant. One SEA intersects with the subject parcels within

⁴ Los Angeles County Department of Regional Planning. February 2015. Figure 9.3: Significant Ecological Areas and Coastal Resource Areas Policy Map. Available at: http://planning.lacounty.gov/assets/upl/project/tnc_significant_ecological_areas_UPD.pdf

⁵ National Park Service. Website last modified 12 July 2012. The National Trails System Act. Also found in United States Code, Volume 16, Sections 1241-1251. Available online at: <http://www.nps.gov/nts/legislation.html>

⁶ Los Angeles County Department of Regional Planning. February 2015. Figure 9.3: Significant Ecological Areas and Coastal Resource Areas Policy Map. Available at: http://planning.lacounty.gov/assets/upl/project/tnc_significant_ecological_areas_UPD.pdf

this subarea: Antelope Valley (SEA #3).⁷ A small portion of the established community of Hi Vista is located in this subarea. Sensitive users within this subarea include motorists along nearby County-designated scenic drives.

4. **Lake Los Angeles/Llano/Valyermo/Littlerock:** The Lake Los Angeles/Llano/Valyermo/Littlerock subarea is located in an area generally south of East Avenue J, east of 47th Street East. This subarea consists of 14,822 parcels and encompasses approximately 168.8 square miles (108,067.3 acres). Avenue J forms the northern boundary, the Cities of Palmdale and Lancaster form the western boundary, and the San Bernardino County line forms the eastern boundary of this subarea. This subarea is adjacent to the eastern edge of the incorporated City of Palmdale. The topography of this subarea is generally flat, except for several parcels that are located on slopes of the San Gabriel Mountains to the south. The highest elevation within this subarea is approximately 5,626 feet above MSL, and the lowest elevation is approximately 2,443 feet above MSL. Predominant existing land uses within this subarea consist of vacant land, single-family residential subdivisions, agricultural uses, and scattered rural residential uses. The Angeles National Forest forms the southern border of this subarea. One SEA intersects with the subject parcels within this subarea: Antelope Valley (SEA #3).⁸ The established communities of Llano, Valyermo, Pearblossom, Littlerock, Lake Los Angeles and portions of Hi Vista are located within this subarea. Sensitive users within this subarea include passive recreation users traveling to nearby parks such as Saddleback Butte State Park, residents within the rural communities listed above, and motorists along County-designated scenic drives.
5. **Acton:** The Acton subarea is located in an area generally east of Hubbard Road and West of 47th Street East. This subarea consists of 1,246 parcels and encompasses approximately 28.2 square miles (18,067.2 acres). The Angeles National Forest is located to the north and south of the subarea. This subarea is adjacent to the southwestern edge of the incorporated City of Palmdale. The topography of the subarea is mainly mountainous and hilly. The highest elevation within this subarea is approximately 4,900 feet above MSL, and the lowest elevation is approximately 2,290 feet above MSL. Predominant existing land uses consist of rural residential uses, single-family residential uses, and scattered agricultural uses. The Angeles National Forest forms the southern border of this subarea. Los Angeles County-designated significant ridgelines are located to the west of the subarea. One SEA intersects with the subject parcels within this subarea: Santa Clara River (SEA #20).⁹ The established communities of Acton, South Antelope Valley, and portions of Agua Dulce are located in this subarea.

⁷ Los Angeles County Department of Regional Planning. February 2015. Figure 9.3: Significant Ecological Areas and Coastal Resource Areas Policy Map. Available at: http://planning.lacounty.gov/assets/upl/project/tnc_significant_ecological_areas_UPD.pdf

⁸ Los Angeles County Department of Regional Planning. February 2015. Figure 9.3: Significant Ecological Areas and Coastal Resource Areas Policy Map. Available at: http://planning.lacounty.gov/assets/upl/project/tnc_significant_ecological_areas_UPD.pdf

⁹ Los Angeles County Department of Regional Planning. February 2015. Figure 9.3: Significant Ecological Areas and Coastal Resource Areas Policy Map. Available at: http://planning.lacounty.gov/assets/upl/project/tnc_significant_ecological_areas_UPD.pdf

6. **Castaic/Santa Clarita/Agua Dulce:** The Castaic/Santa Clarita/Agua Dulce subarea is located generally west of Hubbard Road and north of the 210 Freeway excluding Kagel Canyon. This subarea consists of 2,243 parcels and encompasses approximately 55.2 square miles (35,340.2 acres). This subarea is adjacent to the northern, western, and southern edges of the incorporated City of Santa Clarita and the northern edge of the incorporated City of Los Angeles. The topography of this subarea is generally mountainous. The highest elevation within this subarea is approximately 4,430 feet above MSL, and the lowest elevation is approximately 994 feet above MSL. Predominant existing land uses consist of rural residential, single-family residential, and scattered agricultural. The Angeles National Forest forms the northern and southern borders of this subarea. Four SEAs intersect with the subject parcels within this subarea: Cruzan Mesa Vernal Pools (SEA #5), Santa Clara River (SEA #20), Santa Felicia (SEA #21), and Santa Susana Mountains/Simi Hills (SEA #23).¹⁰ County-designated significant ridgelines are located throughout the subarea.¹¹ The PCT passes through the eastern portion of this subarea between the western and eastern areas of the Angeles National Forest.¹² The established communities of Agua Dulce, Castaic, Val Verde, Stevenson Ranch, Newhall, Canyon Country, and portions of Acton are located within this subarea. Sensitive users within this subarea include active recreation users at Castaic Lake, passive recreation users within Pico Canyon and Santa Clarita Woodlands Park, residents within the rural and suburban communities listed above, and motorists along County-designated scenic drives.
7. **East San Gabriel Mountains:** The East San Gabriel Mountains subarea is the smallest of the project subareas and consists of 658 mainly private inholding parcels within the Angeles National Forest. This subarea is located within the eastern San Gabriel Mountain range and is generally located east of State Highway 14, north of the 210 Freeway, south of the Pearblossom Highway, and west of the San Bernardino County line. This subarea encompasses approximately 6.4 square miles (4092.3 acres). The topography of the subarea is very mountainous. The highest elevation within this subarea is approximately 7,409 feet above MSL, and the lowest elevation is approximately 862 feet above MSL. Predominant existing land uses consist of national forest recreation, open space, and resource uses; widely scattered residential uses exist in places such as Wrightwood and Mt. Baldy Village. Communication infrastructure uses are located on Mount Wilson. The Angeles National Forest surrounds all 658 private inholding parcels within this subarea, which have been designated in the 2005 update to the Angeles National Forest Land Management Plan as Non-Forest System Land Ownership and therefore are not subject to the national land management plan.^{13,14} Five SEAs (approximately

¹⁰ Los Angeles County Department of Regional Planning. February 2015. Figure 9.3: Significant Ecological Areas and Coastal Resource Areas Policy Map. Available at:

http://planning.lacounty.gov/assets/upl/project/tnc_significant_ecological_areas_UPD.pdf

¹¹ Los Angeles County, Santa Clarita Valley Area Plan. 2012. Available online at:

http://planning.lacounty.gov/assets/upl/data/pd_santa-clarita-area-plan-2012.pdf

¹² National Park Service. Website last modified 12 July 2012. The National Trails System Act. Also found in United States Code, Volume 16, Sections 1241-1251. Available online at: <http://www.nps.gov/nts/legislation.html>

¹³ United States Department of Agriculture Forest Service, Angeles National Forest. April 2006. Record of Decision, Angeles National Forest Land Management Plan. Available online at: <http://www.fs.usda.gov/detail/angeles/landmanagement/planning/?cid=stelprdb5324056#l>.

561 acres) Antelope Valley (SEA #3), Santa Clara River (SEA #20), San Dimas Canyon/San Antonio Wash (SEA #18), Altadena Foothills and Arroyos (SEA #2), and San Gabriel Canyon (SEA #19) intersect this subarea¹⁵. The established communities of Angeles National Forest, Altadena, Sylmar, and portions of Acton, Valyermo, Pearblossom, Llano, and Littlerock are located in this subarea. Sensitive users within this subarea include passive and active recreation users along the PCT and within the Angeles National Forest, residents within the rural communities listed above, and motorists along County-designated scenic drives and state scenic highways.

The proposed initiative study area is located within 53 U.S. Geological Survey (USGS) 7.5-minute quadrangle maps (see Figure 2.1-3, *USGS 7.5-Minute Quadrangle Index*, at the end of this section). There is a 6,547-foot elevation difference between the highest and the lowest area of the proposed initiative study area, which ranges from 7,409 feet above MSL in the East San Gabriel Mountains subarea to 862 feet above MSL also in the East San Gabriel Mountains subarea.

2.2 PROPOSED INITIATIVE

The Los Angeles County Board of Supervisors has directed the preparation of a proposed ordinance that would allow hauled water as the primary source of potable water for new development of single-family residences on existing vacant legal lots, or lots that are eligible for a certificate of compliance, where the property owner has demonstrated that there is no other feasible source of private or municipal potable water, or capability of developing an on-site well to provide potable water to the property, and only if the property lies outside of the boundaries of the local private and municipal water districts, and is not eligible for service by the nearest public-community water purveyor. The proposed initiative is proposed for parcels that are larger than 2,000 square feet in size, with slopes under 50 percent (26.6 degrees). The term vacant is used as identified by the County Assessor.

To determine which areas would be subject to the proposed initiative, the Los Angeles County Department of Regional Planning developed a geographic information system (GIS) suitability model in 2012 based on five criteria defined by the Hauled Water Task Force:

- Parcels located in the unincorporated territory of Los Angeles County
- Vacant parcels
- Parcels located in areas where there is no designated water purveyor
- Zoning and General Plan designation that allow for development of a single-family residence
- Parcel size over 2,000 square feet with slopes under 50 percent (26.6 degrees)

The model was re-run in 2015 to incorporate the recently adopted Antelope Valley Town and Country Plan and General Plan amendment.¹⁶

¹⁴ United States Department of Agriculture Forest Service. September 2005. Final Land Management Plan Alternative 4a Selected: Land Use Zones [Map]. Available online at: http://www.fs.usda.gov/Internet/FSE_MEDIA/stelprdb5311720.pdf

¹⁵ Los Angeles County Department of Regional Planning. February 2015. Figure 9.3: Significant Ecological Areas and Coastal Resource Areas Policy Map. Available at: http://planning.lacounty.gov/assets/upl/project/tnc_significant_ecological_areas_UPD.pdf

¹⁶ Los Angeles County Department of Regional Planning. November 2014. *Draft Antelope Valley Area Plan – Town and Country*. Available online at: http://planning.lacounty.gov/assets/upl/project/tnc_draft-20141103.pdf

2.2.1 Construction Scenario

The proposed initiative would not authorize construction of single-family residential development per se. It simply provides for the use of hauled water as an allowable source of potable water during the building permit application process where the property is not located within a public or private water district and where potable water for domestic and fire protection requirements cannot be provided by an on-site groundwater well. To determine historical development trends, 17 years of building permit application data from 1997 through 2014 were reviewed to determine the average number of building permits issued per year for single-family residential development not associated with subdivision development. An anticipated growth factor of 25 percent has been applied based on Southern California Association of Governments (SCAG) projections for the unincorporated area of Los Angeles County from 2008 to 2035.¹⁷

The reasonable worst-case scenario assumes the annual average rate of issuance of building permits over the 20-year 2015 to 2035 planning horizon would be approximately 32 per year in the Santa Clarita Valley and approximately 151 per year in the Antelope Valley for a total of 184 permits per year for both areas. The total anticipated building permits over the 20-year 2015 to 2035 planning horizon would be approximately 3,680. As a result, it is anticipated that the disturbance area for the single-family residences constructed on these parcels would be approximately 5,299 acres (Table 2.2.1-1, *Estimated Number of Parcels to Be Developed and Disturbance Area in the Unincorporated Antelope Valley and Santa Clarita Valley, 2015–2035*).

**TABLE 2.2.1-1
ESTIMATED NUMBER OF PARCELS TO BE DEVELOPED AND
DISTURBANCE AREA IN THE UNINCORPORATED ANTELOPE VALLEY AND
SANTA CLARITA VALLEY, 2015–2035***

Estimated Annual Santa Clarita Valley Building Permits	Estimated Annual Antelope Valley Building Permits	Total Estimated Annual Building Permits** in Unincorporated Santa Clarita and Antelope Valleys ¹	Total Estimated Building Permits over 20-Year Planning Horizon	Total Estimated Disturbance Area over 20-Year Planning Horizon (acres)***
32	151	184	3,680	5,299

NOTES:

* Includes a 25 percent growth factor based on SCAG population projections.²

** Including mobile homes.

*** Based on an average parcel size of four acres with 36 percent disturbance.³

SOURCE:

¹ Los Angeles County Department of Public Works, Building and Safety Division. Electronic Building Permit Data from January 1, 1997 to June 30, 2014.

² Southern California Association of Governments. 12 March 2012. 2012 Adopted RTP Growth Forecast. Available online at: <http://www.scag.ca.gov/Documents/2012AdoptedGrowthForecastPDF.pdf>

³ Sapphos Environmental, Inc. 27 August 2014. Memorandum for the Record. Subject: "Analysis of Residential Development and Existing Disturbance for Parcels within or near the Proposed Hauled Water Initiative Study Area." Prepared for: Los Angeles County Hauled Water Task Force.

¹⁷ Southern California Association of Governments. 12 March 2012. 2012 Adopted RTP Growth Forecast. Available online at: <http://www.scag.ca.gov/Documents/2012AdoptedGrowthForecastPDF.pdf>

2.3 PROPOSED INITIATIVE ALTERNATIVES

This technical report considers the reasonable range of alternatives to the proposed initiative that would be capable of meeting most of the basic objectives or the proposed initiative, while avoiding or reducing the severity of significant impacts, that has been evaluated in the EIR. The EIR considers five Action alternatives that would reduce the number of parcels potentially eligible for use hauled water, thus reducing the anticipated total area of development eligible for the use of hauled water, and the No Initiative Alternative that are described below. As with the proposed initiative, the number of potentially eligible parcels is approximate, as building permit applicants would need to demonstrate that their parcels are not located within a water district, drill a well to test for adequate water availability and flow rate, and obtain a certificate of compliance before the parcels are officially determined eligible for hauled water under the proposed initiative or alternatives. A Certificate of Compliance (CC) is a recorded document certifying a parcel as complying with state and local land division laws.¹⁸

2.3.1 Alternative 1

Hauled Water Initiative for Parcels That Are 0.5 Acres or Greater in Size

This alternative, which would not include parcels that are smaller than 0.5 net acres as eligible parcels for the initiative, would decrease the total number of potentially eligible parcels by approximately 2,056 parcels (by approximately 357.5 acres) throughout the Proposed Initiative Study Area, for an approximate total of 40,811 potentially eligible parcels (approximately 340,103.9 acres). This alternative would only reduce the number of eligible parcels by 4.8 percent, scattered throughout northern Los Angeles County, a negligible difference in visual setting.

2.3.2 Alternative 2

Hauled Water Initiative for Parcels That Are 2.5 Acres or Greater in Size

This alternative, which would not include parcels that are smaller than 2.5 net acres as eligible parcels for the initiative, would decrease the total number of potentially eligible parcels by 13,173 parcels (by approximately 21,429.4 acres) throughout the proposed initiative study area, for an approximate total of 29,694 potentially eligible parcels (approximately 319,032.06 acres). This alternative would reduce the number of eligible parcels by 30.7 percent, scattered throughout northern Los Angeles County, which is characterized by a very similar setting to the study area of the proposed initiative.

2.3.3 Alternative 3

Hauled Water Initiative for Parcels That Are Located within 12-Minute Response Time of a Fire Department Emergency Response Unit

This alternative would not include parcels that located farther than the maximum acceptable 12-minute fire emergency response time from a fire station as eligible parcels for the proposed initiative, based on the conservative assumption that the average speed of a fire engine would be no more than 50 miles per hour pursuant to the County's policy of fire trucks traveling no more

¹⁸ Los Angeles County Department of Regional Planning. Accessed 15 June 2015. *Applications and Forms*. Available at: <http://planning.lacounty.gov/apps>

than 10 miles above the speed limit during emergency response and slowing down at intersections for safety purposes. This alternative would decrease the total number of potentially eligible parcels by 12,262 parcels (by approximately 116,545.0 acres), for an approximate total of 30,605 potentially eligible parcels (approximately 223,916.4 acres). This alternative would reduce the number of eligible parcels by 28.6 percent, near the rural western side of the Lake Hughes/Gorman/West of Lancaster subarea (including parcels surrounding the PCT and along four County-designated scenic drives); near Castaic Lake, Pico Canyon, and Santa Clarita Woodlands Park at the northwestern and southwestern edges of the Castaic/Santa Clarita/Agua Dulce subarea; on the northeastern portion of the Lancaster Northeast subarea; within the middle of the Angeles National Forest in the East San Gabriel Mountains subarea (including the subject parcels within the State Route 2 (SR-2) and SR-39 scenic corridors); on the southeastern portion of the Lake Los Angeles/Llano/Valyermo/Littlerock subarea; and the entire Antelope Valley Northeast subarea. The resulting subject parcels of this alternative are less rural in character and farther from several designated scenic resources, such as PCT, Angeles Crest Highway (SR-2), and woodlands within the Santa Clarita Valley.

2.3.4 Alternative 4

Hauled Water Initiative for Parcels Located within 200 Feet of an Existing Road

This alternative, which would not include parcels that are located farther than 200 feet from an existing road (and would therefore require more much grading to provide hauled water truck access to the parcels) as eligible parcels for the initiative, would decrease the total number of potentially eligible parcels by 18,904 parcels (by approximately 102,160.6 acres) for an approximate total of 23,963 potentially eligible parcels (approximately 238,300.8 acres). This alternative would reduce the number of eligible parcels by 44.1 percent, scattered throughout northern Los Angeles County, including parcels near Pico Canyon, Santa Clarita Woodlands Park, and Agua Dulce at the southwestern and southeastern edges of the Castaic/Santa Clarita/Agua Dulce subarea, as well as some of the parcels near the state-designated scenic Angeles Crest Highway (SR-2). As the resulting subject parcels are in proximity to existing roads, they are less rural in character.

2.3.5 Alternative 5

Hauled Water Initiative for Parcels That Are 2.5 Acres or Greater in Size, Located within 200 Feet of an Existing Road, Located within 12-Minute Response Time of a Fire Department Emergency Response Unit

This alternative, which would not include parcels smaller than 2.5 net acres in size, located farther than 200 feet from an existing road, and located outside the maximum acceptable 12-minute fire emergency response service area as eligible parcels for the proposed initiative, would decrease the total number of potentially eligible parcels by 31,866 parcels or 74% (by approximately 196,089.0 acres or 58%), for an approximate total of 11,001 potentially eligible parcels (approximately 144,372.5 acres). This alternative would reduce the number of eligible parcels by 74.3 percent, scattered throughout northern Los Angeles County, including several parcels in proximity to County-designated scenic drives (Lancaster Road, Pine Canyon Road, Three Points Road), PCT, Santa Clarita Valley Area Plan-designated scenic resources (Castaic Lake, Pico Canyon, Santa Clarita Woodland Park, scenic canyons, and State-designated and eligible scenic highways (SR-2, SR-39). By screening out parcels that are small in size, more remote, and less accessible to emergency response services, this alternative would preserve scenic open space surrounding State-

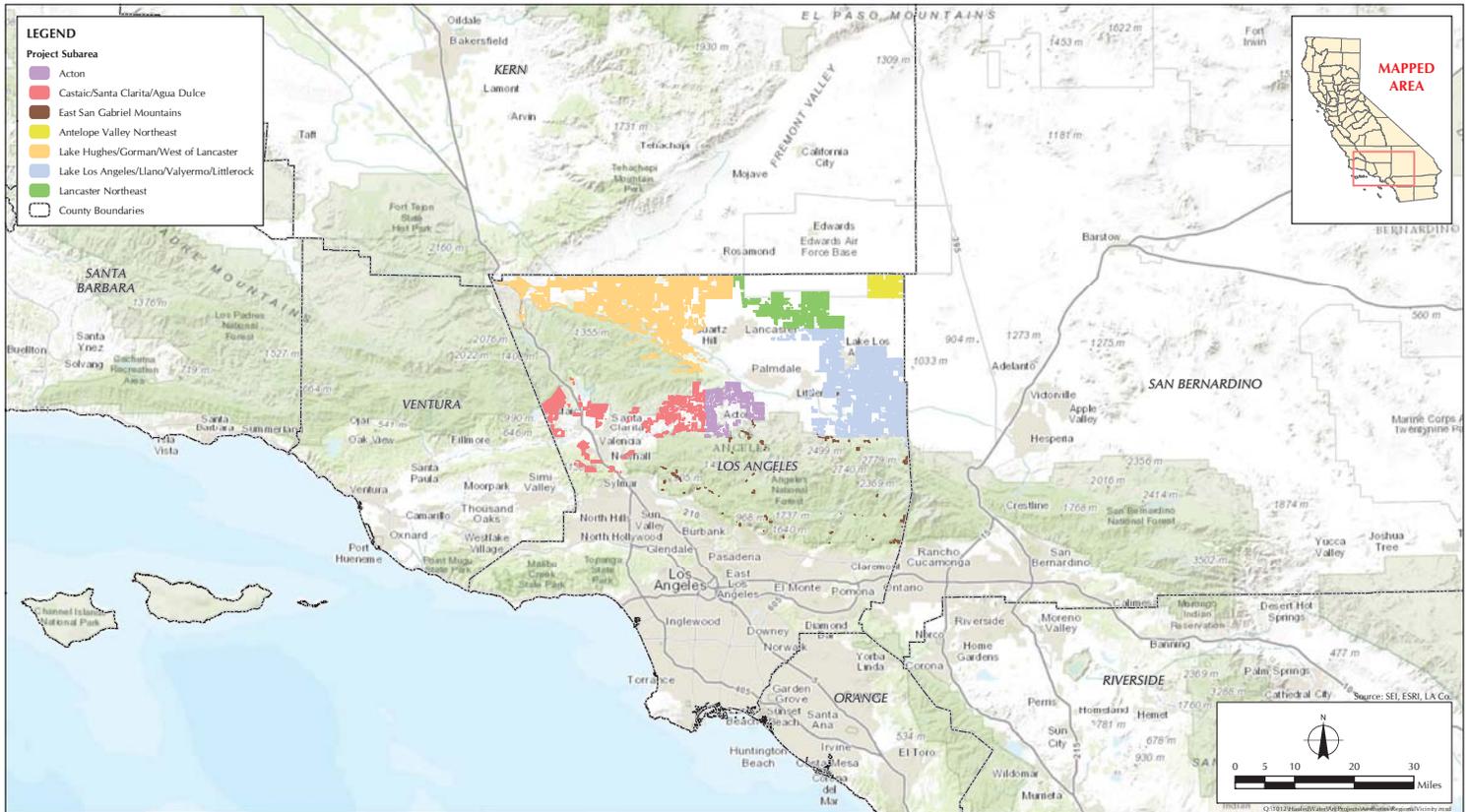
designated and County-designated scenic resources. Although the resulting eligible parcels are currently vacant, they are located in proximity to existing development generally characterized as suburban, rural residential, and rural agricultural communities.

2.3.6 Alternative 6

No Project Alternative

The No Project Alternative would involve no preparation or adoption of the proposed initiative. In accordance with the existing rules for approval of a building permit, any property that is not within the jurisdiction of a water purveyor and cannot meet the well test requirements for groundwater on the property will not be allowed to be built upon. No single-family residences would be permitted or constructed on properties that are not located within a water district or directly above an adequate groundwater source. No potable water would be hauled to properties, and no storage tanks or infrastructure would be constructed to support the regular delivery of hauled water to parcels in unincorporated Los Angeles County.

This alternative would require that the 42,867 of parcels that are located outside of a public or private water district to demonstrate that they have adequate access to groundwater, consistent the provisions of the County of Los Angeles Building Permit Application. In the worst-case scenario, 42,867 parcels where development of a single-family residence is an allowable use pursuant to the land use designation and the zoning, would potentially not be able to demonstrate a satisfactory source of potable water to allow issuance of a building permit.



 **FIGURE 2.1-1**
Regional Vicinity Map

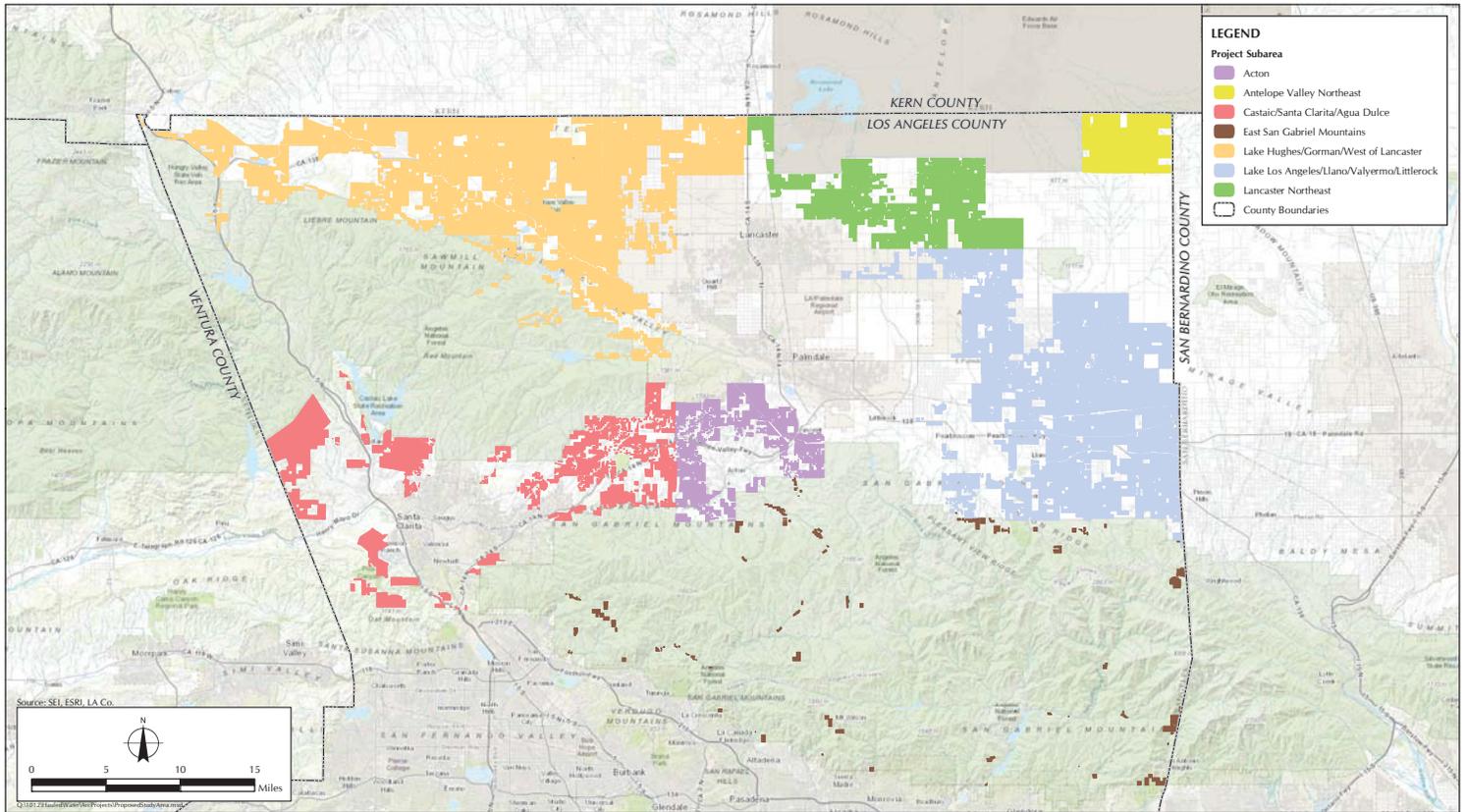


FIGURE 2.1-2
Proposed Initiative Study Area



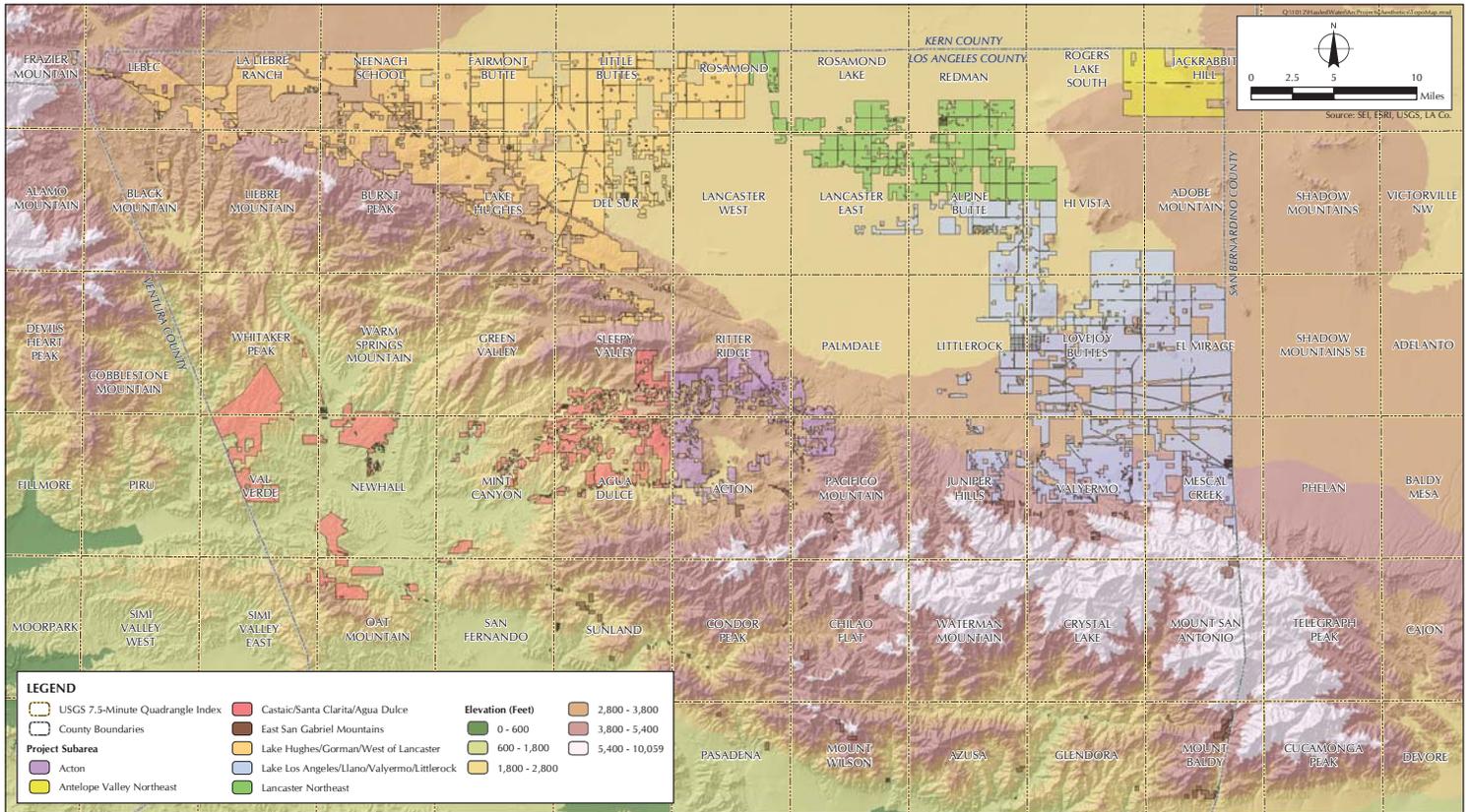


FIGURE 2.1-3
USGS 7.5-Minute Quadrangle Index

SECTION 3.0

REGULATORY FRAMEWORK

The following regulatory framework identifies the federal, state, and local statutes, ordinances, or policies that govern the conservation and protection of aesthetics/visual resources that will be considered by the County during the decision-making process for the proposed initiative.

3.1 FEDERAL

3.1.1 1968 National Trails System Act

The Pacific Crest Trail (PCT), a federally designated National Scenic Trail primarily administered by the U.S. Forest Service, passes through the western portion of the Lake Hughes/Gorman/West of Lancaster subarea and the eastern portion of the Castaic/Santa Clarita/Agua Dulce subarea. The PCT is managed pursuant to the 1968 National Trails System Act, which instituted a national system of recreation, scenic and historic trails, and standards to preserve the scenic value of these trails and authorized creation of the PCT as a National Scenic Trail.¹ National scenic trails, established in Section 5 of the Act, are designated extended trails (at least 100 miles in length) intended to provide maximum outdoor recreation potential and for the conservation and enjoyment of the nationally significant scenic, historic, natural, or cultural qualities of the areas through which such trails may pass. Natural scenic trails may be located as to represent desert, marsh, grassland, mountain, canyon, river, forest, and other areas, as well as landforms which exhibit significant characteristics of the physiographic regions of the United States. Section 7(a)(2) of the 1968 Act establishes the relationship between the trail and the management of adjacent land:

Development and management of each segment of the National Trails System shall be designed to harmonize with and complement any established multiple-use plans for the specific area in order to insure continued maximum benefits from the land.

The 1982 Pacific Crest National Scenic Trail Comprehensive Plan provides guidelines and criteria for design and location of the PCT.² Specifically, these guidelines state that the most desirable location for the PCT will avoid established highways, unattractive motor roads, mining areas, power and telephone lines, existing commercial and industrial developments, fences, and other features incompatible with the natural condition of the trail, and with its use for outdoor recreation. Where the trail encounters such developments, it should be located so as not to adversely affect, or conflict with, the purpose of the development. Where the trail passes through right-of-ways on private land, signs should notify the trail user where federal land ends and private land begins, and the limits of the right-of-way. Natural vegetation, topography, or natural plantings shall also be used, where possible, to screen objectionable features from the view of the trail user.

¹ National Park Service. Website last modified 12 July 2012. The National Trails System Act. Also found in United States Code, Volume 16, Sections 1241-1251. Available online at: <http://www.nps.gov/nts/legislation.html>

² USDA Forest Service, Pacific Northwest Region. January 1982. Comprehensive Management Plan for the Pacific Crest National Scenic Trail. Available online at: http://www.fs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb5311111.pdf

3.2 STATE

3.2.1 California Scenic Highway Program, Sections 260 through 263³

The California Scenic Highway Program preserves and protects scenic highway corridors throughout the State of California from changes that would diminish their aesthetic value. The California Department of Transportation (Caltrans) designates scenic highway corridors and establishes those highways that are eligible for the program. The program was created in 1963 with the enactment of the State Scenic Highways Law. The Street and Highway Code includes a list of those highways that are either designated or considered eligible for designation.⁴ The purpose of the Scenic Highway Program is to enhance and protect scenic resources along California highways in the following ways:⁵

- Protect the scenic corridor from encroachment of incompatible land uses, such as junkyards, dumps, concrete plants, and gravel pits
- Mitigate activities within the corridor that detract from its scenic quality by proper siting, landscaping, or screening
- Prohibit billboards and regulate on-site signs so they do not detract from scenic views
- Make development more compatible with the environment and in harmony with the surroundings
- Regulate grading to prevent erosion, cause minimal alteration of existing contours, and preserve important vegetative features along the highway
- Preserve views of hillsides by minimizing development on steep slopes and along ridgelines
- Prevent the need for noise barriers (sound walls) by requiring a minimum setback for residential development adjacent to a scenic highway

3.3 LOCAL

3.3.1 Los Angeles County General Plan

The County's consideration of development of single-family residences in the unincorporated areas of Los Angeles County is guided by the Los Angeles County General Plan. Information contained in the Conservation and Natural Resources Element⁶ of the Los Angeles County General Plan 2035 has been referenced.

³ California Department of Transportation. Accessed 27 April 2015. Frequently Asked Questions. Available online at: <http://www.dot.ca.gov/hq/LandArch/scenic/faq.htm>

⁴ California Department of Transportation. Accessed 27 April 2015. Scenic Highway Program: Eligible (E) and Officially Designated (OD) Routes. Available online at: <http://www.dot.ca.gov/hq/LandArch/scenic/cahisys.htm>

⁵ California Department of Transportation. Accessed 27 April 2015. The Benefits of Scenic Highway Designation. Available online at: http://www.dot.ca.gov/hq/LandArch/scenic/can_do.htm

⁶ Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan: Chapter 9: Conservation and Natural Resources Element. PDF available online at: http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch9.pdf

3.3.1.1 *1965 Regional Recreation Areas Plan of Previously Adopted Los Angeles County General Plan*

The 1965 adopted Los Angeles County General Plan contains a Regional Recreation Areas Plan that identified existing County scenic resources in 1965 including roadside rests, which provide places for drivers and passengers to rest in order to reduce fatigue; scenic drives, which afford visual enjoyment of nature either undisturbed or enhanced by the incidental or designed efforts of man; and vista points, which command a panoramic and spectacular view. As several of these scenic resources have been adopted within the 2012 Santa Clarita Valley Area Plan and the 2014 Antelope Valley Area Plan, there is a potential that these 1965 scenic resources may be designated in the anticipated Scenic Resources Ordinance identified in Chapter 16 of the Los Angeles County General Plan 2035 Update. Therefore, scenic resources from the 1965 Regional Recreation Areas Plan have been included in this analysis.

3.3.1.2 *Land Use Element*

The Land Use Element of the Los Angeles County General Plan 2035 Update provides strategies and planning tools to facilitate and guide future development and revitalization efforts.⁷ The County recognizes that scenic features in the region, such as the coastline and mountain vistas, are significant natural resources for the County. The Land Use Element includes policies that protect the visual quality of scenic resources, including Hillside Management Areas (HMAs), ridgelines, scenic viewsheds, and areas along scenic highways.

3.3.1.3 *Conservation and Natural Resources Element*

The Conservation and Natural Resources Element of the Los Angeles County General Plan 2035 Update addresses the preservation of valuable designated scenic areas, vistas, and roadways. The Element identifies the three officially designated State and County Scenic Highways in the County (Angeles Crest Highway State Route 2, two sections of Mulholland Highway, and Malibu Canyon-Las Virgenes Highway from CA-1 to Lost Hills Road), describes scenic viewsheds, and identifies significant ridgelines that need to be protected and preserved. According to County policy C/NR 13.10, significant ridgelines are identified by the following criteria:⁸

- Topographic complexity
- Uniqueness of character and location
- Presence of cultural or historic landmarks
- Visual dominance on the skyline or viewshed, such as the height and elevation of a ridgeline
- Environmental significance to natural ecosystems, parks, and trail systems

⁷ Los Angeles County Department of Regional Planning. January 2014. 2014 Draft General Plan 2035. "Chapter 6: Land Use Element." Revised draft available online at: http://planning.lacounty.gov/assets/upl/project/gp_2035_redlined-final-20141125.pdf

⁸ Los Angeles County Department of Regional Planning. 25 November 2014. 2014 Draft General Plan 2035. "Chapter 9: Conservation and Natural Resources Element." Revised draft available online at: http://planning.lacounty.gov/assets/upl/project/gp_2035_redlined-final-20141125.pdf

The Conservation and Natural Resources Element also states that the Los Angeles County Scenic Highway Plan was created to conform to the State Scenic Highway Program. According to State guidelines, a highway may be designated scenic depending upon how much of the natural landscape can be seen by travelers, the scenic quality of the landscape, and the extent to which development intrudes upon the traveler's enjoyment of the view. To be designated as an official State scenic highway, the County must create a corridor protection program, which must be adopted by the Board of Supervisors. Each corridor protection program must contain the following five elements related to preserving the nominated scenic highway:

- Regulation of land use and density of development
- Detailed land and site planning
- Control of outdoor advertising
- Careful attention to and control of earthmoving and landscaping
- Attention to design and appearance of structures and equipment

The Conservation and Natural Resources Element has established one goal and six policies relevant to aesthetics in consideration of the proposed initiative:

- **Goal C/NR 13: Protected visual and scenic resources.**
- **Policy C/NR 13.1:** Protect scenic resources through land use regulations that mitigate development impacts.
- **Policy C/NR 13.2:** Protect ridgelines from incompatible development that diminishes their scenic value.
- **Policy C/NR 13.3:** Reduce light trespass, light pollution, and other threats to scenic resources.
- **Policy C/NR 13.4:** Encourage developments to be designed to create a consistent visual relationship with the natural terrain and vegetation.
- **Policy C/NR 13.5:** Encourage required grading to be compatible with the existing terrain.
- **Policy C/NR 13.8:** Manage development in Hillside Management Areas (HMAs) to protect their natural and scenic character and minimize risks from natural hazards, such as fire, flood, erosion, and landslides.
- **Policy C/NR 13.9:** Consider the following in the design of a project that is located within an HMA, to the greatest extent feasible:
 - Public safety and the protection of hillside resources through the application of safety and conservation design standards;
 - Maintenance of large contiguous open areas that limit exposure to landslide, liquefaction and fire hazard and protect natural features, such as significant ridgelines, watercourses, and SEAs [Significant Ecological Areas].

3.3.1.4 General Plan Implementation Programs

Chapter 16, *General Plan Implementation Programs*, of the County General Plan establishes the following relevant program to aesthetics in response to Conservation and Natural Resources Element Goal C/NR 13:

- **Program C/NR64:** Scenic Resources Ordinance (timeframe: 1–2 years)
 - Prepare a Scenic Resources Ordinance that creates a scenic corridor, scenic viewshed, and significant ridgeline program and/or ordinance to protect remaining scenic resources.
 - Develop countywide ridgeline protection regulations and a countywide ridgeline map.

3.3.1.5 2015 Antelope Valley Area Plan – Town and Country

The Antelope Valley Area Plan - Town & Country (Antelope Valley Area Plan) was adopted by the County Board of Supervisors on June 16, 2015.⁹ The Town and Country Planning Area of the Antelope Valley Area Plan, a component of the Los Angeles County General Plan, provides planning policies for approximately 1,800 square miles of elevated desert terrain bounded by the southern foothills of the San Gabriel Mountains on the south, Kern County to the north, and extending from the eastern border of the community of Agua Dulce and the Ventura County line on the west to the San Bernardino County line on the east, including 94.8 percent of the parcels that would be potentially affected by the proposed initiative. The Antelope Valley Area Plan identifies 53 priority scenic drives in the Town and Country Planning Area.¹⁰ The Conservation and Open Space Element of the Antelope Valley Area Plan establishes the following goals and policies relevant to protecting Antelope Valley’s valuable scenic resources and dark night skies in consideration of the proposed initiative:¹¹

- **Goal COS 5:** The Antelope Valley’s scenic resources, including scenic drives, water features, significant ridgelines, buttes, and Hillside Management Areas, are enjoyed by future generations.
 - **Policy COS 5.1:** Identify and protect natural landforms and vistas with significant visual value, such as the California Poppy Preserve, by designating them as Scenic Resource Areas.
 - **Policy COS 5.2:** Except within economic opportunity areas, limit the potential amount of development in Scenic Resource Areas through appropriate land use designations with very low densities in order to minimize negative impacts from future development.
 - **Policy COS 5.3:** Require new development in Hillside Management Areas to comply with applicable Zoning Code requirements, ensuring that development occurs in the most environmentally sustainable portions of the land.
 - **Policy COS 5.4:** Require appropriate development standards in Hillside Management Areas that minimize grading and alteration of the land’s natural contours, ensure that development pads mimic natural contours, and ensure that individual structures are appropriately designed to minimize visual impacts.
 - **Policy COS 5.5:** Require adequate erosion control measures for all development in Hillside Management Areas, both during and after construction.
 - **Policy COS 5.6:** Restrict development on buttes and designated significant ridgelines by requiring appropriate buffer zones.

⁹ Los Angeles County Department of Regional Planning. June 16, 2015. Antelope Valley Area Plan – Town & Country. Available online at: <http://planning.lacounty.gov/tnc/documents/>

¹⁰ Los Angeles County Department of Regional Planning. March 31, 2015. Los Angeles County Town and Country Scenic Drives Map. Available online at: http://planning.lacounty.gov/assets/upl/project/tnc_map4-2-20150601.pdf

¹¹ Los Angeles County Department of Regional Planning. June 16, 2015. Antelope Valley Area Plan – Town & Country. “Chapter 4: Conservation and Open Space Element.” Available online at: <http://planning.lacounty.gov/tnc/documents/>

- **Policy COS 5.7:** Ensure that incompatible development is discouraged in designated Scenic Drives by developing and implementing development standards and guidelines for development within identified viewsheds of these routes (Map 4.2: Antelope Valley Scenic Drives).
- **Goal COS 15:** Humans and wildlife enjoy beautiful dark Antelope Valley skies unimpeded by light pollution.
 - **Policy COS 15.1:** Ensure that outdoor lighting, including street lighting, is provided at the lowest possible level while maintaining safety.
 - **Policy COS 15.2:** Prohibit continuous all-night outdoor lighting in rural areas, unless required for land uses with unique security concerns, such as fire stations, hospitals, and prisons.
 - **Policy COS 15.3:** Replace outdated, obtrusive, and inefficient light fixtures with fixtures that meet dark sky and energy efficiency objectives.
 - **Policy COS 15.4:** Require compliance with the provisions of the Rural Outdoor Lighting District throughout the unincorporated Antelope Valley.
- **Goal COS 16:** Native vegetation thrives throughout the Antelope Valley, reducing erosion, flooding, and wind-borne dust and sand.
 - **Policy COS 16.1:** Except within Economic Opportunity Areas, require new development to minimize removal of native vegetation. Discourage the clear-scraping of land and ensure that a large percentage of land is left in its natural state.
 - **Policy COS 16.2:** Maximize the use of native vegetation in landscaped areas, provided that vegetation meets all applicable requirements of the Fire Department and the Department of Public Works.

The Land Use Element of the Antelope Valley Area Plan establishes the following goals and policies relevant to protecting Antelope Valley’s valuable scenic resources in consideration of the proposed initiative:¹²

- **Goal LU 1:** A land use pattern that enhances the rural character of the unincorporated Antelope Valley.
 - **Policy LU 1.3:** Maintain the majority of the unincorporated Antelope Valley as Rural Land, allowing for agriculture, equestrian and animal-keeping uses, and single-family homes on large lots.
- **Goal LU 2:** A land use pattern that protects environmental resources.
 - **Policy LU 2.1:** Limit the amount of potential development in Significant Ecological Areas, including Joshua Tree Woodlands, wildlife corridors, and other sensitive habitat areas, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan.
 - **Policy LU 2.2:** Except within economic opportunity areas, limit the amount of potential development near and within Scenic Resource Areas, including water features, significant ridgelines, and Hillside Management Areas, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan.

¹² Los Angeles County Department of Regional Planning. June 16, 2015. Antelope Valley Area Plan – Town & Country. “Chapter 2: Land Use Element.” Available online at: <http://planning.lacounty.gov/tnc/documents/>

The Economic Development Element of the Antelope Valley Area Plan establishes the following goal and policy relevant to protecting Antelope Valley's valuable scenic resources in consideration of the proposed initiative:¹³

- **Goal ED 1:** A healthy and balanced economic base in the Antelope Valley that attracts a wide range of industries and businesses and provides high-paying jobs for local residents.
 - **Policy ED 1.16:** Preserve the scenic resources of the Antelope Valley, including Scenic Drives, Significant Ridgelines and Significant Ecological Areas, in such a way that can contribute to the economic activities in the area.

The Antelope Valley Area Plan recommends the development and implementation of an Antelope Valley Scenic Drives Program to ensure that the scenic value of Scenic Drives is maintained in the years to come, which may include:¹⁴

- Required Visual Impact Assessment for proposed development within the viewsheds of identified Scenic Drives;
- Required finding for discretionary entitlements that the proposed development is compatible with the scenic character of the route; or
- Applicable development standards for developing along a Scenic Drive.

This program has not yet been developed.

The Community-Specific Land Use Concepts Element of the Antelope Valley Area Plan also establishes the desired land uses for each area and identifies potential incompatible land uses.¹⁵ Of the 19 rural areas defined in the plan, 17 are located in or partially overlap with the proposed initiative study area:

- **Acton:** The area should remain a rural community to protect its unique identity. The majority of new residential development in Acton shall be directed to the rural town area instead of the surrounding rural preserve area, provided that such development is consistent with existing community character.
- **Antelope Acres:** The area should remain a rural community to protect its unique identity. Development in the rural preserve area should be limited to single-family homes on very large lots, light and heavy agriculture, equestrian and animal-keeping uses, and other uses where appropriate.
- **Crystallaire:** The majority of new residential development in Crystallaire should be directed to the rural town area instead of the surrounding rural preserve areas, provided that such development is consistent with existing community character and allows for light agriculture, equestrian, and animal-keeping uses, provided that lots meet Zoning Code requirements for those uses.

¹³ Los Angeles County Department of Regional Planning. June 16, 2015. Antelope Valley Area Plan – Town & Country. "Chapter 6: Economic Development Element." Available online at: <http://planning.lacounty.gov/tnc/documents/>

¹⁴ Los Angeles County Department of Regional Planning. June 16, 2015. Antelope Valley Area Plan – Town & Country. "Chapter 8: Plan Implementation." Available online at: <http://planning.lacounty.gov/tnc/documents/>

¹⁵ Los Angeles County Department of Regional Planning. June 16, 2015. Antelope Valley Area Plan – Town & Country. "Chapter 7: Community-Specific Land Use Concepts." Available online at: <http://planning.lacounty.gov/tnc/documents/>

- **Elizabeth Lake and Lake Hughes (The Lakes):** The majority of new residential development in Elizabeth Lake and Lake Hughes (collectively known as The Lakes) should be directed to the rural town areas instead of the surrounding rural preserve areas, provided that such development is consistent with existing community character.
- **Fairmont:** The entire community is considered to be a rural preserve area; development in the rural preserve area should be limited to single-family homes on very large lots, light and heavy agriculture, equestrian and animal-keeping uses, and other uses where appropriate.
- **Gorman:** Development in the rural preserve area should be limited to single-family homes on very large lots, light and heavy agriculture, equestrian and animal-keeping uses, and other uses where appropriate.
- **Green Valley:** The majority of new residential development in Green Valley should be directed to the rural town areas instead of the surrounding rural preserve area, provided that such development is consistent with existing community character.
- **Juniper Hills:** Development in the rural town area should be limited to single-family homes on large lots, light agriculture, equestrian and animal-keeping uses, and other uses where appropriate.
- **Lake Los Angeles:** The majority of new residential development in Lake Los Angeles should be directed to the rural town areas instead of the surrounding rural preserve area, provided that such development is consistent with existing community character and allows for light agriculture, equestrian, and animal-keeping uses, provided that lots meet Zoning Code requirements for those uses.
- **Lakeview:** The majority of new residential development in Lakeview should be directed to the rural town area instead of the surrounding rural preserve area, provided that such development is consistent with existing community character and allows for light agriculture, equestrian, and animal-keeping uses, provided that lots meet Zoning Code requirements for those uses.
- **Leona Valley:** The area should remain a rural community to protect its unique identity. The majority of new residential development in Leona Valley should be directed to the rural town area instead of the surrounding rural preserve area, provided that such development is consistent with existing community character.
- **Littlerock and Sun Village (Southeast Antelope Valley):** The area should remain a rural community to protect its unique identity. The majority of new residential development in Littlerock and Sun Village (collectively known as Southeast Antelope Valley) should be directed to rural town areas instead of the surrounding rural preserve area, provided that such development is consistent with existing community character and allows for light agriculture, equestrian, and animal-keeping uses, provided that lots meet Zoning Code requirements for those uses.

- **Llano:** The majority of new residential development in Llano should be directed to the rural town area instead the surrounding rural preserve area, provided that such development is consistent with existing community character and allows for light agriculture, equestrian, and animal-keeping uses.
- **Neenach:** The majority of new residential development in Neenach should be directed to the rural town areas instead of the surrounding rural preserve areas, provided that such development is consistent with existing community character and allows for light agriculture, equestrian, and animal-keeping uses.
- **Pearblossom:** The majority of new residential development in Pearblossom should be directed to the rural town areas instead of the surrounding rural preserve area, provided that such development is consistent with existing community character and allows for light agriculture, equestrian, and animal-keeping uses.
- **Roosevelt:** Community residents are concerned about the urbanization of the area and wish to remain an unincorporated rural community with a unique agricultural identity. The majority of new residential development in Roosevelt should be directed to the rural town areas instead of the surrounding rural preserve area, provided that such development is consistent with existing community character and allows for light agriculture, equestrian, and animal-keeping uses.
- **Three Points:** Development in the rural preserve area should be limited to single-family homes on very large lots, light and heavy agriculture, equestrian and animal-keeping uses, and other uses where appropriate.

3.3.1.6 2012 Santa Clarita Valley Area Plan

The Castaic/Santa Clarita/Agua Dulce subarea (5.2 percent of the subject parcels potentially affected by the proposed initiative) is located within the Planning Area of the Santa Clarita Valley Area Plan, which comprises the entire Santa Clarita Valley and provides goals, policies, and maps to establish zoning regulations and guide new development proposals.¹⁶ The Santa Clarita Valley Area Plan has designated Significant Ridgelines as valuable scenic resources to be protected during development and trail planning and construction.¹⁷ Relevant guiding principles stated in the Santa Clarita Valley Area Plan include:

- **Environmental Resources**
 - **5.** The natural buffer area surrounding the entire Valley, which includes the Angeles National Forest, Santa Susana, San Gabriel, Sierra Pelona, and Del Sur mountains, shall be preserved as a regional recreational, ecological, and aesthetic resource.
 - **7.** The Santa Clarita Valley’s prominent ridgelines shall be preserved and hillside development shall be limited to protect their valuable aesthetic and visual qualities intrinsic to the Valley landscape.

¹⁶ Los Angeles County, Santa Clarita Valley Area Plan, 2012. Available online at: http://planning.lacounty.gov/assets/upl/data/pd_santa-clarita-area-plan-2012.pdf Page 3-4, Section IV. Planning Area.

¹⁷ Los Angeles County, Santa Clarita Valley Area Plan, 2012. Available online at: http://planning.lacounty.gov/assets/upl/data/pd_santa-clarita-area-plan-2012.pdf Appendix II, Page 280. “Figure CO-7: Santa Clarita Valley Area Plan: Scenic Resources.”

- **8.** Development shall be located and designed to minimize the impact of the Valley topography, emphasizing the use of grading techniques for development pads that mimic the natural topography in lieu of repetitive flat pads to the extent feasible and consistent with a community's open space objectives.

The Land Use Element of the Santa Clarita Valley Area Plan has established the following goals, objectives, and policies relevant to aesthetics in consideration of the proposed initiative:

- **Goal LU-1:** Urban Form - An interconnected Valley of Villages providing diverse lifestyles, surrounded by a greenbelt of natural open space.
 - **Objective LU-1.1:** Maintain an urban form for the Santa Clarita Valley that preserves an open space greenbelt around the developed portions of the Valley, protects significant resources from development, and directs growth to urbanized areas served with infrastructure.
 - **Policy LU-1.1.4:** Preserve community character by maintaining natural features that act as natural boundaries between developed areas, including significant ridgelines, canyons, rivers and drainage courses, riparian areas, topographical features, habitat preserves, or other similar features, where appropriate.
 - **Objective LU-1.2:** Maintain the distinctive community character of villages and neighborhoods throughout the planning area by establishing uses, densities, and design guidelines appropriate to the particular needs and goals of each area, including, but not limited to the following:
 - **Policy LU-1.2.10:** In Agua Dulce, recognize the scenic and environmental qualities of Vasquez Rocks in future planning; protect the existing rural lifestyle while providing opportunities to enhance the village center; provide additional services to residents; and maintain community character in accordance with the County's Agua Dulce Community Standards District.
 - **Objective LU 1.3:** Plan for density and intensity of development that respects and is reflective of the natural terrain.
 - **Policy LU-1.3.2:** Substantially retain the integrity and natural grade elevations of significant natural ridgelines and prominent landforms that form the Valley's skyline backdrop.
 - **Policy LU-1.3.3:** Discourage development on ridgelines and lands containing 50% slopes so that these areas are maintained as natural open space.
- **Goal LU-6:** Community Appearance - A scenic and beautiful urban environment that builds on the community's history and natural setting.
 - **Objective LU-6.1:** Maintain the natural beauty of the Santa Clarita Valley's hillsides, significant ridgelines, canyons, oak woodlands, rivers, and streams.
 - **Policy LU-6.1.1:** Designate ridgelines throughout the planning area, and preserve these ridgelines from development by encouraging a minimum distance for grading and development from these ridgelines of 50 feet, or more if determined preferable by the reviewing authority based on site conditions.

- **Goal LU-7:** Environmentally Responsible Development - Environmentally responsible development through site planning, building design, waste reduction, and responsible stewardship of resources.
 - **Objective LU-7.6:** Protect natural habitats through site design where reasonable and feasible.
 - **Policy LU-7.6.1:** Limit outdoor lighting levels to the minimum needed for safety and security, and encourage lower lighting levels when businesses are closed.

The Conservation Element provides the following goals, objectives, and policies relevant to aesthetics in consideration of the proposed initiative:

- **Goal CO-3:** Biological Resources - Conservation of biological resources and ecosystems, including sensitive habitats and species.
 - **Objective CO-3.6:** Minimize impacts of human activity and the built environment on natural plant and wildlife communities.
 - **Policy CO-3.6.1:** Minimize light trespass, sky-glow, glare, and other adverse impacts on the nocturnal ecosystem by limiting exterior lighting to the level needed for safety and comfort; reduce unnecessary lighting for landscaping and architectural purposes, and encourage reduction of lighting levels during non-business nighttime hours.
- **Goal CO-6:** Scenic Resources - Preservation of scenic features that keep the Santa Clarita Valley beautiful and enhance quality of life, community identity, and property values.
 - **Objective CO-6.1:** Protect the scenic character of local topographic features.
 - **Policy CO-6.1.1:** Protect scenic canyons (listed in *Existing Conditions*) from overdevelopment and environmental degradation.
 - **Policy CO-6.1.2:** Preserve significant ridgelines as a scenic backdrop throughout the community by maintaining natural grades and vegetation.
 - **Policy CO-6.1.3:** Protect the scenic quality of unique geologic features throughout the planning area, such as Vasquez Rocks, by including these features within park and open space land where possible.
 - **Objective CO-6.3:** Protect the scenic character of major water bodies.
 - **Policy CO-6.3.2:** Protect the banks of the Santa Clara River and its major tributaries (listed in *Existing Conditions*) through open space designations and property acquisitions, where feasible, to protect and enhance the scenic character of the river valley.
 - **Objective CO-6.4:** Protect the scenic character of oak woodlands, coastal sage, and other habitats unique to the Santa Clarita Valley.
 - **Objective CO-6.5:** Maintain the scenic character of designated routes, gateways, and vista points along roadways.
 - **Objective CO-6.6:** Limit adverse impacts by humans on the scenic environment.
 - **Policy CO-6.6.1:** Enhance views of the night sky by reducing light pollution through use of light screens, downward directed lights, minimized reflective paving surfaces, and reduced lighting levels, as

deemed appropriate by the reviewing authority.

- **Goal CO-10:** Open Space - Preservation of open space to meet the community's multiple objectives for resource preservation.
 - **Objective CO-10.1:** Identify areas throughout the Santa Clarita Valley which should be preserved as open space in order to conserve significant resources for long-term community benefit.
 - **Policy CO-10.1.2:** The Santa Clara River corridor and its major tributaries shall be preserved as open space to accommodate storm water flows and protect critical plant and animal species, as follows: (Guiding Principle #6)
 - Designed to maximize the full range of river amenities, including views and recreational access, while minimizing adverse impacts to the river.
 - **Policy CO-10.1.5:** Maintain open space corridors along canyons and ridgelines as a way of delineating and defining communities and neighborhoods, providing residents with access to natural areas, and preserving scenic beauty.

3.3.2 Rural Outdoor Lighting District Ordinance

Approximately 337,840 acres of the 340,461-acre proposed initiative study area (99.2 percent) are located within the County's Rural Outdoor Lighting District and subject to restrictions in terms of producing sources of light and glare at night.¹⁸ The Rural Outdoor Lighting District Ordinance, adopted in November 2012, is an amendment to Title 22 – Planning and Zoning of the Los Angeles County Code that established a rural outdoor lighting district, a supplemental district for the rural areas of the County within which outdoor lighting is regulated to maintain dark skies at night for the residents and wildlife in the district.¹⁹ The Ordinance also modified the community standards districts located within the district to be consistent with the Ordinance. Under the Ordinance, outdoor lighting shall be fully shielded on properties located in residential, agricultural, open space, or watershed zones. Drop-down lenses, mercury vapor light, ultraviolet lights, searchlights, laser lights, and other lighting that flashes, blinks, alternates, or moves are prohibited within the Rural Outdoor Lighting District. In addition to compliance with the applicable provisions of the Building and Electrical Codes of Los Angeles County, outdoor lighting within the District, other than street lights, is subject to the following requirements under the Ordinance relevant to the proposed initiative:

- For properties located in a residential, agricultural, open space, or watershed zone, outdoor light fixtures installed above 15 feet in height shall have a manufacturer's maximum output rating of no greater than 400 lumens.
- Outdoor lighting shall cause no unacceptable light trespass.
- Outdoor lighting shall be fully shielded.
- The maximum height for an outdoor light fixture, as measured from the finished grade to the top of the fixture, shall be 20 feet for a property located in the Residential, Agricultural, Open Space, or Watershed Zones.

¹⁸ Los Angeles County Department of Regional Planning. N.d. Los Angeles County Rural Outdoor Lighting District. Available online at: http://planning.lacounty.gov/assets/upl/data/map_t07-rural_outdoor_lighting_district.pdf

¹⁹ Los Angeles County Department of Regional Planning. 28 September 2012. Ordinance No. 2012-0047. Available online at: http://planning.lacounty.gov/assets/upl/data/ord_outdoor-lighting.pdf Main website: http://planning.lacounty.gov/view/rural_outdoor_lighting_district_ordinance/

In order to maintain the dark skies characteristic of the Rural Outdoor Lighting District, street lights in the District shall be prohibited except where necessary at urban cross-sections with sidewalks, curbs, and gutters, or at intersections and driveways on County roads, where the Director of Public Works finds that street lights will alleviate traffic hazards, improve traffic flow, and/or promote safety and security of pedestrians and vehicles based on Public Works' highway safety lighting standards. Where street lights are installed in the District, they shall:

1. Be placed at the maximum distance apart, with the minimum lumens allowable pursuant to Public Works' highway safety lighting standards, as determined by the Director of Public Works;
2. Utilize full-cutoff (flat glass lens) luminaries so as to deflect light away from adjacent parcels; and
3. Be designed to prevent off-street illumination and glare.

3.3.3 Community Standards Districts Ordinances

Community standards districts (CSDs) are supplemental districts that are established to provide a means of implementing special development standards for neighborhoods and communities within the unincorporated areas of Los Angeles County or to provide a means of addressing special problems which are unique to certain geographic areas within the County (Ord. 93-0047 § 1, 1993; Ord. 87-0130 § 1, 1987; Ord. 83-0065 § 5, 1983; Ord. 1494 Ch. 9 Art. 5 § 905.1, 1927).²⁰ CSD regulations supplement the Countywide zoning and subdivision regulations.²¹

²⁰ County of Los Angeles Department of Regional Planning. Accessed 17 June 2015. Community Standards Districts. Website. Available online at: http://planning.lacounty.gov/view/community_standards_districts

²¹ County of Los Angeles. n.d. Los Angeles County, California, Code of Ordinances: Title 22 – Planning and Zoning: Division 1 – Planning and Zoning: Chapter 22.44 – Supplemental Districts: Part 2 Community Standards Districts. Website. Available online at: https://library.municode.com/HTML/16274/level4/TIT22PLZO_DIV1PLZO_CH22.44SUDI_PT2COSTDI.html#TIT22PLZO_DIV1PLZO_CH22.44SUDI_PT2COSTDI_22.44.126ACOSTDI

SECTION 4.0 METHODS

This section of the Aesthetics Technical Report describes the methods employed in the characterization and evaluation of aesthetics within the seven subareas of the proposed initiative study area. The study methods were designed to provide the substantial evidence required to address the scope of analysis recommended in Appendix G of the State CEQA Guidelines, as well as the County of Los Angeles General Plan 2035 Update, 2015 Antelope Valley Area Plan – Town & Country, 2012 Santa Clarita Valley Area Plan, California Scenic Highway Program, 1968 National Trails System Act, and 1982 Pacific Crest National Scenic Trail Comprehensive Plan, as established in Section 3.0. This methodology uses GIS proximity analysis and GIS viewshed analysis using station points and aerial imagery to evaluate the visual impacts of the proposed initiative in terms of individual parcels within the extensive proposed initiative study area.

The factors considered for aesthetics include (1) available visual access and visibility, frequency, and duration that the proposed initiative study area is viewed from designated scenic resources, including scenic vistas, roadside rests, scenic drives, scenic highways, significant ridgelines, and scenic water bodies; (2) viewing conditions and how the proposed initiative would dominate the view of the observer and the extent to which the proposed initiative would block the views of existing scenic landscape features; (3) scenic quality of the proposed initiative study area and vicinity; and (4) the resulting contrast of the proposed initiative with the existing visual character. Visibility of the subject parcels from scenic resources was considered from the perspective of pedestrians and motor vehicle drivers, including hikers along the PCT, commuters along scenic road corridors, and residents in existing communities.

4.1 LITERATURE AND MAP REVIEW

The 1968 National Trails System Act;¹ Caltrans Scenic Highway System² designations; the Conservation and Natural Resources Element³ of the Los Angeles County General Plan 2035 Update; the 2015 Antelope Valley Area Plan – Town & Country;⁴ the 2012 Santa Clarita Valley Area Plan;⁶ and the Los Angeles County Rural Outdoor Lighting District Ordinance⁷ were reviewed to identify County-designated scenic vistas, federal- and local-designated scenic resources that have been established as areas of special interest in regard to preservation of visual character and quality, and State-designated and eligible scenic highways from which the scenic corridors need to be protected.

¹ National Park Service. Website last modified 12 July 2012. The National Trails System Act. Also found in United States Code, Volume 16, Sections 1241-1251. Available online at: <http://www.nps.gov/nts/legislation.html>

² California Department of Transportation. Accessed 17 June 2015. Scenic Highway Program: Eligible (E) and Officially Designated (OD) Routes. Available online at: <http://www.dot.ca.gov/hq/LandArch/scenic/cahisys.htm>

³ Los Angeles County Department of Regional Planning. 25 November 2014. Los Angeles County General Plan: Public Review Draft. Chapter 9: Conservation and Natural Resources Element. Revised draft available online at: http://planning.lacounty.gov/assets/upl/project/gp_2035_redlined-final-20141125.pdf

⁴ Los Angeles County Department of Regional Planning. June 16, 2015. Antelope Valley Area Plan – Town & Country. Available online at: <http://planning.lacounty.gov/tnc/documents/>

⁶ Los Angeles County, Santa Clarita Valley Area Plan. 2012. Available online at: http://planning.lacounty.gov/assets/upl/data/pd_santa-clarita-area-plan-2012.pdf

⁷ Los Angeles County Department of Regional Planning. 28 September 2012. Ordinance No. 2012-0047. Available online at: http://planning.lacounty.gov/assets/upl/data/ord_outdoor-lighting.pdf Main website: http://planning.lacounty.gov/view/rural_outdoor_lighting_district_ordinance/

4.2 GIS VIEWSHED ANALYSIS

A terrain analysis was completed using ArcGIS to develop a viewshed to determine the visibility of new development on the subject parcels from designated scenic vista points, roadside rest points, and station points spaced at every mile along the PCT, Officially Designated State Scenic Highways, Eligible State Scenic Highways, County-designated Scenic Drives, and City-designated Scenic Highways. Caltrans' visual impact assessment training module for visual character was used to define the viewshed analysis criteria.⁸ As for a traveler on a highway, viewsheds are directional (the viewshed for a traveler moving in one direction can be quite different than a traveler moving in the opposite direction on the same highway, and the viewshed for a driver is more constrained by direction than it is for a passenger who has more discretion to look to the side or even backward), a traditional viewshed is static and is defined as what can be seen in 360 degrees from a single view point. What a person can see from a single spot is limited by objects—such as hills, trees, buildings—that obscure what he or she can see. A 5-foot viewer elevation was established to identify the visibility level of potential development on the subject parcels from scenic resources by both pedestrians and vehicle occupants, and a 15-mile buffer was established around each scenic resource to define the atmospheric visual limits of the viewshed. Through the overlay of the subject parcel boundaries with a 20-foot extrusion representing the potential house and hauled water tank heights, terrain model, and designated scenic resources identified from the federal, State, and local regulatory framework described in Section 3.0, the potential visibility level of the subject parcels was calculated on a parcel-by-parcel basis. ArcGIS was then used to intersect the subject parcels with the designated significant ridgelines to identify the degree to which development on the subject parcels would affect the significant ridgelines. Particular emphasis was placed on the proximity of the subject parcels to designated significant ridgelines and within the viewshed of scenic vistas, scenic highway corridors, scenic resources identified in the Antelope Valley Area Plan and Santa Clarita Valley Area Plan, and the PCT. As the viewshed is defined as if the earth had a lunar landscape and only addresses landform, Google Earth was then used to verify the visibility level of the subject parcels using Street View and Ground View to identify major vegetative or development visual obstructions and identify potential visibility between the station points (see Section 4.3).

4.3 GIS PROXIMITY ANALYSIS

An ArcGIS proximity analysis was used to evaluate the potential of the proposed initiative to change the visual character of the area, and increase light and glare from the construction of additional residences and associated street lights in the area, based on proximity of the subject parcels to existing developed areas. GIS proximity analysis for potential changes to visual character was used to identify the subject parcels located more than one mile away from existing development, including, but not limited to residential, commercial, industrial, roadway, and transmission corridors. These existing developed areas were identified from Earth at Night 2012 data, which is a composite of city light data acquired by the SuomiNPP satellite over nine days in April 2012 and 13 days in October 2012.⁹ The potential increase in light and glare was determined based on proximity to existing developed areas, with the assumption that locations within one mile

⁸ California Department of Transportation. Accessed 3 May 2015. Visual Impact Assessment Training: Module 2: Visual Character. "Lesson 8: Labeling the Landscape." Available at: http://www.dot.ca.gov/hq/LandArch/via_training/mod_2/mod_02_less_08.htm

⁹ NASA Earth Observatory/NOAA NGDC. 7 December 2012. Earth at Night 2012. Imagery available from Google Earth Map Gallery.

of existing development already have night lighting. The evaluation of light and glare was evaluated in relation to the potential to conform or conflict with the 2012 Rural Outdoor Lighting District Ordinance, which would require that new single-family residences conform with the Ordinance as a condition for approval but does not apply to the outdoor street lights that would be constructed as a result of the expansion of roads to provide access to the new residences.

4.4 RATING SYSTEM

The resulting aesthetics analysis using the literature review, GIS viewshed analysis and GIS proximity analysis focused on the potential of the proposed initiative to impact scenic vistas, scenic resources within a State scenic highway, visual character or quality (including designated scenic resources), and light and glare within and immediately surrounding the proposed initiative study area. The analysis addressed the visual impacts of increased housing, water tanks, infrastructure, and new unpaved roads.

The level of change to existing aesthetics in regard to (1) scenic vistas, (2) scenic highways, and the scenic resources that affect visual character described below has been evaluated only for the subject parcels that have been identified during GIS viewshed analysis to be located within the viewshed of these scenic resources. The proximity analysis conducted for (3) visual character and (4) light and glare, on the other hand, evaluates all of the parcels in relation to their proximity to development.

The level of change to views from scenic vistas depends on two factors: (1) the visibility of the subject parcels, based on viewshed analysis; and (2) the distance zone of the visible subject parcels, based on whether the subject parcels would be viewed in the foreground, foreground-middleground, middleground, or background.

The level of change to views from scenic highways depends on three factors: (1) the visibility of the subject parcels, based on viewshed analysis; (2) the distance zone of the visible subject parcels, based on whether the subject parcels would be viewed in the foreground, foreground-middleground, middleground, or background; and (3) the length along the scenic highway from which the parcels are visible.

The level of change to visual character and quality depends on: (1) the proximity of the subject parcels to existing development; and (2) the visibility of the subject parcels from PCT, County Scenic Drives, and City Scenic Highways.

The level of change to light and glare depends on two factors: (1) the proximity of the subject parcels to existing development and (2) whether the subject parcels are located within the boundaries of the County Rural Outdoor Lighting District, which restricts nighttime lighting sources.

5.1 BASELINE CONDITIONS

The proposed initiative study area is located entirely within the 5th Supervisorial District in the northern one-third of the County of Los Angeles, including areas located north and east of the San Gabriel Mountains in the Antelope Valley; areas located northeast of the City of Santa Clarita, north and south of California SR-14; areas that are southwest of the City of Palmdale in the communities of Agua Dulce and Acton; and scattered parcels in the Angeles National Forest. The proposed initiative would allow hauled water as the primary source of potable water for new single-family residences on the subject undeveloped parcels where the zoning allows for development of a single-family residence that do not have access to private or public water distribution systems or groundwater. The proposed initiative study area is restricted to parcels in unincorporated Los Angeles County and bounded by the Los Angeles County–Ventura County line to the west, the Los Angeles County–Kern County line to the north, the Los Angeles County–San Bernardino County line to the east, and the southern boundary of the Angeles National Forest and City of Los Angeles to the south. The baseline conditions information below is organized consistent with the Aesthetics Section of Appendix G to the State CEQA Guidelines.

5.1.1 Scenic Vistas

There are no officially designated County scenic vistas in the northern one-third of the County.¹ The County is considering the adoption of a Scenic Resources Ordinance in the 2015 to 2018 timeframe that may include scenic resources from the County's 1965 Regional Recreation Areas Plan.² There are three scenic vista points and one roadside rest that were identified in the 1965 Regional Recreation Areas Plan from which the subject parcels within the proposed initiative study area are potentially visible (see Figure 5.1.1-1, *Lake Hughes/Gorman/West of Lancaster Subarea Scenic Resources*; Figure 5.1.1-2, *Lancaster Northeast Subarea, Antelope Valley Northeast Subarea, and Lake Los Angeles/Llano/Valyermo/Littlerock Subarea Scenic Resources*; Figure 5.1.1-3, *Acton Subarea and Castaic/Santa Clarita/Agua Dulce Subarea Scenic Resources*; and Figure 5.1.1-4, *East San Gabriel Mountains Subarea Scenic Resources*, at the end of this section).

Vista Points

- **Reservoir Summit (1965 County Vista Point 12):** this scenic vista point, which was designated by the County for its panorama view of mountain landforms and landscapes, is located approximately 9.6 miles north-northwest of the Castaic/Santa

¹ The County has designated scenic vistas in the Santa Monica Mountains land use plans, which are located over 13 miles south of the nearest parcel within the Castaic/Santa Clarita/Agua Dulce subarea and over 15 miles southwest of the nearest parcel within the East San Gabriel Mountains subarea. As the proposed initiative study area is not located in the vicinity of these scenic vistas, they have not been included in the analysis. Santa Monica Mountains Local Coastal Program map with public viewing areas available at: http://planning.lacounty.gov/assets/upl/project/coastal_adopted-map3.pdf

² Los Angeles County Department of Regional Planning. Amended 29 July 1965. Los Angeles County Regional Recreation Areas Plan. A Part of the Recreation Element of the General Plan. PDF available online at: http://planning.lacounty.gov/assets/upl/project/gp_web80-regional-recreation-areas-plan.pdf Main website: <http://planning.lacounty.gov/generalplan/existing>

Clarita/Agua Dulce subarea and approximately six miles south of the Lake Hughes/Gorman/West of Lancaster subarea.

- **Inspiration Point (1965 County Vista Point 463):** this scenic vista point, which was designated by the County for its panorama view of the San Gabriel River watershed, is located approximately 4.5 miles south of the Lake Los Angeles/Llano/Valyermo/Littlerock subarea.
- **Big Rock Canyon Vista Point (1965 County Vista Point 464):** this scenic vista point, which was designated by the County for its panorama view of Big Rock Canyon and the Antelope Valley, is located approximately 4.3 miles south of the Lake Los Angeles/Llano/Valyermo/Littlerock subarea.

Roadside Rests

- **State Roadside Rest #8 (379):** this roadside rest is located on Angeles Crest Highway, six miles east of San Gabriel Canyon Road and approximately 4.8 miles south of the Lake Los Angeles/Llano/Valyermo/Littlerock subarea. However, due to topography and existing trees, the nearest visible parcel within the subarea is located approximately seven miles northwest of the roadside rest.

Caltrans has designated one scenic vista point within Los Angeles County, Lamont Odett Vista Point, which is located at Post Mile 57.8 along the northbound side of State Route 14 and overlooks the Aerospace Valley, Lake Palmdale, and the California Aqueduct toward the north and northeast from the Vista Point (see Figures 5.1.1.1, 5.1.1.2, and 5.1.1.3)^{3,4} This vista point is located approximately 0.4 mile north of the Acton subarea, approximately 5.2 miles north of the East San Gabriel Mountains subarea, approximately 7.6 miles east of the Castaic/Santa Clarita/Agua Dulce subarea, approximately 9.7 miles south of nearest parcels within the Lake Los Angeles/Llano/Valyermo/Littlerock subarea, approximately 11.4 miles south of the nearest parcels within the Lancaster Northeast subarea, approximately 13.7 miles south of the nearest parcels within the Lake Hughes/Gorman/West of Lancaster subarea, and approximately 25.2 miles southwest of the Antelope Valley Northeast subarea. Although subject parcels within the Acton subarea would be visible from this vista point, they are located to the south of the vista point, opposite the scenic view.

Caltrans has designated another scenic vista point within a 15-mile radius of the proposed initiative study area, Silverwood Lake 2 Scenic Vista Point, which is located at Post Mile 25.3 along the south-eastbound side of State Route 138. This vista point is located approximately 2.8 miles east of the Lake Los Angeles/Llano/Valyermo/Littlerock subarea and approximately 3.1 miles northeast of the East San Gabriel Mountains subarea. Subject parcels within the East San Gabriel Mountains subarea and Lake Los Angeles/Llano/Valyermo/Littlerock subarea would not be visible from this vista point because they are located on slopes opposite the vista point or on flat land on the other side of the community of Pinon Hills.

³ Male, Laura, Sapphos Environmental, Inc. Pasadena, CA. 3 July 2015. Communication with Daniel Kitowski, Transportation Manager (GIS), California Department of Transportation.

⁴ California Department of Transportation. 2014. *2014 Named Freeways, Highways, Structures and other Appurtenances in California*. Available at: http://www.dot.ca.gov/hq/tsip/hseb/products/Named_Freeways_Final.pdf

5.1.2 Scenic Highways

There are four categories of scenic highway designation within the proposed initiative study area: (1) Officially Designated State Scenic Highways, (2) Highways eligible for State Scenic Highway Designation, (3) State-Designated County Scenic Highways, and (4) City-Designated Scenic Highways. The Caltrans website was consulted to determine the location of the nearest designated and eligible proposed scenic highways.⁵ Approximately 34,744 of the 42,867 parcels in the proposed initiative study area are potentially visible from designated and eligible State Scenic Highways.

Officially Designated State Scenic Highways

Approximately 34,309 of the 42,867 parcels (80 percent) in the proposed initiative study area are located in the viewshed of officially designated State Scenic Highways. The nearest officially designated State Scenic Highway to the subject parcels is SR-2 (Angeles Crest Highway), a 55-mile stretch of highway located approximately 50 feet south of the nearest parcel within the East San Gabriel Mountains subarea and approximately 3.4 miles south of the southernmost parcels within the Lake Los Angeles/Llano/Valyermo/Littlerock subarea (see Figure 5.1.1-4).⁶ The subject parcels within the East San Gabriel Mountains subarea at the western edge of Wrightwood and the eastern edge of the Los Angeles County line are located within the SR-2 scenic corridor.

The second nearest officially designated State Scenic Highway is SR-33, which is located approximately 29.5 miles west of the westernmost parcels within the Castaic/Santa Clarita/Agua Dulce subarea in Ventura County. Due to distance and intervening topography, the subject parcels are not visible from SR-33.

Eligible State Scenic Highways

Approximately 435 of the 42,867 parcels (1 percent) in the proposed initiative study area are located in the viewshed of highways that are eligible for the State Scenic Highway designation. The nearest eligible State Scenic Highways to the subject parcels are:

- **Interstate 5 (I-5):** Interstate 5 is located approximately 0.2 mile southwest of the nearest parcel in the Castaic/Santa Clarita/Agua Dulce subarea (see Figures 5.1.1-1 and 5.1.1-3). The subject parcels within the Castaic/Santa Clarita/Agua Dulce subarea that are located on a County-designated significant ridgeline are within proximity to I-5, and are visible from I-5. These subject parcels contain scenic trees within the I-5 scenic corridor. Although the nearest parcel within the East San Gabriel Mountains subarea is located approximately 6.7 miles east of I-5, the subject parcels within the East San Gabriel Mountains subarea are not visible due to intervening topography (see Figure 5.1.1-4).
- **SR-126:** SR-126 is located approximately 0.7 mile southeast of the nearest parcel within the Castaic/Santa Clarita/Agua Dulce subarea (see Figure 5.1.1-3). The subject parcels that are on a County-designated significant ridgeline within this

⁵ California Department of Transportation. Accessed 18 May 2015. *Scenic Highway Program: Eligible (E) and Officially Designated (OD) Routes*. Available online at: <http://www.dot.ca.gov/hq/LandArch/scenic/cahisys.htm>

⁶ California Department of Transportation. 2014. California Scenic Highway Program. Website. Available online at: http://www.dot.ca.gov/hq/LandArch/scenic_highways/scenic_hwy.htm

subarea and are visible from SR-126. However, no scenic trees, rock outcroppings, or historic buildings are located on these parcels within the SR-126 scenic corridor.

- **SR-210:** SR-210 is located approximately 1.2 miles south of the nearest parcel in the East San Gabriel Mountains subarea and approximately 1.2 miles southeast of the nearest parcel in the Castaic/Santa Clarita/Agua Dulce subarea (see Figures 5.1.1-3 and 5.1.1-4). Subject parcels on the south-facing slope of the San Gabriel Mountains within the East San Gabriel Mountains subarea are visible from SR-210 and contain scenic trees within the SR-210 corridor. The subject parcels within the Castaic/Santa Clarita/Agua Dulce subarea are not visible from SR-210 due to intervening topography.
- **SR-39:** SR-39 is located approximately 660 feet west of the nearest parcel in the East San Gabriel Mountains subarea (see Figure 5.1.1-4). The subject parcels are located on ridgelines and on slopes facing the San Gabriel River near the San Gabriel Reservoir, Morris Reservoir, and within Azusa Canyon at the southern boundary of the Angeles National Forest, and are visible from SR-39. These subject parcels within the East San Gabriel Mountains subarea contain scenic trees within the SR-39 corridor.

Officially State-Designated County Scenic Highways

None of the 42,867 parcels located in the proposed initiative study area are visible from officially State-designated County scenic highways. The nearest officially State-designated County scenic highway, Malibu Canyon-Las Virgenes Road, is located approximately 16.2 miles southwest of the nearest parcel in the Castaic/Santa Clarita/Agua Dulce subarea and approximately 22.0 miles southwest of the nearest parcel in the Kagel Canyon subarea.

5.1.3 Visual Character and Quality

The dominant land use pattern, within and adjacent to a subarea, is a key factor in defining the visual character. In general, open space has a more spacious natural visual character, whereas the visual character of an area becomes increasingly more related to the built environment as development increases from rural/agricultural uses, to suburban, and to urban uses. There are four land use patterns that contribute to the visual character and quality of the landscape in the proposed initiative study area either through the designation of open space resources or planning and design review standards that apply to specified areas: (1) urban, (2) suburban, (3) rural/agricultural, and (4) designated open space. There are also five areas that contribute to the visual character and quality of the landscape in the proposed initiative study area either through the designation of scenic resources or planning and design review standards that apply to specified areas: (1) Pacific Crest Trail, National Scenic Trail designation; (2) Significant Ridgelines; (3) Community Standards Districts; (4) County designated scenic drives; and (5) Santa Clarita Valley Area Plan designated scenic resources within the unincorporated Santa Clarita Valley. The seven subareas vary in visual character from predominantly designated open space in the Antelope Valley Northeast subarea to predominantly suburban land use patterns, with some visual connection to urban areas in the Castaic/Santa Clarita/Agua Dulce subarea (Table 5.1.3-1, *Visual Character in Relation to Land Use Patterns in Vicinity of Subareas*).

**TABLE 5.1.3-1
VISUAL CHARACTER IN RELATION TO LAND USE PATTERNS IN VICINITY OF
SUBAREAS**

Subarea	Urban Land Use Pattern	Suburban Land Use Pattern	Rural/Agricultural Land Use Pattern	Designated Open Space
Acton	No	Adjacent to parcels	Adjacent to parcels	Adjacent to parcels
Antelope Valley Northeast	No	No	No	Adjacent to parcels
Castaic/Santa Clarita/Agua Dulce	At a distance from parcels	Adjacent to parcels	Adjacent to parcels	On and adjacent to parcels
East San Gabriel Mountains	No	Adjacent to parcels	Adjacent to parcels	Surrounding parcels
Lake Hughes/Gorman/West of Lancaster	No	Sparse	On and adjacent to parcels	On and adjacent to parcels
Lake Los Angeles/Llano/Valyermo/Littlerock	No	No	On and adjacent to parcels	Adjacent to parcels
Lancaster Northeast	No	No	On and adjacent to parcels	Adjacent to parcels

Pacific Crest National Scenic Trail

The Pacific Crest National Scenic Trail (also known as Pacific Crest Trail, or PCT), a trail approximately 2,650 miles long (2,350 miles in 1967) extending from the Mexican-California border northward along the mountain ranges of the West Coast states to the Canadian-Washington border, was designated as a national scenic trail with the original establishment of the National Trails System Act. According to the National Trails System Act, “to the extent practicable, efforts shall be made to avoid activities incompatible with the purposes for which such trails were established.”⁷ PCT passes through easements between subject parcels and adjacent to subject parcels within the Lake Hughes/Gorman/West of Lancaster subarea, the East San Gabriel Mountains subarea, and the Castaic/Santa Clarita/Agua Dulce subarea (see Figures 5.1.1-1, 5.1.1-3, and 5.1.1-4). This national scenic trail is located approximately 0.5 mile southwest of the nearest parcels within the Acton subarea, approximately 3.1 miles south of the nearest parcels within the Lake Los Angeles/Llano/Valyermo/Littlerock subarea, approximately 20.7 miles south of the Lancaster Northeast subarea, and approximately 26.3 miles south of the Antelope Valley Northeast subarea. Approximately 41,473 of the 42,867 parcels (96.7 percent) in the proposed initiative study area are located within the viewshed of approximately 161.5 miles of the PCT.

Significant Ridgelines

Los Angeles County has designated significant ridgelines that intersect with 423 of the subject parcels: 350 parcels of the Castaic/Santa Clarita/Agua Dulce subarea, four parcels of the East San Gabriel Mountains subarea, and 69 parcels of the Lake Hughes/Gorman/West of Lancaster subarea (see Figures 5.1.1-1, 5.1.1-3, and 5.1.1-4).

⁷ National Park Service. Website last modified 12 July 2012. The National Trails System Act. Also found in United States Code, Volume 16, Sections 1241-1251. Available online at: <http://www.nps.gov/nts/legislation.html> Section 7. [16USC1246](c), Administration and Development.

Community Standards Districts (CSDs)

Approximately 8.6 percent (3,694) of the subject parcels are located within CSDs. The Acton, Agua Dulce, Altadena, Castaic Area, Elizabeth Lake and Lake Hughes, and San Francisquito Canyon CSDs establish grading, building height, and setback standards for preserving significant ridgeline areas within the Castaic/Santa Clarita/Agua Dulce and Lake Hughes/Gorman/West of Lancaster subareas (see Figure 5.1.3-1, *County Rural Outdoor Lighting District and CSD Ordinance Boundaries*, at the end of this section; and Table 5.1.3-2, *Community Standards Districts*). Furthermore, 3,656 of the 3,694 subject parcels within CSDs (99.0 percent) are also located within the Rural Outdoor Lighting District; as a result, the Acton, Agua Dulce, Castaic Area, Elizabeth Lake and Lake Hughes, Juniper Hills, Leona Valley, San Francisquito Canyon, and Southeast Antelope Valley CSDs have established lighting standards requiring compliance with the Rural Outdoor Lighting District Ordinance.

County Designated Scenic Drives

Approximately 40,330 of the 42,867 parcels (94.1 percent) within the proposed initiative study area are located within the viewshed of at least one of the 53 Los Angeles County–designated Priority Scenic Drives identified in the 2015 Antelope Valley Area Plan – Town and Country.^{8,9} These scenic drives have been identified in order to ensure that incompatible development is discouraged in designated Scenic Drives by developing and implementing design standards and guidelines for development within identified viewsheds of these routes, in accordance with Town and Country Policy COS 5.7 (Table 5.1.3-3, *County Scenic Drives*; see Figures 5.1.1-1, 5.1.1-2, 5.1.1-3, and 5.1.1-4).

⁸ Los Angeles County Department of Regional Planning. June 16, 2015. Antelope Valley Area Plan – Town & Country. Available online at: <http://planning.lacounty.gov/tnc/documents/>

⁹ Los Angeles County Department of Regional Planning. March 31, 2015. Map 4.2: Los Angeles County Town and Country Scenic Drives Map. Available at: http://planning.lacounty.gov/assets/upl/project/tnc_map4-2-20150601.pdf

**TABLE 5.1.3-2
COMMUNITY STANDARDS DISTRICTS¹**

Community Standards District (CSD)	Number of Parcels within Subareas	Purpose of CSD	Significant Ridgeline Protection Standards	Street Lighting Standards	Outdoor Lighting Standards
Acton CSD	993 parcels – Acton subarea 158 parcels – Castaic/Santa Clarita/Agua Dulce subarea 42 parcels – East San Gabriel Mountains subarea	Protect and enhance the rural, equestrian and agricultural character of the community and its sensitive features including significant ecological areas, floodplains, hillsides, National Forest, archaeological resources, multipurpose trail system, and Western heritage architectural theme.	Preserve to the greatest extent possible the natural silhouette in significant ridgeline areas. Significant ridgelines are the ridgelines that surround or visually dominate the Acton landscape either through their size in relation to the hillside or mountain terrain of which they are a part, or through their visual dominance as characterized by a silhouetting appearance against the sky, or through their visual dominance due to proximity and view from existing development, freeways and highways designated as Major, Secondary or Limited Secondary on the Highway Plan.	—	Outdoor lighting shall be provided in accordance with the applicable provisions of the Rural Outdoor Lighting District. Where outdoor lights are required, light fixtures in keeping with the Western frontier architectural style will be required.
Agua Dulce CSD	733 parcels – Castaic/Santa Clarita/Agua Dulce subarea	Preserve the secluded rural nature of the community; protect the equestrian, agricultural, historical, cultural, archaeological, and geological characteristics of the community; protect sensitive resources and areas, including Vasquez Rocks Natural Area, the Santa Clara River, and Angeles National Forest, and the various floodplains, hillsides, ridgelines, rock outcroppings, and significant ecological areas located within the CSD; and minimize the development of urban infrastructure that would alter the rural character of the community, including the development of sewer and water systems, paved local streets, street lights, concrete sidewalks, and concrete flood control systems. Maintain and enhance the pedestrian and equestrian trail system within the CSD, including the Pacific Crest National Scenic Trail.	The highest point of any structure, excluding chimneys, rooftop antennas, amateur radio antennas, roof-mounted solar panels, and wind energy conversion systems, shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline. Any modification to the requirements shall require a conditional use permit, in accordance with the applicable provisions of Part 1 of Chapter 22.56 of the Los Angeles County, California, Code of Ordinances. In approving such conditional use permit, the hearing officer or Commission shall make the following findings, in addition to those required by Section 22.56.090: i. That alternative sites within the project site have been considered and rejected due to documented hazards for potentially greater damage to biota on the alternative sites than on the subject site, as determined by a biologist; and ii. That the overall development is designed so that grading will not occur uniformly across the project area and will be limited to the pads required for individual structures.	Street lights shall be provided in accordance with the applicable provisions of the Rural Outdoor Lighting District. Where installed, street lights shall be compatible in style and material with the poles on which they are mounted.	Outdoor lighting shall be provided in accordance with the applicable provisions of the Rural Outdoor Lighting District.

**TABLE 5.1.3-2
COMMUNITY STANDARDS DISTRICTS, *Continued***

Community Standards District (CSD)	Number of Parcels within Subareas	Purpose of CSD	Significant Ridgeline Protection Standards	Street Lighting Standards	Outdoor Lighting Standards
Altadena CSD	3 parcels – East San Gabriel Mountains subarea	Ensure that new and expanded structures are compatible in size and scale with the characteristics of surrounding residential neighborhoods, protecting the light, air, and privacy of existing single-family residences from negative impacts. The CSD is also established to minimize the visual and environmental impacts of development in hillside management areas.	<p>i. The highest point of any structure shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline, excluding chimneys, rooftop antennas, amateur radio antennas, roof-mounted solar panels, and wind energy conversion systems.</p> <p>ii. Any modification to the standards set forth in subsection i. shall require a conditional use permit, pursuant to Part 1 of Chapter 22.56. In approving such conditional use permit, the Hearing Officer or Regional Planning Commission shall make the following findings in addition to those required by Section 22.56.090:</p> <p>(A) Alternative sites within the project site have been considered and rejected due to the presence of documented hazards or the potential for greater damage to biota, as determined by a biologist; and</p> <p>(B) The overall development is designed to comply with the development standards provided below:</p> <p>The overall development minimizes visual and environmental impacts to the surrounding area. In making this finding, the Hearing Officer or Regional Planning Commission shall require projects to comply with the following development standards regarding hillside design, where they apply to the project:</p> <ul style="list-style-type: none"> • Grading is not conducted uniformly across the entirety of the project and is limited to the pads required of individual structures. • Terracing and retention walls, if unshielded by landscaping and visible from downslope, are designed with varied gradients and curvilinear shapes that mimic or blend into surrounding contours. • Structures, retention walls, and graded areas are screened by landscaping and vegetation. • Structures are placed to minimize their visibility from surrounding parcels or public viewpoints downslope. • Structures incorporate articulated surface faces instead of flat blank walls. • Structures incorporate colors, materials, and textures with an average Light Reflectance Value of 35 percent or less. • Where new tree planting occurs, new trees blend with surrounding vegetation. • Existing trail right-of-ways or trailheads within the project, dedicated to the County as of the effective date of the ordinance creating this subsection, are improved if necessary to ensure their ongoing use. 	—	—

**TABLE 5.1.3-2
COMMUNITY STANDARDS DISTRICTS, *Continued***

Community Standards District (CSD)	Number of Parcels within Subareas	Purpose of CSD	Significant Ridgeline Protection Standards	Street Lighting Standards	Outdoor Lighting Standards
Castaic Area CSD	354 parcels – Castaic/Santa Clarita/Agua Dulce subarea	Protect the rural character, unique appearance, and natural resources of the Castaic Area communities.	<p>For purposes of this CSD, significant ridgelines shall consist of primary and secondary ridgelines. Except as provided below, no development, grading, construction, or improvements shall be allowed on a significant ridgeline within a 50-foot radius from every point on the crest of a primary ridgeline or within a 25-foot radius from every point on the crest of a secondary ridgeline.</p> <p>Significant Ridgeline Exemptions Provided an approval is obtained for an exemption as described below, the following structures or uses may be permitted on significant ridgelines, or within the respective 50-foot and 25-foot restricted areas surrounding such significant ridgelines:</p> <ul style="list-style-type: none"> i. Accessory buildings or structures; ii. Additions and/or modifications to an existing single-family residence; iii. New single-family residences where not more than one such residence is proposed to be built by the same person on contiguous parcels of land; iv. Open spaces, conservation areas, parks, recreation areas, and/or trails; v. Water tanks or transmission facilities; vi. Architecturally superior structures, other than new single-family residences, which maximize the aesthetic appeal of the hillsides and significant ridgelines, and minimize the disturbance of the natural setting; and vii. Roads providing access to any of the structures or uses described above. <p>Significant Ridgeline Exemption Approval No exemption shall be allowed unless the applicant obtains:</p> <ul style="list-style-type: none"> (A) A director's review and approval pursuant to subsection G, below, for structures or uses described in subsection i, ii, and iii; or (B) A conditional use permit, as provided in Part 1, Chapter 22.56, for structures or uses described in subsections iv, v, or vi. The application for the conditional use permit must contain the information either required by or described in Sections 22.56.030, 22.56.040 and, where applicable, subsections D and E of Section 22.56.215. <ul style="list-style-type: none"> ii. In addition to any information required for the director's approval and the conditional use permit, an application for a significant ridgeline exemption approval shall also demonstrate that the proposed use: <ul style="list-style-type: none"> (A) Is compatible with adjacent uses, the character of the neighboring community, and the goals and policies of the general plan; (B) Will leave the crest of the significant ridgeline in its natural state; (C) Is designed to minimize the amount of grading necessary and will use landscaping to minimize the visual impact of the project; (D) Will not be materially detrimental to the visual character of the neighborhood or the Castaic communities; (E) Will not impede the normal and orderly development of surrounding properties and will not promote encroachments on significant ridgelines; and (F) Will not degrade the visual integrity of the significant ridgeline, as verified through submission of a precise illustration and depiction. 	—	Outdoor lighting shall be provided in accordance with the applicable provisions of the Rural Outdoor Lighting District.

**TABLE 5.1.3-2
COMMUNITY STANDARDS DISTRICTS, *Continued***

Community Standards District (CSD)	Number of Parcels within Subareas	Purpose of CSD	Significant Ridgeline Protection Standards	Street Lighting Standards	Outdoor Lighting Standards
Elizabeth Lake and Lake Hughes CSD	401 parcels – Lake Hughes/Gorman/ West of Lancaster subarea	Enhance the quality of life in these communities by preserving and protecting their rural character and the beauty of their environmental setting.	<p>The highest point of a structure shall be located at least one hundred-fifty (150) vertical feet and one hundred-fifty (150) horizontal feet in a southerly direction from a significant ridgeline, excluding chimneys, rooftop antennas, amateur radio antennas, and wind energy conversion systems. No portion of any structure shall be located less than fifty (50) horizontal feet in a northerly direction from a significant ridgeline, excluding amateur radio antennas, chimneys, rooftop antennas, and wind energy conversion systems.</p> <p>Any modification to the requirements shall require a minor conditional use permit, as provided in Section 22.56.085. In approving such permit, the Hearing Officer or Commission shall make the following findings in addition to those required by Section 22.56.090:</p> <ul style="list-style-type: none"> i. Alternative sites within the project site have been considered and eliminated from consideration due to their physical infeasibility or their potential for substantial habitat damage or destruction; and ii. The project maintains the maximum view of the applicable significant ridgeline through design features, including, but not limited to, minimized grading; reduced structural height; use of shapes, materials, and colors that blend with the surrounding environment; and/or use of native drought-tolerant landscaping for concealment. 	Street lights shall be provided in accordance with the applicable provisions of the Rural Outdoor Lighting District. Where installed, street lights shall be compatible in style and material with the poles on which they are mounted.	Outdoor lighting shall be provided in accordance with the applicable provisions of the Rural Outdoor Lighting District.
Juniper Hills CSD	391 parcels – Lake Los Angeles/ Llano/ Valyermo/ Littlerock subarea 29 parcels – East San Gabriel Mountains subarea	Maintain the low densities, secluded rural character, unique desert foothill appearance, and significant natural resources of the community.	—	Street lights shall be provided in accordance with the applicable provisions of the Rural Outdoor Lighting District. Where installed, street lights shall be compatible in style and material with the poles on which they are mounted.	Outdoor lighting shall be provided in accordance with the applicable provisions of the Rural Outdoor Lighting District.
Leona Valley CSD	174 parcels – Lake Hughes/Gorman/ West of Lancaster subarea	Protect the community's unique appeal, including its rural agricultural character, the portion of the Ritter Ridge Significant Ecological Area within Leona Valley, and the floodplain and hillside management areas defined by the Antelope Valley Area Plan.	—	—	Outdoor lighting, including street lights, shall be provided in accordance with the applicable provisions of the Rural Outdoor Lighting District.
San Francisquito Canyon CSD	724 parcels – Castaic/Santa Clarita/Agua Dulce subarea	Protect and enhance the community's secluded rural, equestrian, and agricultural character as well as its natural features, including ridgelines, significant ecological areas, and flood plains.	<p>The highest point of a structure shall be located at fifty (50) vertical feet and fifty (50) horizontal feet from a significant ridgeline, excluding chimneys, rooftop antennas, amateur radio antennas, and wind energy conversion systems.</p> <p>Any modification to the requirements shall require a minor conditional use permit, as provided in Section 22.56.085. In approving such permit, the Director, Hearing Officer, or Commission shall make the following findings in addition to those required by Section 22.56.090:</p> <ul style="list-style-type: none"> i. Alternative sites within the project have been considered and eliminated from consideration due to their physical infeasibility or their potential for substantial habitat damage or destruction; and ii. The project maintains the maximum view of the applicable significant ridgeline through design features, including, but not limited to, minimized grading; reduced structural height; use of shapes, materials, and colors that blend with the surrounding environment; and/or use of native drought-tolerant landscaping for concealment. 	Street lights shall be provided in accordance with the applicable provisions of the Rural Outdoor Lighting District. Where installed, street lights shall be compatible in style and material with the poles on which they are mounted.	Outdoor lighting shall be provided in accordance with the applicable provisions of the Rural Outdoor Lighting District.

**TABLE 5.1.3-2
COMMUNITY STANDARDS DISTRICTS, *Continued***

Community Standards District (CSD)	Number of Parcels within Subareas	Purpose of CSD	Significant Ridgeline Protection Standards	Street Lighting Standards	Outdoor Lighting Standards
Southeast Antelope Valley CSD	383 parcels – Lake Los Angeles/ Llano/Valyermo/ Littlerock subarea	Protect and enhance the community's rural, equestrian, and agricultural character as well as its natural features, including significant ecological areas, flood plains, and desert terrain.	—	Street lights shall be provided in accordance with the applicable provisions of the Rural Outdoor Lighting District.	Outdoor lighting shall be provided in accordance with the applicable provisions of the Rural Outdoor Lighting District.
Stonyvale CSD	9 parcels – East San Gabriel Mountains subarea	Facilitate the construction of single-family residences, accessory structures, fences, and walls in the Stonyvale area affected by the 2009 Station Fire, without endangering the health and safety of residents. This CSD does not modify or waive any other provisions of the County Code or any local, state, and federal laws or regulations.	—	—	—

SOURCE: ¹ Municode. Accessed 6 May 2015. Los Angeles County, California, Code of Ordinances >> Title 22 – Planning and Zoning >> Division 1 – Planning and Zoning >> Chapter 22.44 – Supplemental Districts >> Part 2 Community Standards Districts. Available online at: https://library.municode.com/HTML/16274/level4/TIT22PLZO_DIV1PLZO_CH22.44SUDI_PT2COSTDI.html#TIT22PLZO_DIV1PLZO_CH22.44SUDI_PT2COSTDI_22.44.127ALCOSTDI

**TABLE 5.1.3-3
COUNTY SCENIC DRIVES¹**

Scenic Drive Number ^{2,3}	Acton Subarea	Castaic/Santa Clarita/Agua Dulce Subarea	Antelope Valley Northeast Subarea	East San Gabriel Mountains Subarea	Lake Hughes/Gorman/West of Lancaster Subarea	Lake Los Angeles/Llano/Valyermo/Littlerock Subarea	Lancaster Northeast Subarea
1, 2. Golden State Freeway (I-5) from Lake Hughes Road north to Los Angeles-Kern County line	Not visible	Visible in foreground; passes through subarea	Not visible	Not visible	Visible in foreground; passes through subarea	Not visible	Not visible
3. Gorman Post Road	Not visible	Not visible	Not visible	Not visible	Visible in foreground; passes through subarea	Not visible	Not visible
4. Old Ridge Route Road	Not visible	Visible	Not visible	Not visible	Visible	Not visible	Not visible
5. West Lancaster Road	Not visible	Not visible	Not visible	Not visible	Visible in foreground; passes through subarea	Not visible	Not visible
6. Three Points Road	Not visible	Not visible	Not visible	Not visible	Visible in foreground; passes through subarea	Not visible	Not visible
7. Pine Canyon Road	Not visible	Not visible	Not visible	Not visible	Visible	Not visible	Not visible
8. Lancaster Road	Not visible	Not visible	Not visible	Not visible	Visible in foreground; passes through subarea	Not visible	Not visible
9. Lake Hughes Road	Not visible	Visible in foreground; passes through subarea	Not visible	Not visible	Visible in foreground; passes through subarea	Not visible	Not visible
10. Munz Ranch Road	Not visible	Not visible	Not visible	Not visible	Visible in foreground; passes through subarea	Not visible	Not visible
11. San Francisquito Canyon Road	Not visible	Visible in foreground; passes through subarea	Not visible	Not visible	Visible in foreground; passes through subarea	Not visible	Not visible
12. Fairmont Neenach Drive	Not visible	Not visible	Not visible	Not visible	Visible in foreground; passes through subarea	Not visible	Not visible
13. West Avenue I	Not visible	Not visible	Not visible	Not visible	Visible in foreground; passes through subarea	Not visible	Not visible
14. 110 th Street West	Not visible	Not visible	Not visible	Not visible	Visible in foreground; passes through subarea	Not visible	Not visible
15. Johnson Road	Not visible	Not visible	Not visible	Not visible	Visible in foreground; passes through subarea	Not visible	Not visible
16. Elizabeth Lake Road	Visible	Not visible	Not visible	Not visible	Visible in foreground; passes through subarea	Visible	Not visible
17. Spunky Canyon Road	Not visible	Not visible	Not visible	Not visible	Visible in foreground; passes through subarea	Not visible	Not visible
18. Bouquet Canyon Road	Not visible	Visible in foreground; passes through subarea	Not visible	Not visible	Visible in foreground; passes through subarea	Not visible	Not visible
19. Little Tujunga Road	Not visible	Not visible	Not visible	Visible in foreground; passes through subarea	Not visible	Not visible	Not visible
20. 90 th Street West	Not visible	Not visible	Not visible	Not visible	Visible in foreground; passes through subarea	Not visible	Not visible
23. Goode Hill Road West	Not visible	Not visible	Not visible	Not visible	Visible	Not visible	Not visible

TABLE 5.1.3-3
COUNTY SCENIC DRIVES, *Continued*

Scenic Drive Number ^{2,3}	Acton Subarea	Castaic/Santa Clarita/Agua Dulce Subarea	Antelope Valley Northeast Subarea	East San Gabriel Mountains Subarea	Lake Hughes/Gorman/West of Lancaster Subarea	Lake Los Angeles/Llano/Valyermo/Littlerock Subarea	Lancaster Northeast Subarea
24. Antelope Valley Freeway (SR-14)	Visible in foreground; passes through subarea	Visible in foreground; passes through subarea	Not visible	Not visible	Visible	Not visible	Not visible
25. Soledad Canyon Road	Visible in foreground; passes through subarea	Visible in foreground; passes through subarea	Not visible	Not visible	Not visible	Not visible	Not visible
27. Big Tujunga Canyon Road	Not visible	Not visible	Not visible	Visible in foreground; passes through subarea	Not visible	Not visible	Not visible
28. Aliso Canyon Road	Visible in foreground; passes through subarea	Not visible	Not visible	Visible in foreground; passes through subarea	Not visible	Not visible	Not visible
29. Angeles Forest Highway	Visible in foreground; passes through subarea	Not visible	Not visible	Visible in foreground; passes through subarea	Not visible	Not visible	Not visible
31. Barrel Springs Road	Visible	Not visible	Not visible	Not visible	Not visible	Visible in foreground; passes through subarea	Not visible
32. Mount Emma Road	Visible in foreground; passes through subarea	Not visible	Not visible	Visible	Not visible	Visible in foreground; passes through subarea	Not visible
33. Upper Big Tujunga Canyon Road	Not visible	Not visible	Not visible	Visible	Not visible	Not visible	Not visible
34. Mount Wilson – Red Box Road	Not visible	Not visible	Not visible	Visible in foreground; passes through subarea	Not visible	Not visible	Not visible
35. Cheseboro Road	Not visible	Not visible	Not visible	Not visible	Not visible	Visible in foreground; passes through subarea	Not visible
37. Angeles Crest Highway	Visible in background	Not visible	Visible	Visible	Visible in background	Visible	Visible
38. 82 nd Street East	Not visible	Not visible	Not visible	Not visible	Not visible	Visible in foreground; passes through subarea	Visible in background
39. 106 th Street East	Visible in background	Not visible	Not visible	Visible	Visible in background	Visible in foreground; passes through subarea	Visible in background
40. Juniper Hills Road	Not visible	Not visible	Not visible	Visible in foreground; passes through subarea	Not visible	Visible in foreground; passes through subarea	Visible in background
41. Longview Road	Not visible	Not visible	Not visible	Visible	Not visible	Visible in foreground; passes through subarea	Not visible
42. Pallett Creek Road	Not visible	Not visible	Not visible	Visible	Not visible	Visible in foreground; passes through subarea	Not visible
43. Devils Punchbowl Road	Not visible	Not visible	Not visible	Visible	Not visible	Visible	Not visible
44. 200 th Street East	Not visible	Not visible	Visible in foreground; passes through subarea	Not visible	Not visible	Visible in background	Not visible
45. East Avenue J	Not visible	Not visible	Not visible	Not visible	Not visible	Visible in foreground; passes through subarea	Visible in foreground; passes through subarea
46. 150 th Street East	Not visible	Not visible	Not visible	Not visible	Not visible	Visible in foreground; passes through subarea	Visible in foreground; passes through subarea
47. 165 th Street East	Not visible	Not visible	Not visible	Not visible	Not visible	Visible in foreground; passes through subarea	Visible
48. Bobs Gap Road	Not visible	Not visible	Not visible	Not visible	Not visible	Visible in foreground; passes through subarea	Not visible

TABLE 5.1.3-3
COUNTY SCENIC DRIVES, *Continued*

Scenic Drive Number ^{2,3}	Acton Subarea	Castaic/Santa Clarita/Agua Dulce Subarea	Antelope Valley Northeast Subarea	East San Gabriel Mountains Subarea	Lake Hughes/Gorman/West of Lancaster Subarea	Lake Los Angeles/Llano/Valyermo/Littlerock Subarea	Lancaster Northeast Subarea
49. Big Rock Creek Road	Visible in background	Not visible	Not visible	Visible in foreground; passes through subarea	Not visible	Visible in foreground; passes through subarea	Not visible
50. San Gabriel Canyon Road	Not visible	Not visible	Not visible	Visible in foreground; passes through subarea	Not visible	Not visible	Not visible
51. East Avenue O	Not visible	Not visible	Not visible	Not visible	Not visible	Visible in foreground; passes through subarea	Not visible
52. Antelope Highway	Not visible	Not visible	Not visible	Visible	Not visible	Visible in foreground; passes through subarea	Not visible
53. Largo Vista Road	Not visible	Not visible	Not visible	Visible in foreground; passes through subarea	Not visible	Visible in foreground; passes through subarea	Not visible
54. Big Pines Highway	Not visible	Not visible	Not visible	Visible in foreground; passes through subarea	Not visible	Visible	Not visible
55. East Fork Road	Not visible	Not visible	Not visible	Visible in foreground; passes through subarea	Not visible	Not visible	Not visible
56. Glendora Mountain Road	Not visible	Not visible	Not visible	Visible	Not visible	Not visible	Not visible
57. Glendora Ridge Road	Not visible	Not visible	Not visible	Visible in foreground; passes through subarea	Not visible	Not visible	Not visible
58. Mount Baldy Road	Not visible	Not visible	Not visible	Visible in foreground; passes through subarea	Not visible	Not visible	Not visible
TOTAL VISIBILITY LEVEL OF SUBJECT PARCELS FROM COUNTY SCENIC DRIVES	Visible from 9 County Scenic Drives (including 5 drives in the foreground)	Visible from 7 County Scenic Drives (including 6 drives in the foreground)	Visible from 2 County Scenic Drives (including 1 drive in the foreground)	Visible from 22 County Scenic Drives (including 13 drives in the foreground)	Visible from 22 County Scenic Drives (including 16 drives in the foreground)	Visible from 21 County Scenic Drives (including 16 drives in the foreground)	Visible from 7 County Scenic Drives (including 2 drives in the foreground)

NOTES:

¹ Visibility determination is based on Google Earth Street View and Ground View Imagery using KMLs of the parcel boundaries for reference.

² Los Angeles County Department of Regional Planning, March 31, 2015. Map 4.2: Los Angeles County Town and Country Scenic Drives Map. Available at: http://planning.lacounty.gov/assets/upl/project/tnc_map4-2-20150601.pdf

³ The County has removed five road segments from the 58-route Scenic Route List but retained the original numeric designations for the scenic routes.

Santa Clarita Valley Area Plan Designated Scenic Resources

The Conservation Element of the Santa Clarita Valley Area Plan has identified the following scenic resources within the Santa Clarita Valley planning area as significant resources to be maintained to preserve the visual character of the valley (see Figure 5.1.3-2, *Santa Clarita Valley Area Plan Designated Scenic Canyons, Woodlands, and Scenic Water Bodies*, and Figure 5.1.3-3, *Santa Clarita Valley Area Plan Designated Scenic Landmarks, Significant Ridgelines, and Significant Ecological Areas*, at the end of this section):¹⁰

- **Scenic Canyons**, which have remained undeveloped and support a variety of natural habitats: Five of the seven scenic canyons identified by the Santa Clarita Valley Area Plan are located within the study area for the proposed initiative (see Figure 5.1.3-2):
 - San Francisquito Canyon
 - Placerita Canyon
 - Bouquet Canyon
 - Pico Canyon
 - Tick Canyon

- **Scenic Woodlands**, which contribute to rural and scenic character: The Santa Clarita Valley Area Plan strives to protect existing oak woodland and cottonwood-willow riparian forest areas, several areas of which have been adopted by the County as Significant Ecological Areas (see Figures 5.1.3-2 and 5.1.3-3). The Castaic/Santa Clarita/Agua Dulce subarea includes parcels located within the Santa Clarita Woodlands Park and subject parcels that intersect with a total of approximately 174 acres of southern coast live oak riparian forest and approximately 25 acres of southern cottonwood willow riparian forest plant communities that should be protected in accordance with the Santa Clarita Valley Area Plan.¹¹

- **Scenic Water Bodies**, which provide scenic visual relief from urbanization as well as habitat for wildlife: Nine (9) of the 11 scenic water bodies identified by the Santa Clarita Valley Area Plan are located within the study area for the proposed initiative (see Figure 5.1.3-2):
 - Santa Clara River and its major tributaries:
 - San Francisquito Canyon
 - Oak Springs Canyon
 - Bouquet Canyon
 - Placerita Creek
 - Towsley Creek
 - Castaic Creek

¹⁰ Los Angeles County Department of Regional Planning. 25 November 1980. Los Angeles County General Plan Conservation and Open Space Element. Available online at http://planning.lacounty.gov/assets/upl/project/gp_web80-conservation-and-open-space.pdf

¹¹ California Department of Fish and Wildlife. California Natural Diversity Database (CNDDDB). Vegetation Classification and Mapping Program. Spatial data accessed in May 2015. Main website: <http://www.dfg.ca.gov/biogeodata/cnddb/>

- Sand Canyon
 - Mint Canyon
- **Vasquez Rocks Natural Area**, which is both a visual and historic landmark in the community (see Figure 5.1.3-3): The nearest subject parcel within the Castaic/Santa Clarita/Agua Dulce subarea is located within 200 feet of Vasquez Rocks Natural Area. Parcels within the Castaic/Santa Clarita/Agua Dulce subarea and Acton subarea are visible from this park. However, the nearby subject parcels to the north and west of the park are adjacent to existing rural residential development.
 - **Significant Ridgelines**, which create a sense of place for each neighborhood (see Figure 5.1.3-3).

City-Designated Scenic Highways

Although the subject parcels are located within unincorporated Los Angeles County, 375 of the 42,867 subject parcels (0.9 percent) within the Castaic/Santa Clarita/Agua Dulce subarea, Lake Hughes/Gorman/West of Lancaster subarea, East San Gabriel Mountains subarea, and Acton subarea are potentially within the visible range of city-designated scenic highways or highway corridors in the adjacent City of Palmdale. The nearby Cities of Santa Clarita and Lancaster have not designated city scenic highway corridors, and the subject parcels within the proposed initiative study area, including the East San Gabriel Mountains subarea and Castaic/Santa Clarita/Agua Dulce subarea, are not visible from any of the nearby City of Los Angeles-designated City scenic highways due to topography and distance (see Figures 5.1.1-1, 5.1.1-2, 5.1.1-3, and 5.1.1-4).¹²

The nearby City of Palmdale has designated eight City scenic highways, which have been designated in order to preserve the existing panoramic vistas of rugged mountains, steep canyon slopes covered with native chaparral, extensive areas of the Mojave Desert, and rural or small-town settings. Development has not yet significantly reduced scenic potential, and the City has identified an opportunity for public investment to ensure the future maintenance of these eight City scenic highways, which would have design implications or development restrictions for single-family residences (Table 5.1.3-4, *Visibility of Subject Parcels from Adjacent City-Designated Scenic Highways*):¹³

Barrel Springs Road: The designated scenic highway portion of Barrel Springs Road within the City of Palmdale is located approximately 0.9 mile north of the nearest parcel within the Acton subarea and approximately 4.3 miles west of the nearest subject parcel within the Lake Los Angeles/Llano/Valyermo/Littlerock subarea (see Figure 5.1.1-2).

Tierra Subida Avenue: The designated scenic highway portion of Tierra Subida Avenue within the City of Palmdale is located approximately 0.5 mile northeast of the nearest parcels within the Acton subarea (see Figure 5.1.1-2).

¹² City of Los Angeles Department of City Planning. Map E: Transportation Element of the General Plan: Scenic Highways in the City of Los Angeles. Website. Available online at: <http://cityplanning.lacity.org/>

¹³ City of Palmdale. January 25, 1993. General Plan. PDF available online at: http://www.cityofpalmdale.org/departments/planning/general_plan/general_plan.pdf

Sierra Highway, South of Avenue S: The designated scenic highway portion of Sierra Highway within the City of Palmdale is located approximately 0.7 mile northeast of the Acton subarea (see Figure 5.1.1-2).

Elizabeth Lake Road: The designated scenic highway portion of Elizabeth Lake Road within the City of Palmdale is located adjacent to the nearest parcel within the Lake Hughes/Gorman/West of Lancaster subarea (see Figure 5.1.1-1).

Pearblossom Highway: The designated scenic highway portion of Pearblossom Highway within the City of Palmdale is located approximately 1.6 miles northwest of the nearest parcel within the Lake Los Angeles/Llano/Valyermo/Littlerock subarea, approximately 1.7 miles northeast of the nearest parcels within the Acton subarea, an approximately 5.1 miles north of the East San Gabriel Mountains subarea (see Figure 5.1.1-2).

Bouquet Canyon Road: The designated scenic highway portion of Bouquet Canyon Road within the City of Palmdale is located adjacent to the nearest parcel within the Lake Hughes/Gorman/West of Lancaster subarea (see Figure 5.1.1-1).

Godde Hill Road: The designated scenic highway portion of Godde Hill Road within the City of Palmdale is located approximately 300 feet south of the nearest parcel within the Lake Hughes/Gorman/West of Lancaster subarea (see Figure 5.1.1-1).

Antelope Valley Freeway, south of Rayburn Road: The designated scenic highway portion of Antelope Valley Freeway (SR 14) within the City of Palmdale is located approximately 1.0 mile east of the nearest parcels within the Acton subarea (see Figure 5.1.1-2).

**TABLE 5.1.3-4
VISIBILITY OF SUBJECT PARCELS FROM ADJACENT CITY-DESIGNATED SCENIC HIGHWAYS¹**

Subarea	Barrel Springs Road	Tierra Subida Avenue	Sierra Highway, South of Avenue S	Elizabeth Lake Road	Pearblossom Highway	Bouquet Canyon Road	Godde Hill Road	Antelope Valley Freeway, South of Rayburn Road
Acton	Visible due to hilltop location	Visible due to hilltop location	Visible due to hilltop location	Not visible due to distance, topography, and vegetation in the foreground	Visible due to hilltop location	Not visible due to distance, topography, and vegetation in the foreground	Not visible due to distance, topography, and vegetation in the foreground	Visible due to hilltop location
Antelope Valley Northeast	Not visible	Not visible	Not visible	Not visible	Not visible	Not visible	Not visible	Not visible
Castaic/Santa Clarita/Agua Dulce	Not visible due to distance, topography, and vegetation in the foreground	Not visible due to distance, topography, and vegetation in the foreground	Not visible due to distance, topography, and vegetation in the foreground	Not visible due to distance, topography, and vegetation in the foreground	Not visible due to distance, topography, existing residences, and vegetation in the foreground	Not visible due to distance, topography, and vegetation in the foreground	Not visible due to distance, topography, and vegetation in the foreground	Not visible due to distance, topography, and vegetation in the foreground
East San Gabriel Mountains	Not visible due to topography, buildings, and vegetation in the foreground	Not visible	Not visible	Not visible	Barely visible due to topography, buildings, and vegetation in the foreground	Not visible	Not visible	Not visible
Lake Hughes/Gorman/West of Lancaster	Not visible due to distance, topography, and vegetation in the foreground	Not visible due to distance, topography, and vegetation in the foreground	Not visible due to distance, topography, and vegetation in the foreground	Visible due to proximity to the designated segment of the road and hilltop location	Not visible due to distance, topography, existing residences, and vegetation in the foreground	Visible due to proximity to the designated segment of the road and hilltop location	Visible due to proximity to the designated segment of the road and hilltop location	Not visible due to distance, topography, and vegetation in the foreground
Lake Los Angeles/Llano/Valyermo/Littlerock	Not visible due to topography and vegetation in the foreground	Not visible due to distance, topography, and vegetation in the foreground	Not visible due to distance, topography, and vegetation in the foreground	Not visible due to distance, topography, and vegetation in the foreground	Barely visible due to topography and vegetation in the foreground	Not visible due to distance, topography, and vegetation in the foreground	Not visible due to distance, topography, and vegetation in the foreground	Not visible due to distance, topography, and vegetation in the foreground
Lancaster Northeast	Not visible due to distance, topography, and vegetation in the foreground	Not visible due to distance, topography, and vegetation in the foreground	Not visible due to distance, topography, and vegetation in the foreground	Not visible due to distance, topography, and vegetation in the foreground	Not visible due to distance, topography, existing residences, and vegetation in the foreground	Not visible due to distance, topography, and vegetation in the foreground	Not visible due to distance, topography, and vegetation in the foreground	Not visible
TOTAL VISIBILITY LEVEL	Visible from Acton subarea	Visible from Acton subarea	Visible from Acton subarea	Visible from Lake Hughes/Gorman/West of Lancaster subarea	Visible from Lake Los Angeles/ Llano/Valyermo/ Littlerock subarea and East San Gabriel Mountains subarea	Visible from Lake Hughes/Gorman/West of Lancaster subarea	Visible from Lake Hughes/Gorman/West of Lancaster subarea	Visible from Acton subarea

NOTES:
¹Visibility determination is based on Google Earth Street View and Ground View Imagery using .KML file format spatial GIS data of the parcel boundaries for reference.

5.1.4 Light and Glare

Within Los Angeles County, the major sources of nighttime sky glow are the cities (i.e., Los Angeles, San Fernando, Santa Clarita, Lancaster, and Palmdale), transportation corridors (i.e., Interstate 5 and State Route 14), and the established communities of Gorman, Neenach, Lake Hughes, Elizabeth Lake, Green Valley, Lake Los Angeles, Santa Clarita Valley, Acton, Agua Dulce, and Valyermo. According to Earth at Night 2012 data, a composite of city light data acquired by the SuomiNPP satellite over nine days in April 2012 and 13 days in October 2012,¹⁴ approximately 45.9 percent (19,664 parcels) of the 42,867 subject parcels are located within one mile of an already developed area that currently produces high levels of nighttime skyglow. These parcels are concentrated within the Acton subarea, Castaic/Santa Clarita/Agua Dulce subarea, and the East San Gabriel Mountains subarea within the edges of the Angeles National Forest. Less than half of the subject parcels within the Lake Hughes/Gorman/West of Lancaster subarea, the Lancaster Northeast subarea, and the Lake Los Angeles/Llano/Valyermo/Littlerock subarea are located within one mile of an existing developed area that is a source of nighttime sky glow, and none of the parcels within the Antelope Valley Northeast subarea are located within one mile of an existing developed area (the area is undeveloped and dark at night).

The nighttime light levels in subject parcels within the Antelope Valley Northeast subarea, Lake Los Angeles/Llano/Valyermo/Littlerock subarea, Lake Hughes/Gorman/West of Lancaster subarea, and Lancaster Northeast subarea are very low, while the nighttime light levels in the East San Gabriel Mountains subarea, Castaic/Santa Clarita/Agua Dulce subarea, and Acton subarea are moderate due to the nighttime glare from the adjacent cities of Los Angeles, Santa Clarita, Palmdale, and Lancaster.¹⁵ The relative levels of light and glare are summarized in Table 5.1.4-1, *Relative Levels of Light and Glare*. All of the subject parcels within the Antelope Valley Northeast subarea, East San Gabriel Mountains subarea, Lake Hughes/Gorman/West of Lancaster subarea, Lake Los Angeles/Llano/Valyermo/Littlerock subarea, and Lancaster Northeast subarea, as well as 99.9 percent of the subject parcels within the Acton subarea and 85.4 percent of the subject parcels within the Castaic/Santa Clarita/Agua Dulce subarea, are located within the County's Rural Outdoor Lighting District and subject to restrictions in terms of producing sources of light and glare at night (see Figure 5.1.3-1).

¹⁴ NASA Earth Observatory/NOAA NGDC. 7 December 2012. Earth at Night 2012. Imagery available from Google Earth Map Gallery.

¹⁵ NASA Earth Observatory/NOAA NGDC. April and October 2012. Earth at Night 2012. Available from Google Earth Maps Gallery.

**TABLE 5.1.4-1
RELATIVE LEVELS OF LIGHT AND GLARE**

Subarea	Nighttime Light Level¹	Nighttime Glare Level	Daytime Glare Level
Acton	Low to Moderate	Low on parcels near the Angeles National Forest to Moderate near the Antelope Valley Freeway.	Moderate due to the presence of paved roads, residential development and infrastructure, and high vehicle traffic levels on the Antelope Valley Freeway.
Antelope Valley Northeast	Very Low	Very Low throughout the subarea.	Very Low due to the lack of paved roads, absence of large water bodies, low traffic levels, and low level of development and infrastructure.
Castaic/Santa Clarita/Agua Dulce	Moderate to High	Low in isolated rural areas to High near Santa Clarita and major freeways.	Moderate to High due to the presence of paved roads, commercial and residential development and infrastructure, high vehicle traffic levels on major roads and freeways, and reflective water bodies.
East San Gabriel Mountains	Very Low to High	Very low within the Angeles National Forest; moderate within the East Fork of the San Gabriel River and near the communities of Wrightwood, Acton, and San Antonio Heights; and high within the southern foothills of the San Gabriel Mountains near the urban and suburban development of the Los Angeles basin.	Low due to the presence of both paved and dirt roads, sparse development and infrastructure, and trees.
Lake Hughes/Gorman/West of Lancaster	Very Low	Very Low in rural areas to Low in the communities of Gorman, Lake Hughes, and Leona Valley and near Quartz Hill, Lancaster, and Palmdale.	Low due to the presence of both paved and dirt roads, and sparse development and infrastructure.
Lake Los Angeles/Llano / Valyermo/ Littlerock	Low	Low in rural areas to moderate near the communities of Lake Los Angeles, Littlerock, and Pearblossom and the City of Palmdale.	Low due to the presence of both paved and dirt roads, sparse development and infrastructure, and subgrade location of the aqueduct.
Lancaster Northeast	Low	Low in rural areas to Moderate adjacent to the City of Lancaster.	Low due to the presence of both paved and dirt roads, and sparse development and infrastructure.

NOTE: Relative nighttime light level was qualitatively evaluated based on source and the following criteria:

- **Very Low:** Very few sources of 2012 nighttime sky glow intersect with parcels.
- **Low:** Parcels within subarea are towards the edge of sources of 2012 nighttime sky glow and less than ½ of parcels within subarea intersect with 2012 sources of nighttime sky glow.
- **Moderate:** Approximately ½ of parcels within subareas intersect with sources of 2012 nighttime sky glow.
- **High:** More than half of parcels are located within 2012 nighttime sky glow area.

SOURCE:

¹NASA Earth Observatory/NOAA NGDC. April and October 2012. Earth at Night 2012. Available from Google Earth Maps Gallery.

5.2 PROPOSED INITIATIVE

5.2.1 Scenic Vistas

According to the GIS viewshed analysis, new homes and hauled water tanks on 33,356 of the 42,867 subject parcels (78 percent) would potentially be visible from 1965 County-designated scenic vistas and roadside rests that have the potential to be designated in the anticipated Scenic Resources Ordinance identified in Chapter 16 of the Los Angeles County General Plan 2035 Update (see Figure 5.2.1-1, *Viewshed Analysis for Proposed Initiative*, at the end of this section; and Table 5.2.1-1, *Proposed Initiative Parcels Visible from Vista Points or Roadside Rests*). However, these are not currently designated as scenic vistas, as of the March 24, 2015, approval of the Los Angeles County General Plan 2035 Update.

**TABLE 5.2.1-1
PROPOSED INITIATIVE PARCELS VISIBLE FROM VISTA POINTS OR ROADSIDE RESTS**

Subarea	Reservoir Summit Vista Point (#12)	Inspiration Point Vista Point (#463)	Big Rock Canyon Vista Point (#464)	State Roadside Rest #8
Acton	0	0	281* (Not visible) ¹	90* (Not visible) ¹
Antelope Valley Northeast	0	1,307* (Not visible) ¹	1,205* (Not visible) ¹	0
Castaic/Santa Clarita/Agua Dulce	67 (Very Low Visibility) ¹	0	0	2* (Not visible) ¹
East San Gabriel Mountains	0	1 (Low visibility) ¹	41 (Moderate visibility) ¹	2* (Not visible) ¹
Lake Hughes/Gorman/West of Lancaster	65 (Moderate Visibility) ¹	0	13,487* (Not visible) ¹	202* (Not visible) ¹
Lake Los Angeles/Llano/Valyermo/Littlerock	0	86 (Low visibility) ¹	11,173 (Moderate visibility) ¹	0
Lancaster Northeast	0	0	6,785* (Not visible) ¹	0
Total	132 (Very Low to Moderate Visibility)	2,124 (Low Visibility)	11,214 (Moderate Visibility)	Not Visible

NOTES:

*These parcels would be barely visible in the distance because they are located over 15 miles away from the vista point/roadside rest.

¹Visibility determination is based on Google Earth Street View and Ground View Imagery, using .KML file format spatial GIS data of the parcel boundaries for reference. Existing buildings and infrastructure, trees, and large shrubs in the foreground of vista points are not factors in viewshed analysis; therefore, Google Earth was used to verify visibility.

Additionally, the proposed initiative would not result in impacts to aesthetics in relation to scenic vistas because the subject parcels within the Acton, Lake Hughes/Gorman/West of Lancaster, Lancaster Northeast, and Lake Los Angeles/Llano/Valyermo/Littlerock subareas that have the potential to be visible from the Caltrans-designated Lamont Odett Vista Point are located at a far

enough distance and located to the south of the vista point, which would not affect the intended designated vista from this point of Aerospace Valley, Lake Palmdale, and the California Aqueduct toward the north and northeast. Therefore, the proposed initiative would not obstruct or affect the view of the valley in the foreground or middleground of this foreground-middleground focused vista, and no impacts would occur.

The proposed initiative would be expected to result in no impacts to aesthetics in relation to scenic vistas because the Los Angeles County General Plan 2035 Update refers to more localized planning documents for designation of local scenic resources, such as the significant ridgelines identified in the 2012 Santa Clarita Valley Area Plan and the Priority Scenic Drives identified in the 2015 Antelope Valley Area Plan. No scenic vistas have been designated in the Santa Clarita Valley Area Plan or the Antelope Valley Area Plan.¹⁶ The total anticipated 3,680 single-family residences that would be expected to be developed over the 20-year planning horizon would be a minor increase in the total development in the North County Area. The viewshed from the four scenic vistas and roadside rests designated in the 1965 Regional Recreation Areas Plan would be generally consistent with existing viewsheds characterized by a mix of open space, agricultural and rural residential land uses. Therefore, the proposed initiative would not be expected to result in significant impacts to aesthetics in regard to having a substantial adverse effect on a scenic vista.

5.2.2 Scenic Highways

According to the GIS viewshed analysis, new homes and hauled water tanks on 34,744 of the 42,867 subject parcels (81.1 percent) would potentially be visible from officially designated and eligible State scenic highways (Table 5.2.2-1, *Proposed Initiative Parcels Potentially Visible from State Scenic Highways*). All the parcels are vacant; therefore, the proposed initiative would not affect historic buildings. Rock outcrops are present on subject parcels within the Acton, Castaic/Santa Clarita/Agua Dulce, East San Gabriel Mountains, Lake Hughes/Gorman/West of Lancaster, and Lake Los Angeles/Valyermo/Llano/Littlerock subareas, where there is a potential for rock outcrops to be affected on parcels within State scenic highway viewsheds. Rock outcrops are rare within the Antelope Valley Northeast and Lancaster Northeast subareas. The percentage of parcels containing trees that are potentially visible from State designated and eligible scenic highways ranges from zero percent in the Antelope Valley Northeast subarea to approximately 40.8 percent in the Castaic/Santa Clarita/Agua Dulce subarea.

¹⁶ As of the March 24, 2015 approval of the Los Angeles County General Plan 2035 Update, there are no officially designated County scenic vistas. As the County intends to develop a Scenic Resources Ordinance as part of its implementation program and may include scenic resources from the County's 1965 Regional Recreation Areas Plan, these scenic vistas have been retained in the visual analysis for reference.

**TABLE 5.2.2-1
PROPOSED INITIATIVE PARCELS POTENTIALLY VISIBLE FROM STATE SCENIC
HIGHWAYS**

Subarea	Number of Parcels within Viewshed of Designated State Scenic Highways	Number of Parcels within Viewshed of Eligible State Scenic Highways	Total Parcels within Viewshed of State Scenic Highways	Number of Parcels Containing Trees within Viewshed of Designated and Eligible State Scenic Highways	Percent of Parcels Containing Trees within Viewshed of Designated and Eligible Scenic Highways
Acton	315	92	407	39	9.6%
Antelope Valley Northeast	1,466	0	1,466	0	0.0%
Castaic/Santa Clarita/Agua Dulce	6	249	255	104	40.8%
East San Gabriel Mountains	30	82	112	45	40.2%
Lake Hughes/ Gorman/ West of Lancaster	13,603	12	13,615	219	1.6%
Lake Los Angeles/Llano/ Valyermo/ Littlerock	12,095	0	12,095	1	0.01%
Lancaster Northeast	6,794	0	6,806	29	0.4%
Total	34,309	435	34,744	437	1.3%

Officially Designated State Scenic Highways

State Route 2

The subject parcels within the East San Gabriel Mountains subarea at the western edge of Wrightwood and the eastern edge of the Los Angeles County line are located within the SR-2 scenic corridor and would be expected to substantially damage scenic resources (trees and rock outcroppings) within a State scenic highway and degrade the rural scenic character of the SR-2 viewshed. The majority of these subject parcels within the East San Gabriel Mountains subarea that are located within the SR-2 viewshed contain several pine trees, and there is a potential for rock outcrops to be located on these parcels as well, that should not be removed in order to preserve the scenic value of the designated scenic highway corridor. Although some of the subject parcels within the Lake Los Angeles/Llano/Valyermo/Littlerock subarea are visible in the distance from portions of SR-2, the parcels within this subarea affected by the proposed initiative do not contain scenic resources that are essential to the scenic character of the SR-2 scenic corridor.

State Route 33

Due to distance (at least 29.5 miles) and intervening topography, any residential or hauled water construction on the subject parcels would not be visible from SR-33 in Ventura County.

Eligible State Scenic Highways

Interstate 5

The subject parcels within the Castaic/Santa Clarita/Agua Dulce subarea are located on a County-designated significant ridgeline, are within proximity to the I-5, and are visible from I-5. These subject parcels contain scenic trees within the I-5 scenic corridor that should not be removed in order to preserve the scenic value of the eligible scenic highway corridor.

State Route 126

The subject parcels within the Castaic/Santa Clarita/Agua Dulce subarea are on a County-designated significant ridgeline and are visible from SR-126. However, no scenic trees, rock outcroppings, or historic buildings are located on these parcels within the SR-126 scenic corridor that would need to be preserved.

State Route 210

Subject parcels on the south-facing slope of the San Gabriel Mountains within the East San Gabriel Mountains subarea are visible from SR-210 and contain scenic trees within the SR-210 corridor that should not be removed in order to preserve the scenic value of the eligible scenic highway corridor. The subject parcels within the Castaic/Santa Clarita/Agua Dulce subarea are not visible from SR-210 due to intervening topography.

State Route 39

The subject parcels located on ridgelines and slopes facing the San Gabriel River within the East San Gabriel Mountains subarea near the San Gabriel Reservoir, Morris Reservoir, and within Azusa Canyon at the southern boundary of the Angeles National Forest are visible from SR-39. These subject parcels within the East San Gabriel Mountains subarea contain scenic trees within the SR-39 corridor that should not be removed in order to preserve the scenic value of the eligible scenic highway corridor.

Officially State-Designated County Scenic Highways

The subject parcels are not visible from the nearest officially State-designated County scenic highway, Malibu Canyon-Las Virgenes Road, due to distance and intervening topography. Trees and rock outcroppings located on subject parcels within the designated SR-2 and eligible SR-210 and SR-39 scenic corridors in the East San Gabriel Mountains subarea are essential to the scenic character of the SR-2, SR-210, and SR-39 scenic corridors. Within the East San Gabriel Mountains subarea, approximately 40.2 percent of the subject parcels within the SR-2, SR-210, and SR-39 viewsheds contain scenic trees, and there is a potential for these parcels to contain scenic rock outcroppings as well. Several of the subject parcels within the Castaic/Santa Clarita/Agua Dulce subarea are also visible from State-eligible portions of I-5 and SR-126. The subject parcels within the Castaic/Santa Clarita/Agua Dulce subarea that are visible from I-5 encompass part of a County-

designated significant ridgeline and approximately 40.8 percent of these parcels contain mature trees that could potentially be removed during the construction of single-family residences. The subject parcels within the Castaic/Santa Clarita/Agua Dulce subarea that are visible from SR-126 are located on a County-designated significant ridgeline. Damage to these scenic resources as a result of construction of single-family residences on these subject parcels within the Castaic/Santa Clarita/Agua Dulce subarea would adversely affect the scenic value of the one officially designated State scenic highway and three State-eligible scenic highway corridors.

5.2.3 Visual Character and Quality

The proposed initiative would be expected to alter the visual character of parcels that are visible from resources designated for the visual quality or character of the surrounding area or designated for special planning and design review standards, including (1) Pacific Crest Trail, National Scenic Trail designation; (2) Significant Ridgelines; (3) Community Standards Districts; (4) County designated scenic drives; and (5) Santa Clarita Valley Area Plan-designated scenic resources. The degree to which the alteration would occur would vary in relation to the proximity of parcels that are potentially eligible for use of hauled water to other existing agricultural, rural, suburban and urban development. A change from in visual character from a less developed to a more developed visual character category was identified as a significant impact.

According to the GIS viewshed analysis, new homes and hauled water tanks on 96.8 percent of the subject parcels would potentially be visible from Pacific Crest National Scenic Trail (PCT); new homes and hauled water tanks on 94.1 percent of the subject parcels would potentially be visible from County-designated scenic drives; and new homes and hauled water tanks on 0.9 percent of the subject parcels would potentially be visible from City-designated scenic highways (Table 5.2.3-1, *Proposed Initiative Parcels Visible from Federal-, County-, and City-Designated Scenic Resources*).

**TABLE 5.2.3-1
PROPOSED INITIATIVE PARCELS VISIBLE FROM FEDERAL-, COUNTY-, AND
CITY-DESIGNATED SCENIC RESOURCES**

Subarea	Total Parcels Visible from PCT	Total Parcels Visible from County-Designated Scenic Drives	Total Parcels Visible from City-Designated Scenic Highways
Acton	1,179	1,045	1
Antelope Valley Northeast	1,933	1,623	0
Castaic/Santa Clarita/Agua Dulce	1,651	723	13
East San Gabriel Mountains	144	287	334
Lake Hughes/Gorman/West of Lancaster	14,982	15,047	27
Lake Los Angeles/Llano/Valyermo/Littlerock	14,790	14,811	0
Lancaster Northeast	6,794	6,794	0
Total	41,473	40,330	375

Pacific Crest National Scenic Trail (PCT)

The construction of new homes and hauled water tanks on approximately 3,680 of 41,473 of the subject parcels over the 20-year planning horizon would have the potential to affect views from the PCT. Subject parcels within the Lake Hughes/Gorman/West of Lancaster subarea, the Castaic/Santa Clarita/Agua Dulce subarea, the East San Gabriel Mountains subarea, and the Acton subarea are clearly visible in the foreground and would have a high impact on views from the PCT. The subject parcels within the Lake Los Angeles/Llano/Valyermo/Littlerock subarea are visible in the middleground and would have a moderate impact on views from the PCT. The subject parcels within the Lancaster Northeast subarea and Antelope Valley Northeast subarea are visible in the distance/background and would have a low impact on views from the PCT.

County-Designated Scenic Drives

The construction of new homes and hauled water tanks on approximately 3,680 of 40,330 of the subject parcels over the 20-year planning horizon would have the potential to affect views from County-designated scenic drives. Subject parcels within every subarea are clearly visible in the foreground and would have a high impact on views from these priority scenic drives.

City-Designated Scenic Highways

The construction of new homes and hauled water tanks on approximately 3,680 of the subject parcels over the 20-year planning horizon would have the potential to affect views from City-designated scenic highways if these parcels include the approximately 375 of the subject parcels within the viewshed of City-designated scenic highways. Subject parcels within the Acton subarea and Lake Hughes/Gorman/West of Lancaster subarea are clearly visible in the foreground and would have a high impact on views from City-designated scenic highways. Subject parcels within the Lake Los Angeles/Llano/Valyermo/Littlerock subarea are visible in the distance/background and would have a low impact on views from City-designated scenic highways. Subject parcels within the Castaic/Santa Clarita/Agua Dulce subarea, Antelope Valley Northeast subarea, East San Gabriel

Mountains subarea, and Lancaster Northeast subarea are not visible from these highways and would have no impact on views from City-designated scenic highways.

The proposed initiative would be expected to result in significant impacts to aesthetics in relation to substantial degradation of the existing visual character or quality of the site and its surroundings. Due to the presence of several of the subject parcels on County-designated significant ridgelines, adjacent to the PCT, visible from County-designated scenic drives and City-designated scenic highways, and visible from Santa Clarita Valley Area Plan-designated scenic resources, the development of single-family residences on several of the subject parcels would be expected to adversely affect the existing visual character or quality of the area (Table 5.2.3-2, *Visual Character Impacts by Subarea*). The construction of single-family residences on the subject parcels, and related appurtenant structures, such as water tanks, and access roads and driveways, at locations identified as significant ridgelines within the Acton, Agua Dulce, Altadena, Castaic Area, Elizabeth Lake and Lake Hughes, and San Francisquito Canyon CSDs, would be required to conform to the grading, building heights, and setbacks established by the respective community development standards as part of the building permit process. The construction of single-family residences and hauled water tanks on the 131 subject parcels within the Castaic/Santa Clarita/Agua Dulce subarea and the one subject parcel within the East San Gabriel Mountains subarea located on significant ridgelines that are not restricted by the standards of a CSD would have the potential to affect the visual character or quality of the significant ridgelines. The extensive scale of visual impacts from development of a single-family residence, hauled water tank, and access road for all 42,867 parcels in proximity to these designated scenic resources would be expected to result in cumulative impacts to visual character and quality.

**TABLE 5.2.3-2
VISUAL CHARACTER IMPACTS BY SUBAREA**

Subarea	Visible from Pacific Crest Trail?	Located on County Significant Ridgeline?	Visible from County Scenic Drive?	Located Within County SEAs ¹	Visible from City Designated Scenic Highway?	Visible from Santa Clarita Valley Area Plan Designated Scenic Resources?
Acton	High visibility	No	Yes	168 parcels in one SEA: SEA #20, Santa Clara River	Yes (5): Barrel Springs Rd, Tierra Subida Ave, Sierra Hwy, Pearblossom Hwy, Antelope Valley Fwy.	Yes; Santa Clara River and Vasquez Rocks Natural Area.
Antelope Valley Northeast	Low visibility	No	Yes	1,355 parcels in one SEA: SEA #3, Antelope Valley	No	No
Castaic/ Santa Clarita/ Agua Dulce	High visibility	350 parcels; 40 within Acton CSD, 70 within Agua Dulce CSD, 103 within Castaic Area CSD, and 137 are not located within a CSD.	Yes	454 parcels in four SEAs: SEA #5, Cruzan Mesa Vernal Pools SEA #20, Santa Clara River SEA #21, Santa Felicia SEA #23, Santa Susana Mountains/Simi Hills	No	Yes; Vasquez Rocks, all Scenic Canyons, Water Bodies, and Woodlands, 377 parcels located within the scenic canyons.
East San Gabriel Mountains	High visibility	4 parcels; 3 located within Altadena CSD and 1 is not located within a CSD.	Yes	51 parcels in five SEAs: SEA #2, Altadena Foothills and Arroyos SEA #3, Antelope Valley SEA #18, San Dimas Canyon/San Antonio Wash SEA #19, San Gabriel Canyon SEA #20, Santa Clara River	Yes (1): Pearblossom Highway	No
Lake Hughes/ Gorman/ West of Lancaster	High visibility	69 parcels; all 69 are located within Elizabeth Lake and Lake Hughes CSD.	Yes	2,223 parcels in two SEAs: SEA #10, Joshua Tree Woodlands SEA #17, San Andreas	Yes (3): Elizabeth Lake Rd, Bouquet Canyon Rd, Godde Hills Rd	No
Lake Los Angeles/ Llano/ Valyermo/Littlerock	Moderate visibility	No	Yes	8,288 parcels in one SEA: SEA #3, Antelope Valley	Yes (1): Pearblossom Hwy.	No
Lancaster Northeast	Low visibility	No	Yes	4,984 parcels in one SEA: SEA #3, Antelope Valley	No	No
TOTAL	High visibility: 4 subareas; Moderate: 1 subarea; Low: 2 subareas	423 parcels located on significant ridgelines; 285 (67%) are located within CSDs³	All subareas have visible parcels	17,523 parcels (within all subareas) are located within County SEAs⁴	Up to 375 parcels in Acton, Lake Hughes/Gorman/West of Lancaster, and Lake Los Angeles/Llano/ Valyermo/ Littlerock subareas potentially visible	Parcels within the Acton and Castaic/Santa Clarita/Agua Dulce subareas are visible

NOTES:
¹ SEA – Significant Ecological Area. The Conservation and Natural Resources Element of the County General Plan contains a planning overlay component called the SEA Program that designates ecologically important land and water systems to preserve valuable habitat for rare, threatened, or endangered plant and animal species and conserve biological diversity in Los Angeles County and limits development in unincorporated regions of the County through requirement of a SEA Conditional Use permit for project review by biologists on the SEA Technical Advisory Committee (SEATAC; Los Angeles County Department of Regional Planning, 9 July 2013. "SEA Program". Last updated 2009. Website. Available at: <http://planning.lacounty.gov/sea>). Development has the potential to degrade the existing visual character on sites within designated SEAs because they are environmentally sensitive areas that support valuable plant species.
² City of Palmdale Designated Scenic Highway
³ CSD – Community standards district. CSDs can establish development standards such as grading, building height, and setback standards for preserving the visual character of a community, including significant ridgeline areas.
⁴ SOURCE: Los Angeles County Department of Regional Planning, February 2015, Figure 9.3: Significant Ecological Areas and Coastal Resource Areas Policy Map. Available at: http://planning.lacounty.gov/assets/upl/project/tnc_significant_ecological_areas_UPD.pdf

5.2.4 Light and Glare

According to the GIS proximity analysis, approximately 45.9 percent (19,664 parcels) of the 42,867 subject parcels are located within one mile of an already developed area that currently produces high levels of nighttime skyglow (see Figure 5.2.4-1, *Nighttime Sky Glow, Proposed Initiative Study Area*, at the end of this section). These parcels are concentrated within the Acton subarea, Castaic/Santa Clarita/Agua Dulce subarea, and the East San Gabriel Mountains subarea within the edges of the Angeles National Forest. Less than half of the subject parcels within the Lake Hughes/Gorman/West of Lancaster subarea, the Lancaster Northeast subarea, and the Lake Los Angeles/Llano/Valyermo/Littlerock subarea are located within one mile of an existing developed area that is a source of nighttime sky glow, and none of the parcels within the Antelope Valley Northeast subarea are located within one mile of an existing developed area (the area is undeveloped and dark at night).

The construction of new homes and hauled water tanks on approximately 3,680 of the subject parcels over the 20-year planning horizon would have the potential to create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the proposed initiative study area.

As approximately 99.2 percent of the 42,867 subject parcels are located within the County's Rural Outdoor Lighting District, which regulates outdoor lighting to maintain dark skies at night for residents and wildlife, four of the seven subareas have an existing very low level of nighttime light that is expected to be affected by the development of single-family residences and street lights in association with the development of the residences (see Figure 5.2.4-1). Pursuant to the 2012 Rural Outdoor Lighting District Ordinance, outdoor lighting must be fully shielded on properties located in residential zones, and drop-down lenses, mercury vapor light, ultraviolet lights, searchlights, laser lights, and other lighting that flashes, blinks, alternates, or moves are prohibited within the Rural Outdoor Lighting District.¹⁷ The Rural Outdoor Lighting District Ordinance also limits outdoor lighting fixtures installed above 15 feet high to a manufacturer's maximum output rating or no greater than 400 lumens, restricts the maximum height for an outdoor light fixture to 20 feet from the finished grade, and establishes that outdoor lighting shall cause no unacceptable light trespass. Additionally, the Rural Outdoor Lighting District Ordinance prohibits street lights within the District, except where deemed necessary at urban cross sections by the Director of Public Works, and establishes standards to prevent off-street illumination and glare. Therefore, outdoor lighting on the subject parcels for single-family residences that would be constructed as a result of the proposed initiative would be required as part of the building permit process to reduce the levels of nighttime light and glare on the property to below the level of significance.

However, the Rural Outdoor Lighting District Ordinance and the building permit process do not restrict the use of reflective building materials, such as large spans of glass or metallic surfaces, which would have the potential to contribute to a source of daytime glare. The proposed initiative would have the potential to result in an indirect impact on daytime glare as a result of the construction of new single-family residences. Metal hauled water tanks, in particular, have the potential to become an elevated source of daytime glare on the subject parcels. Therefore, the development of new single-family residences that could occur as a result of the proposed initiative has the potential to result in significant impacts to aesthetics related to the creation of a new source

¹⁷ Los Angeles County Department of Regional Planning. 28 September 2012. Ordinance No. 2012-0047. PDF available online at: http://planning.lacounty.gov/assets/upl/data/ord_outdoor-lighting.pdf Main website: http://planning.lacounty.gov/view/rural_outdoor_lighting_district_ordinance/

of substantial light or glare that would adversely affect daytime or nighttime views in the proposed project area.

5.3 ALTERNATIVE 1: HAULED WATER INITIATIVE FOR PARCELS THAT ARE 0.5 ACRES OR GREATER IN SIZE

Alternative 1 would result in equal impacts to aesthetics when compared to the proposed initiative. Alternative 1 would only reduce the number of eligible parcels by 2,056 parcels (4.8 percent reduction) scattered throughout northern Los Angeles County (Figure 5.3-1, *Viewshed Analysis for Alternative 1*, at the end of this section).

5.3.1 Scenic Vistas

As with the proposed initiative, Alternative 1 would not result in impacts to scenic vistas because there are no currently designated County scenic vista points.

5.3.2 Scenic Highways

As Alternative 1 would only reduce the number of eligible parcels by 4.8 percent and would still include the parcels within the SR-2 (designated), I-5 (eligible), SR-210 (eligible), and SR-39 (eligible) State scenic highway corridors, the same impacts to scenic resources within a State scenic highway corridor would occur as for the proposed initiative.

5.3.3 Visual Character and Quality

As Alternative 1 would only reduce the number of eligible parcels by 4.8 percent scattered throughout northern Los Angeles County, similar impacts to visual character and quality would occur as for the proposed initiative. Alternative 1 would reduce the number of eligible parcels that intersect with designated significant ridgelines by 13 parcels, with only 338 subject parcels within the Castaic/Santa Clarita/Agua Dulce subarea instead of 350 for the proposed initiative (96.6 percent), and three subject parcels within the East San Gabriel Mountains subarea instead of four for the proposed initiative (75 percent).

5.3.4 Light and Glare

Alternative 1 would be expected to result in a similar level of impact to nighttime light and daytime glare in comparison to the proposed initiative because it would only reduce the number of eligible parcels by 4.8 percent, which would not substantially alter the overall potential for daytime glare. Alternative 1 would reduce the number of eligible parcels located farther than one mile from a current source of nighttime skyglow by 417 parcels (1.8 percent) (see Figure 5.3.4-1, *Nighttime Sky Glow, Alternative 1 Study Area*, at the end of this section). As with the proposed initiative, the majority (99.2 percent) of the subject parcels are located within the Rural Outdoor Lighting District and subject to the provisions of the Rural Outdoor Lighting District Ordinance that reduce nighttime sky glow through limited lighting and shielded outdoor light fixtures.

5.4 ALTERNATIVE 2: HAULED WATER INITIATIVE FOR PARCELS THAT ARE 2.5 ACRES OR GREATER IN SIZE

Alternative 2 would result in fewer impacts to aesthetics when compared to the proposed initiative. Alternative 2 would reduce the number of eligible parcels by 13,173 parcels (30.7 percent reduction) scattered throughout northern Los Angeles County (see Figure 5.4-1, *Viewshed Analysis for Alternative 2*, at the end of this section).

5.4.1 Scenic Vistas

As with the proposed initiative, Alternative 2 would not result in impacts to scenic vistas because there are no currently designated County scenic vista points.

5.4.2 Scenic Highways

As Alternative 2 would still include the parcels within the SR-2 (designated), I-5 (eligible), SR-210 (eligible), and SR-39 (eligible) State scenic highway corridors, the same impacts to scenic resources within a State scenic highway corridor would occur as for the proposed initiative.

5.4.3 Visual Character and Quality

As Alternative 2 would reduce the number of eligible parcels by 30.7 percent scattered throughout northern Los Angeles County, including the reduction of eligible parcels that intersect with designated significant ridgelines by 30 parcels, lesser impacts to visual character and quality would occur as for the proposed initiative. Alternative 2 would include only 322 subject parcels that intersect with designated significant ridgelines within the Castaic/Santa Clarita/Agua Dulce subarea instead of 350 for the proposed initiative (92 percent), three subject parcels within the East San Gabriel Mountains subarea instead of four for the proposed initiative (75 percent), and 68 subject parcels within the Lake Hughes/Gorman/West of Lancaster subarea instead of 69 for the proposed initiative (92.9 percent).

5.4.4 Light and Glare

Alternative 2 would be expected to result in less impact to nighttime light and daytime glare in comparison to the proposed initiative because it would reduce the number of eligible parcels by 30.7 percent, which would reduce the overall potential for daytime glare. Alternative 2 would also reduce the number of eligible parcels located farther than one mile from a current source of nighttime skyglow by 5,746 parcels (24.8 percent) (see Figure 5.4.4-1, *Nighttime Sky Glow, Alternative 2 Study Area*, at the end of this section). As with the proposed initiative, over 99 percent of the subject parcels are located within the Rural Outdoor Lighting District and subject to the provisions of the Rural Outdoor Lighting District Ordinance that reduce nighttime sky glow through limited lighting and shielded outdoor light fixtures.

5.5 ALTERNATIVE 3: HAULED WATER INITIATIVE FOR PARCELS THAT ARE LOCATED WITHIN 12-MINUTE RESPONSE TIME OF EMERGENCY RESPONSE UNIT

Alternative 3 would result in fewer impacts to aesthetics when compared to the proposed initiative. Alternative 3 would reduce the number of eligible parcels by 12,262 parcels (28.6 percent reduction) near the rural western side of the Lake Hughes/Gorman/West of Lancaster subarea (including parcels surrounding PCT and along four County-designated scenic drives); near Castaic Lake, Pico Canyon, and Santa Clarita Woodlands Park at the northwestern and southwestern edges of the Castaic/Santa Clarita/Agua Dulce subarea; on the northeastern portion of the Lancaster Northeast subarea; within the middle of the Angeles National Forest in the East San Gabriel Mountains subarea (including the subject parcels within the SR-2 and SR-39 scenic corridors); on the southeastern portion of the Lake Los Angeles/Llano/Valyermo/Littlerock subarea; and the entire Antelope Valley Northeast subarea (see Figure 5.5-1, *Viewshed Analysis for Alternative 3*, at the end of this section).

5.5.1 Scenic Vistas

As with the proposed initiative, Alternative 3 would not result in impacts to scenic vistas because there are no currently designated County scenic vista points.

5.5.2 Scenic Highways

As Alternative 3 would not include the parcels within the SR-2 (designated), SR-210 (eligible), and SR-39 (eligible) State scenic highway corridors, it would be expected to result in fewer impacts to scenic resources within a State scenic highway corridor compared to the proposed initiative.

5.5.3 Visual Character and Quality

As Alternative 3 would reduce the number of eligible parcels by 28.6 percent near scenic resources (PCT, County-designated scenic drives, SR-2, SR-210, and SR-39), including the reduction of eligible parcels that intersect with designated significant ridgelines by 19 parcels, it would be expected to result in less impact to visual character and quality when compared to the proposed initiative. Alternative 3 would include only 331 subject parcels that intersect with designated significant ridgelines within the Castaic/Santa Clarita/Agua Dulce subarea instead of 350 for the proposed initiative (94.6 percent) and the same number of subject parcels for the East San Gabriel Mountains subarea and Lake Hughes/Gorman/West of Lancaster subarea as the proposed initiative.

5.5.4 Light and Glare

Alternative 3 would be expected to result in less impact to nighttime light and daytime glare in comparison to the proposed initiative because several parcels within the Lancaster Northwest subarea and Lake Los Angeles/Llano/Valyermo/Littlerock subarea and all of the subject parcels within the Antelope Valley Northeast subarea would no longer be considered eligible for hauled water if no groundwater is discovered through well tests (see Figure 5.5.4-1, *Nighttime Sky Glow, Alternative 3 Study Area*, at the end of this section). Under Alternative 3, the northeastern portion of Los Angeles County would remain predominantly dark at night and undeveloped, with dirt roads and car traffic that could produce daytime glare. Alternative 3 would also reduce the number of eligible parcels located farther than one mile from a current source of nighttime skyglow by 10,084 parcels (43.5 percent). As with the proposed initiative, the majority of the subject parcels are located within the Rural Outdoor Lighting District and subject to the provisions of the Rural

Outdoor Lighting District Ordinance that reduce nighttime sky glow through limited lighting and shielded outdoor light fixtures.

5.6 ALTERNATIVE 4: HAULED WATER INITIATIVE FOR PARCELS LOCATED WITHIN 200 FEET OF AN EXISTING ROAD

Alternative 4 would result in fewer impacts to aesthetics when compared to the proposed initiative. Alternative 4 would reduce the number of eligible parcels by 18,904 parcels (44.1 percent reduction) scattered throughout northern Los Angeles County, including parcels near Pico Canyon, Santa Clarita Woodlands Park, and Agua Dulce at the southwestern and southeastern edges of the Castaic/Santa Clarita/Agua Dulce subarea, as well as some of the parcels near the State scenic Angeles Crest Highway (SR-2) and the Foothill Freeway (SR-210) (see Figure 5.6-1, *Viewshed Analysis for Alternative 4*, at the end of this section).

5.6.1 Scenic Vistas

As with the proposed initiative, Alternative 4 would not result in impacts to scenic vistas because there are no currently designated County scenic vista points.

5.6.2 Scenic Highways

As Alternative 4 would include fewer parcels within the SR-2 (designated) and SR-210 (eligible) State scenic highway corridors, it would be expected to result in fewer impacts to scenic resources within a State scenic highway corridor compared to the proposed initiative.

5.6.3 Visual Character and Quality

As Alternative 4 would reduce the number of eligible parcels by 44.1 percent near scenic resources (County-designated scenic drive corridors, SR-2 scenic corridor, and SR-210 scenic corridor), including the reduction of eligible parcels that intersect with designated significant ridgelines by 184 parcels, it would be expected to result in less impact to visual character and quality compared to the proposed initiative.

Alternative 4 would include only 182 subject parcels that intersect with designated significant ridgelines within the Castaic/Santa Clarita/Agua Dulce subarea instead of 350 for the proposed initiative (53.8 percent), two subject parcels within the East San Gabriel Mountains subarea instead of four for the proposed initiative (50 percent), and 42 subject parcels within the Lake Hughes/Gorman/West of Lancaster subarea instead of 69 for the proposed initiative (60.9 percent).

5.6.4 Light and Glare

Alternative 4 would be expected to result in less impact to nighttime light and daytime glare in comparison to the proposed initiative because some of the parcels within the Castaic/Santa Clarita/Agua Dulce subarea and some of the parcels within the Lake Hughes/Gorman/West of Lancaster subarea that are outside a one-mile buffer of existing developed areas would no longer be considered eligible for hauled water if no groundwater is discovered through well tests (see Figure 5.6.4-1, *Nighttime Sky Glow, Alternative 4 Study Area*, at the end of this section). Under Alternative 4, scattered parcels in northern Los Angeles County would remain predominantly dark at night and undeveloped, with fewer new roads and new car traffic in more rural areas of the County that could produce daytime glare. Alternative 4 would also reduce the number of eligible

parcels located farther than one mile from a current source of nighttime skyglow by 10,706 parcels (46.1 percent). As with the proposed initiative, over 99 percent of the subject parcels are located within the Rural Outdoor Lighting District and subject to the provisions of the Rural Outdoor Lighting District Ordinance that reduce nighttime sky glow through limited lighting and shielded outdoor light fixtures.

5.7 ALTERNATIVE 5: HAULED WATER INITIATIVE FOR PARCELS THAT ARE 2.5 ACRES OR GREATER IN SIZE, WITH AN AVERAGE SLOPE OF 25 PERCENT OR LESS, LOCATED WITHIN 12-MINUTE RESPONSE TIME OF A FIRE DEPARTMENT EMERGENCY RESPONSE UNIT

Alternative 5 would result in fewer impacts to aesthetics when compared to the proposed initiative. Alternative 5 would reduce the number of eligible parcels by 31,866 parcels (74.3 percent reduction) scattered throughout northern Los Angeles County, including (see Figure 5.7-1, *Viewshed Analysis for Alternative 5*, at the end of this section):

- Several parcels along Lancaster Road, Pine Canyon Road, 3 Points Road, and near PCT within the Lake Hughes/Gorman/West of Lancaster subarea
- Several parcels near Castaic Lake, Pico Canyon, Santa Clarita Woodland Park, Agua Dulce, within scenic canyons, and the northwestern edge of the Castaic/Santa Clarita/Agua Dulce subarea
- Several parcels scattered throughout the Acton subarea
- Several parcels on the northeastern portion of the Lancaster Northeast subarea
- Several parcels on the northwestern and southeastern portions of the Lake Los Angeles/Llano/Valyermo/Littlerock subarea
- The entire Antelope Valley Northeast subarea
- Several parcels within the middle of the Angeles National Forest in the East San Gabriel Mountains subarea, including the subject parcels within the state designated and eligible scenic highway corridors

By screening out parcels that are small in size, more remote, and less accessible to emergency response services, Alternative 5 would preserve scenic designated open space surrounding State-designated and County-designated scenic resources.

5.7.1 Scenic Vistas

As with the proposed initiative, Alternative 5 would not result in impacts to scenic vistas because there are no currently designated County scenic vista points.

5.7.2 Scenic Highways

As Alternative 5 would not include the parcels within the SR-2 (designated) and SR-39 (eligible) State scenic highway corridors and would only include three parcels within the SR-210 (eligible) State scenic highway corridor, it would be expected to result in less impact to scenic resources within a State scenic highway corridor compared to the proposed initiative.

5.7.3 Visual Character and Quality

As Alternative 5 would reduce the number of eligible parcels by 74.3 percent near scenic resources (PCT, County-designated scenic drives, and State scenic highways), including the reduction of eligible parcels that intersect with designated significant ridgelines by 205 parcels, it would be expected to result in less impact to visual character and quality compared to the proposed initiative. Alternative 5 would include only 176 subject parcels that intersect with designated significant ridgelines within the Castaic/Santa Clarita/Agua Dulce subarea instead of 350 for the proposed initiative (50.3 percent), one subject parcel within the East San Gabriel Mountains subarea instead of four for the proposed initiative (25 percent), and 41 subject parcels within the Lake Hughes/Gorman/West of Lancaster subarea instead of 69 for the proposed initiative (59.4 percent).

5.7.4 Light and Glare

Alternative 5 would be expected to result in less impact to nighttime light and daytime glare compared to the proposed initiative because several of the parcels within each subarea and all of the parcels within Antelope Valley Northeast subarea that are outside a one-mile buffer of existing developed areas would no longer be considered eligible for hauled water if no groundwater is discovered through well tests (see Figure 5.7.4-1, *Nighttime Sky Glow, Alternative 5 Study Area*, at the end of this section). Under Alternative 5, several scattered parcels in northern Los Angeles County would remain predominantly dark at night and undeveloped, with fewer new roads and new car traffic in more rural areas of the County that could produce daytime glare. Alternative 5 would also reduce the number of eligible parcels located farther than one mile from a current source of nighttime skyglow by 18,046 parcels (77.8 percent). As with the proposed initiative, over 99 percent of the subject parcels are located within the Rural Outdoor Lighting District and subject to the provisions of the Rural Outdoor Lighting District Ordinance that reduce nighttime sky glow through limited lighting and shielded outdoor light fixtures.

5.8 ALTERNATIVE 6: NO PROJECT ALTERNATIVE

The No Project Alternative would involve no preparation or adoption of the proposed initiative. In accordance with the existing rules for approval of a building permit, any property that is not within the jurisdiction of a water purveyor and cannot meet the well test requirements for groundwater on the property will not be allowed to be built upon. No single-family residences would be permitted or constructed on properties that are not located within a water district or directly above a groundwater source. No potable water would be hauled to properties, and no storage tanks or infrastructure would be constructed to support the regular delivery of hauled water to parcels in unincorporated Los Angeles County.

This alternative would require that the 42,867 of parcels that are located outside of a public or private water district to demonstrate that they have adequate access to groundwater, consistent the provisions of the County of Los Angeles Building Permit Application. In the worst-case scenario, 42,867 parcels where development of a single-family residence is an allowable use pursuant to the land use designation and the zoning, would potentially not be able to demonstrate a satisfactory source of potable water to allow issuance of a building permit.

5.8.1 Scenic Vistas

As with the proposed initiative, the No Project Alternative would not result in impacts to scenic vistas because there are no currently designated County scenic vista points. Additionally, the No Project Alternative would preclude the development of parcels in the County not served by a water purveyor where adequate groundwater is determined not to be available through the drilling of wells, including parcels visible from three scenic vistas and one roadside rest that were historically designated as scenic vistas under the 1965 Regional Recreation Areas Plan and have the potential to be considered in the County's future scenic resources ordinance.

5.8.2 Scenic Highways

The No Project Alternative would result in less impact to scenic resources within a State scenic highway corridor compared to the proposed initiative. The No Project Alternative would preclude the residential development of parcels in the County not served by a water purveyor where adequate groundwater is determined not to be available through the drilling of wells, including the eligible parcels under the proposed initiative that are located within the scenic corridor of Officially Designated State Scenic Highway SR-2 (Angeles Crest Highway) and State-eligible scenic highways SR-39, SR-210, and I-5.

5.8.3 Visual Character and Quality

The No Project Alternative would result in less impact to visual character and quality compared to the proposed initiative. The No Project Alternative would preclude the residential development of parcels in the County not served by a water purveyor where adequate groundwater is determined not to be available through the drilling of wells, including the eligible parcels under the proposed initiative that are located within the scenic corridor of County-designated scenic drives, City-designated scenic highways, on County-designated significant ridgelines, within the viewshed of the PCT, within scenic resources identified in the Santa Clarita Valley Area Plan, within CSDs, or within the rural communities identified in Chapter 7 of the Antelope Valley Area Plan. The rural visual character of the subject vacant lots would remain where adequate groundwater is not available.

5.8.4 Light and Glare

The No Project Alternative would result in less impact to nighttime light and daytime glare compared to the proposed initiative due to the limited number of residences that would be allowed to develop in rural northern Los Angeles County.

5.9 CONCLUSIONS

The visual character of the proposed initiative study area consists of vacant parcels in rural agricultural to suburban communities in northern Los Angeles County surrounded by several scenic and recreational resources, including the PCT, Antelope Valley California Poppy Preserve, the Angeles National Forest, State-designated and eligible scenic highways, County-designated scenic drives, City-designated scenic highways, County-designated significant ridgelines, and rural communities that have established in Chapter 7 of the Antelope Valley Area Plan the intent to retain their rural character. The construction of new homes and hauled water tanks on subject parcels outside the jurisdiction of a water purveyor where adequate groundwater is not available would not be expected to impact scenic vistas as there are currently no designated scenic vistas in

northern unincorporated Los Angeles County. The proposed initiative and five action alternatives would be expected to result in significant impacts to scenic resources within a state scenic highway, significant impacts to visual character and quality, and significant impacts to aesthetics in regard to daytime light and glare. The proposed initiative and alternatives would not be expected to significantly affect nighttime light in Los Angeles County because 99.2 percent of the parcels are subject to the County's Rural Outdoor Lighting District Ordinance, which restricts outdoor lighting to maintain dark skies at night. Of the proposed initiative and the five action alternatives, Alternative 5 would be expected to result in the least impact to aesthetics, as it would reduce the potential for impacts to scenic resources within state scenic highway corridors and reduce the potential for impacts to visual character from development of a rural area in the vicinity of the PCT or the rural communities within the Antelope Valley Area Plan area.

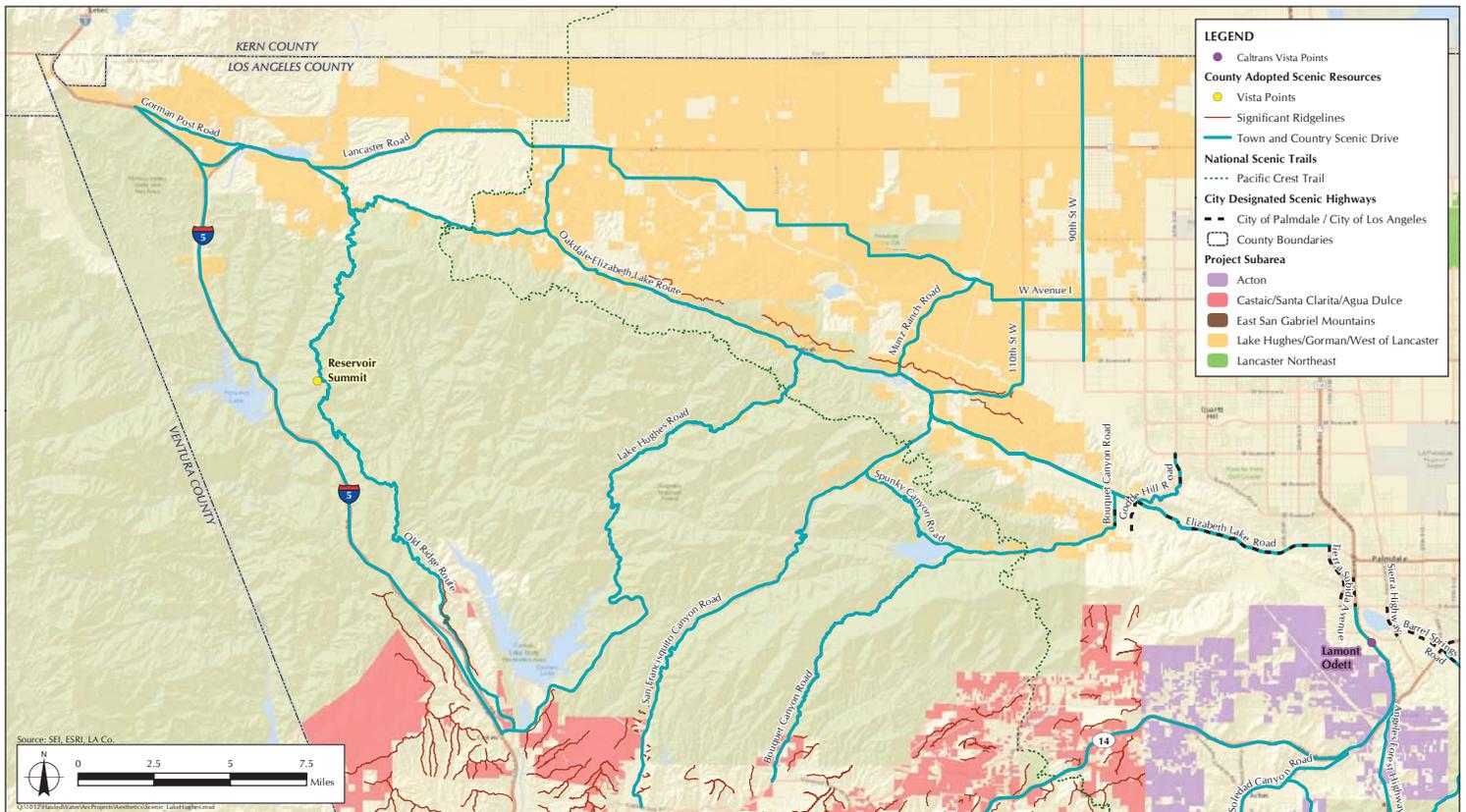


FIGURE 5.1.1-1
 Lake Hughes/Gorman/West of Lancaster Subarea Scenic Resources

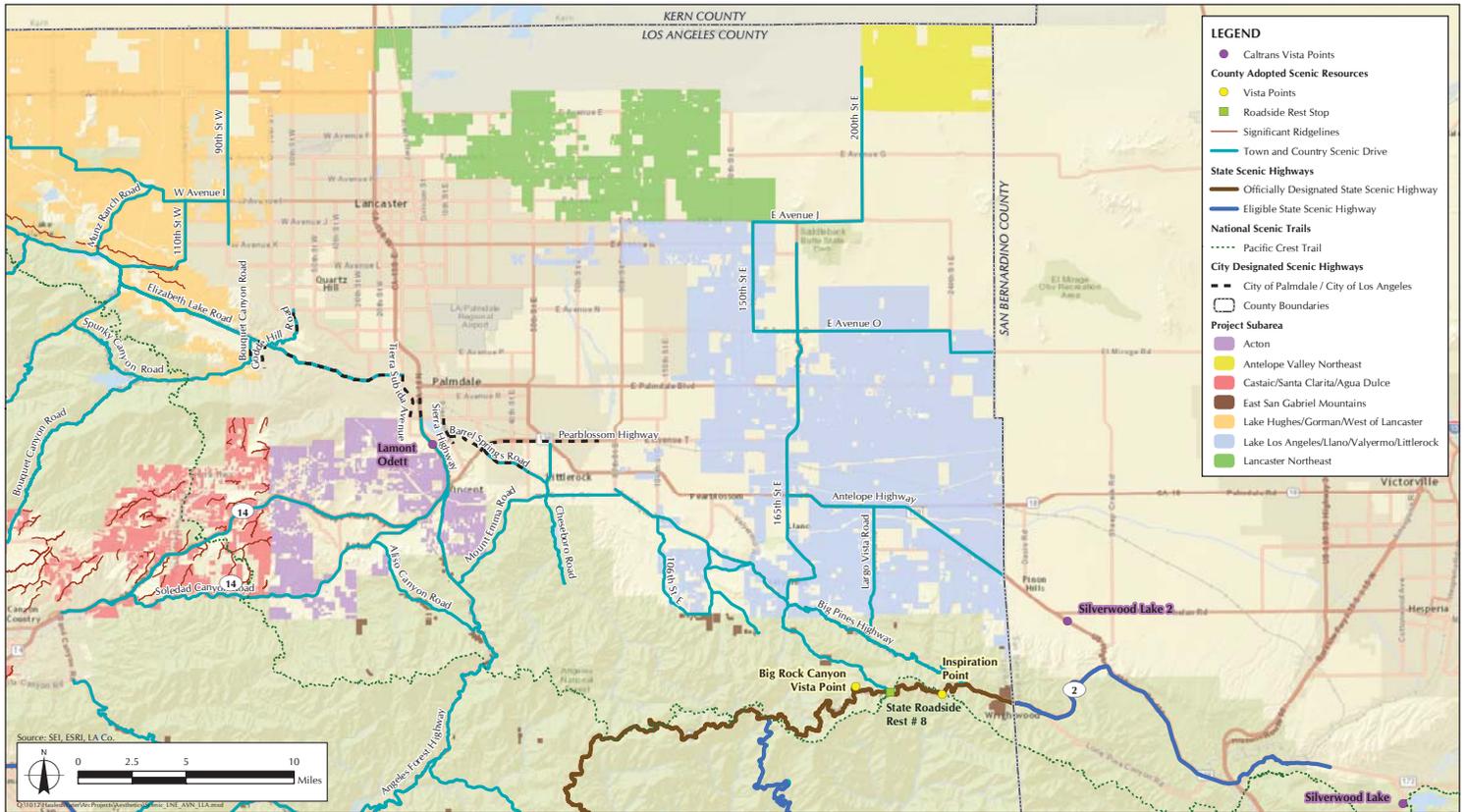


FIGURE 5.1.1-2
 Lancaster Northeast Subarea, Antelope Valley Northeast Subarea,
 and Lake Los Angeles/Llano/Valyermo/Littlerock Subarea Scenic Resources

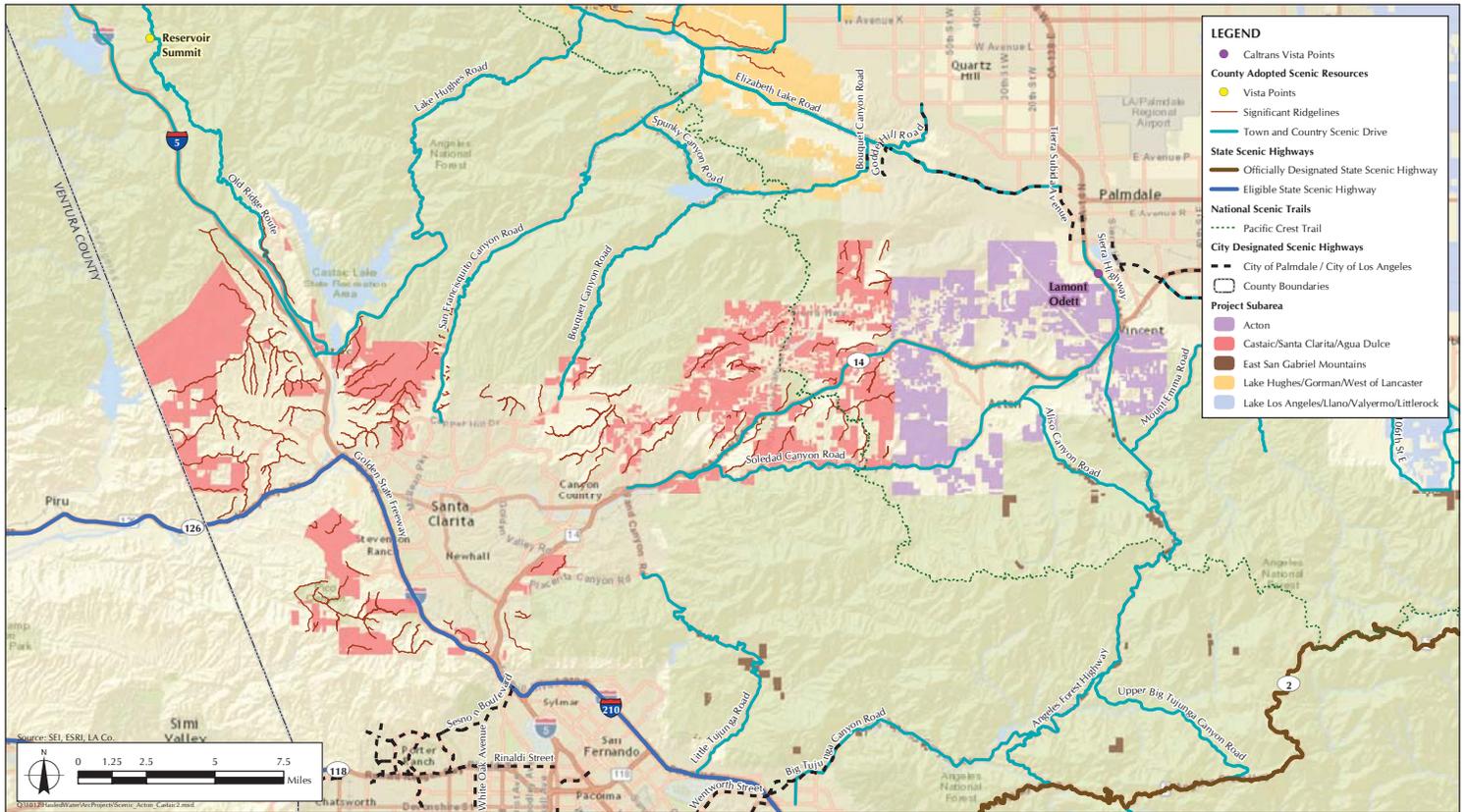


FIGURE 5.1.1-3
Acton Subarea and Castaic/Santa Clarita/Agua Dulce Subarea Scenic Resources

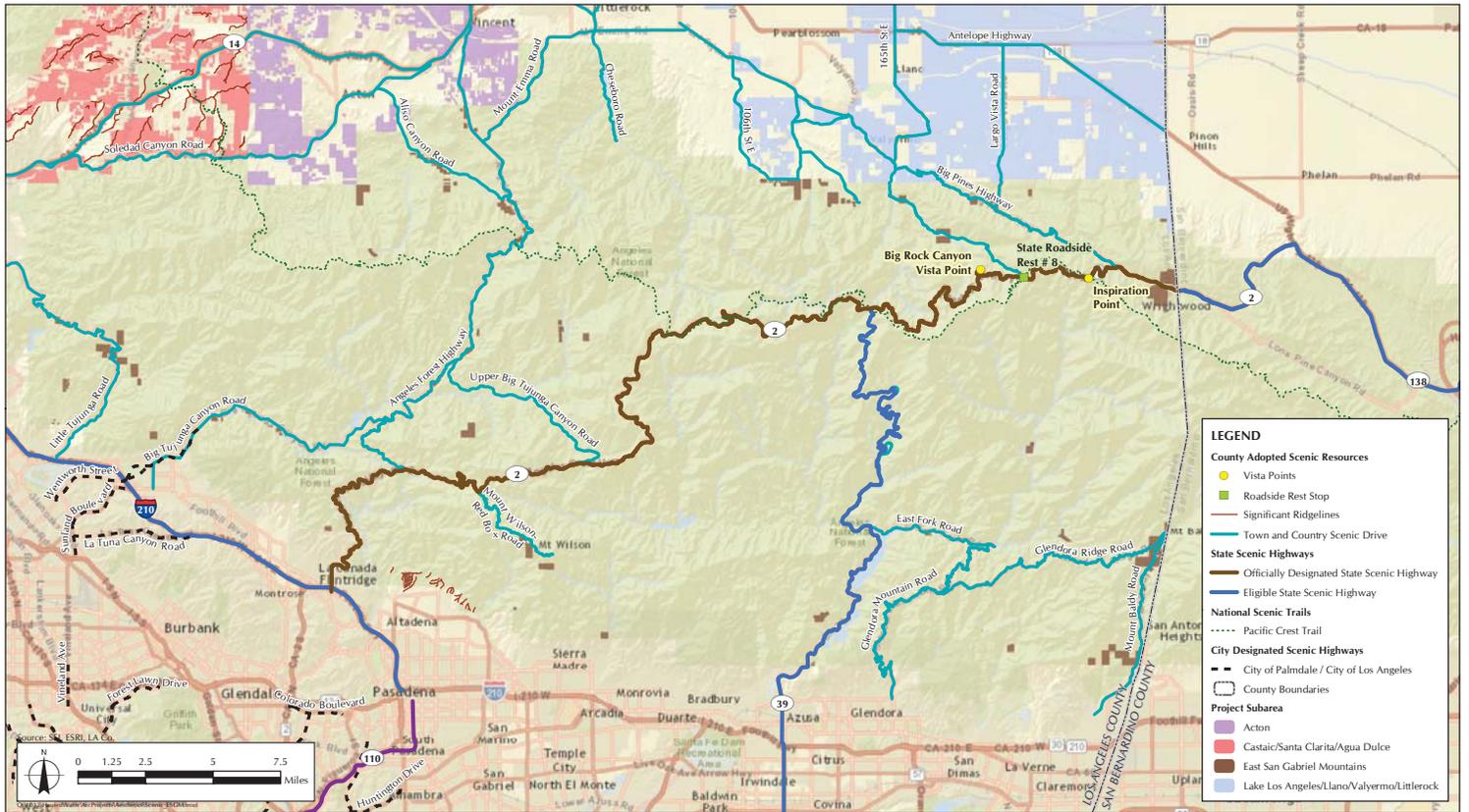


FIGURE 5.1.1-4
East San Gabriel Mountains Subarea Scenic Resources

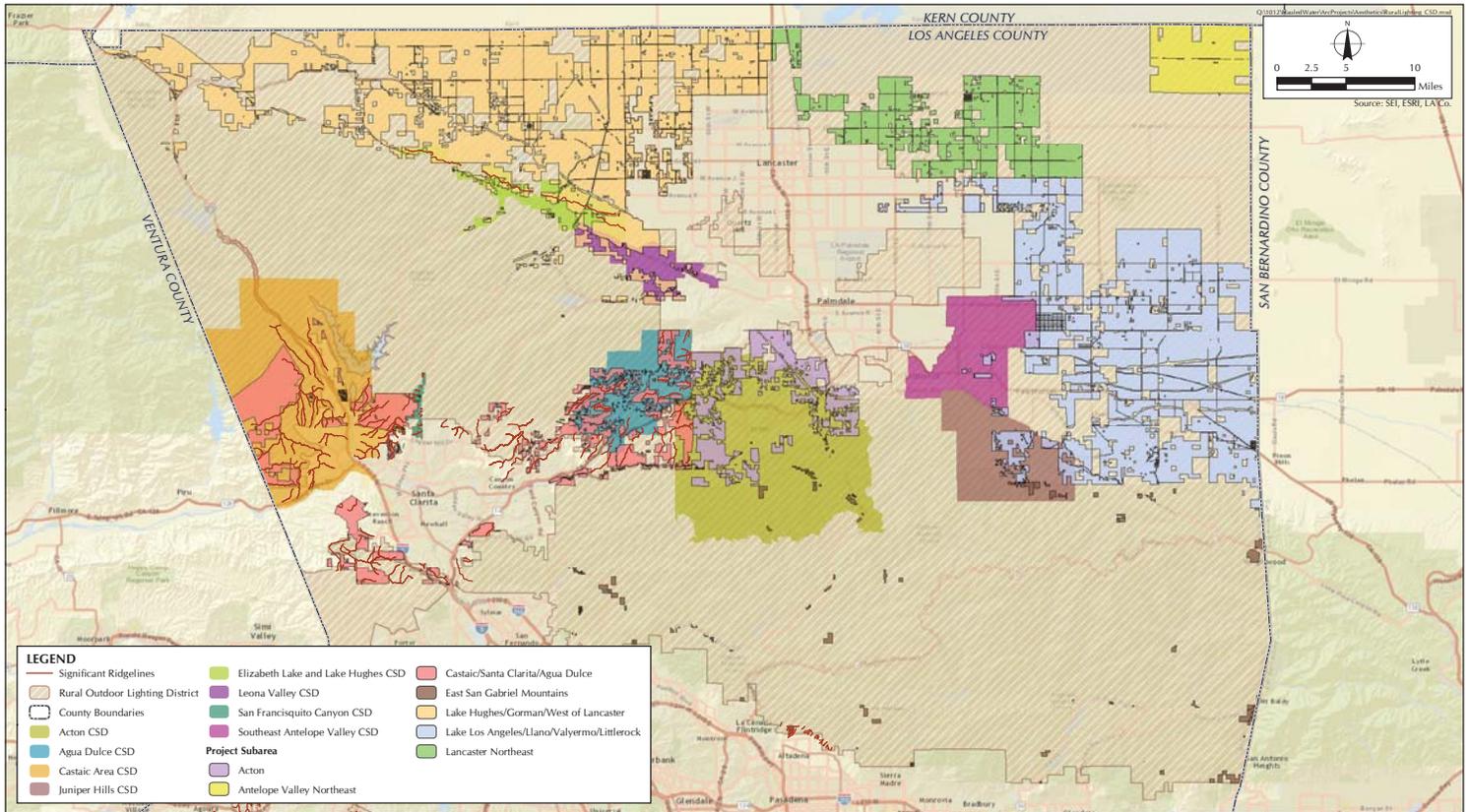


FIGURE 5.1.3-1
County Rural Outdoor Lighting District and CSD Ordinance Boundaries

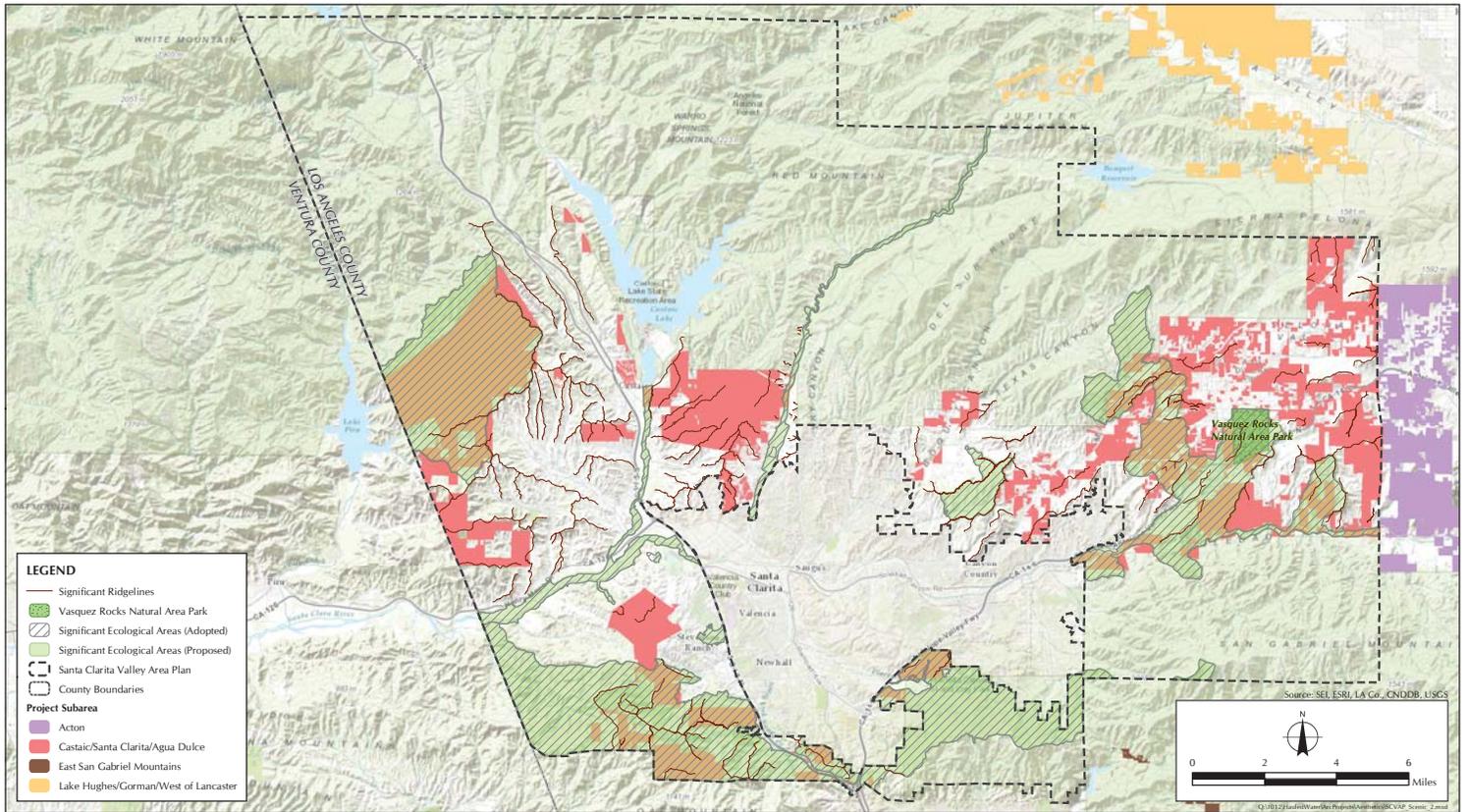
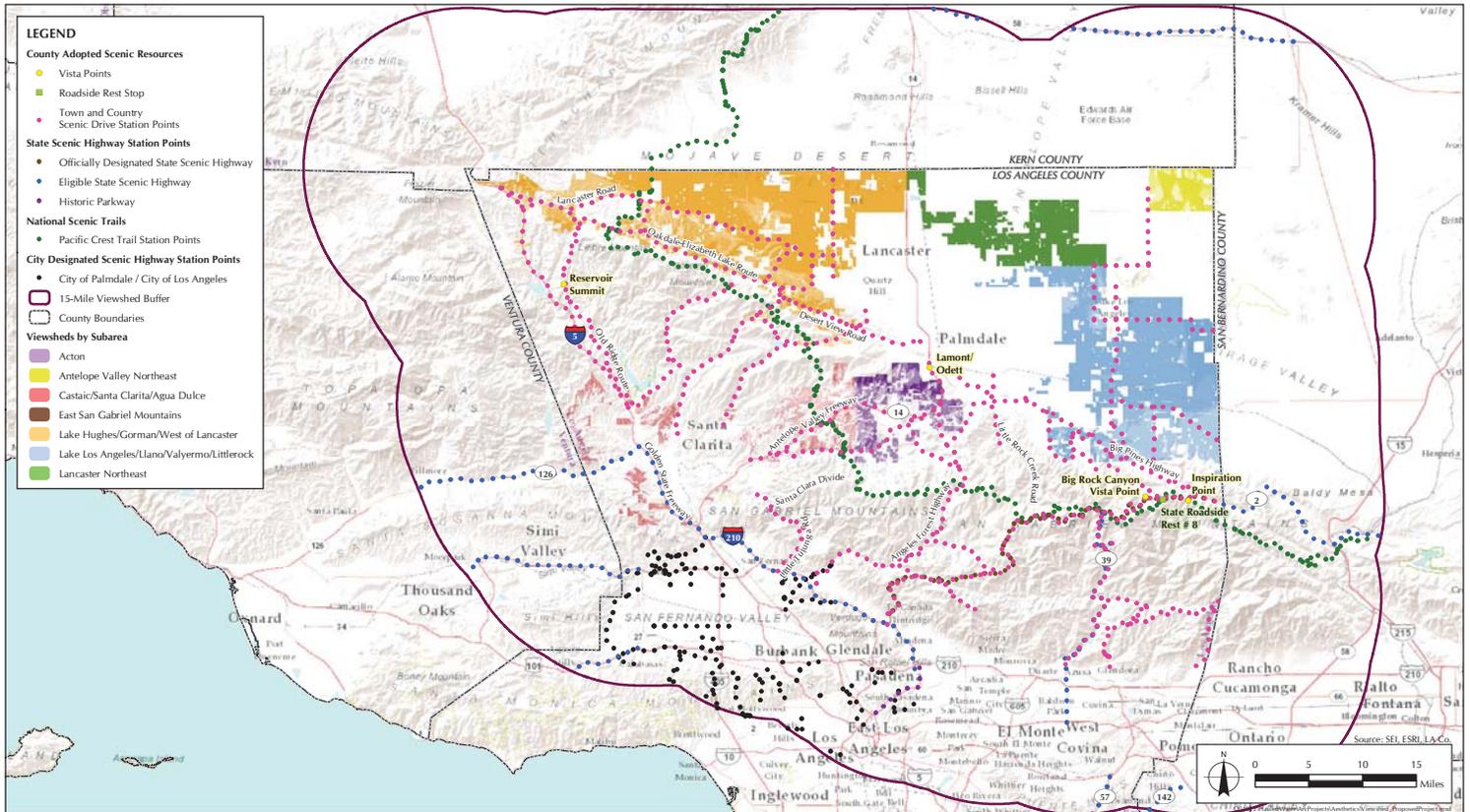


FIGURE 5.1.3-3
 Santa Clarita Valley Area Plan Designated Scenic Landmarks, Significant Ridgelines, and Significant Ecological Areas



 **FIGURE 5.2.1-1**
Viewshed Analysis for Proposed Initiative

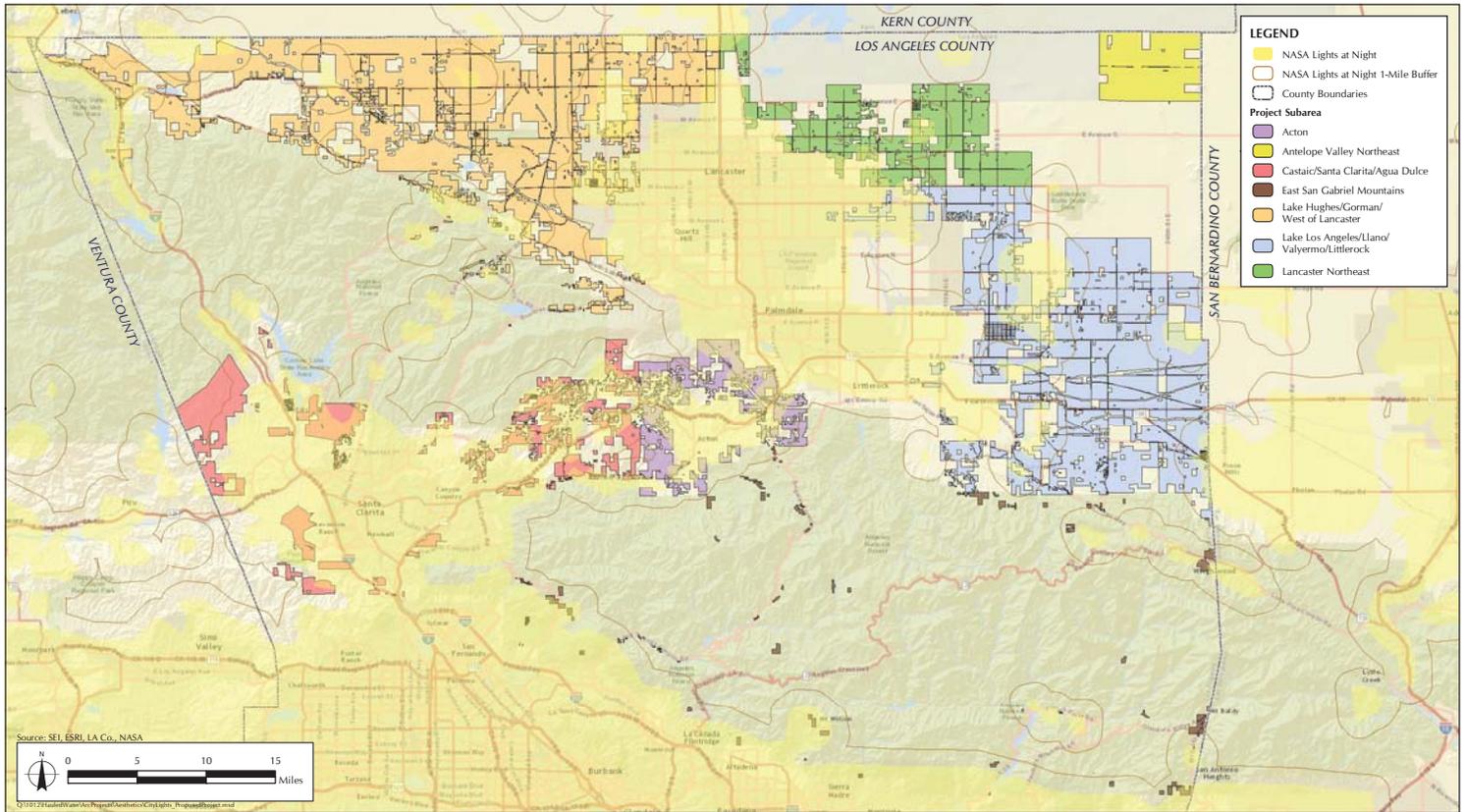


FIGURE 5.2.4-1
Nighttime Sky Glow, Proposed Initiative Study Area

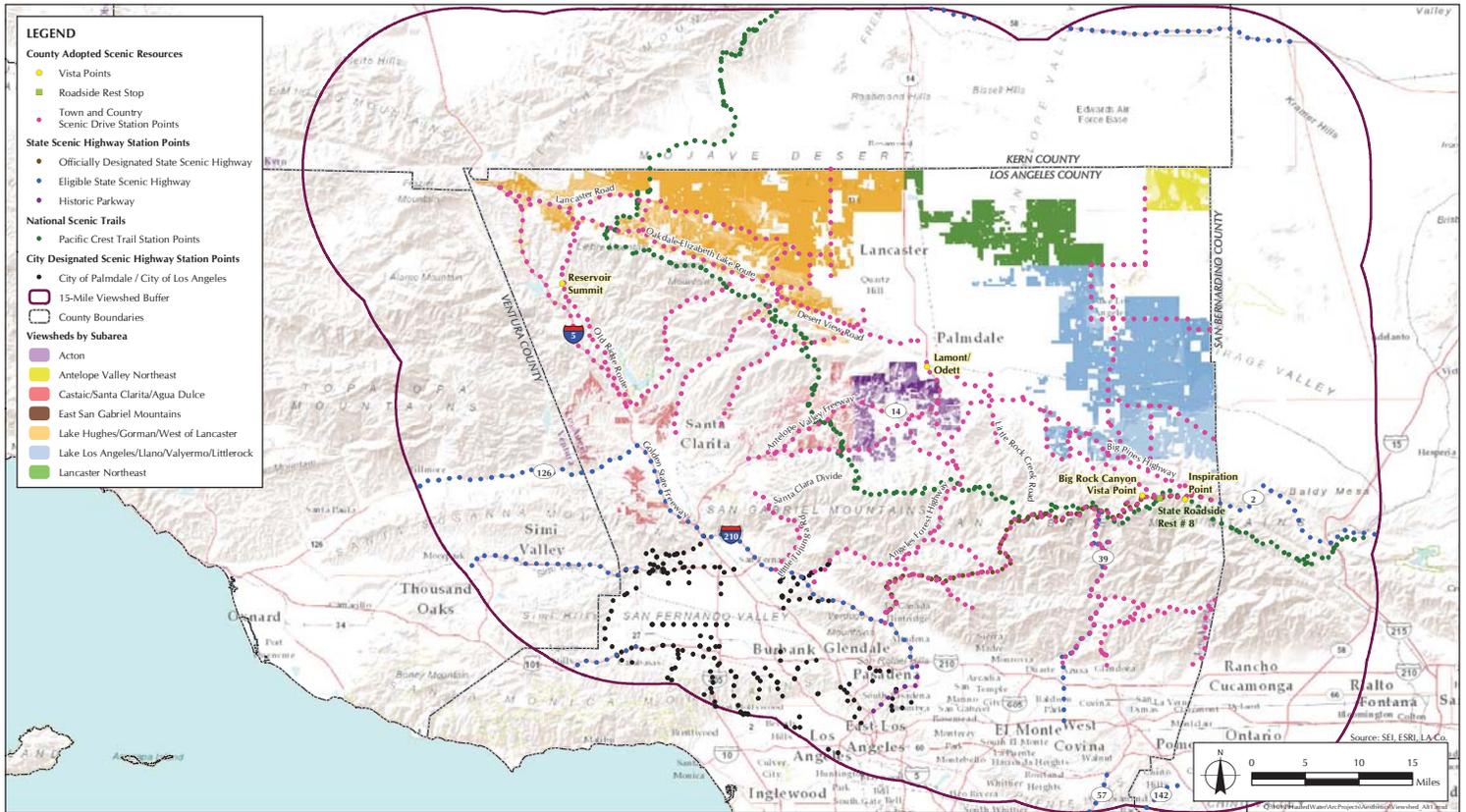


FIGURE 5.3-1
Viewshed Analysis for Alternative 1

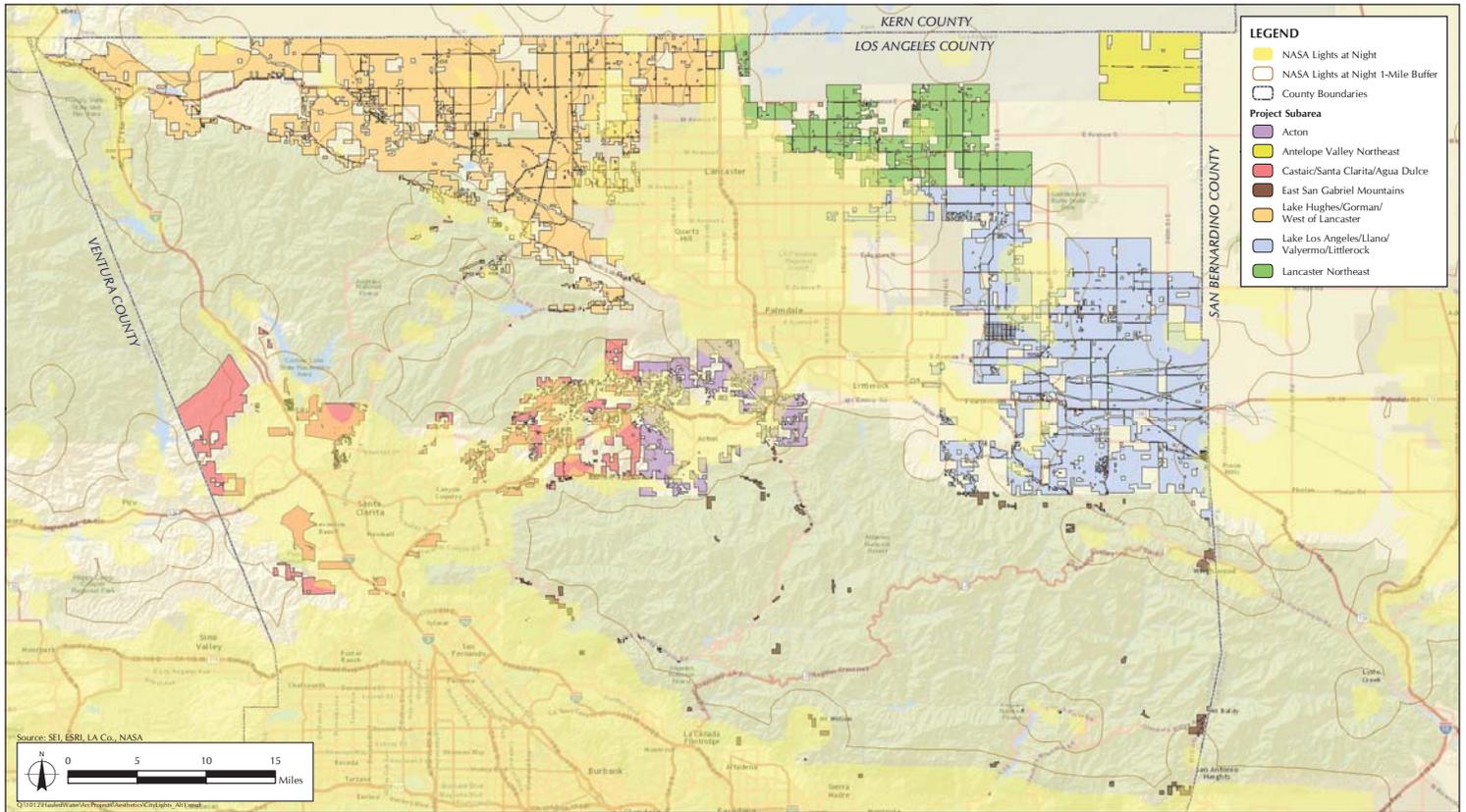


FIGURE 5.3.4-1
Nighttime Sky Glow, Alternative 1 Study Area

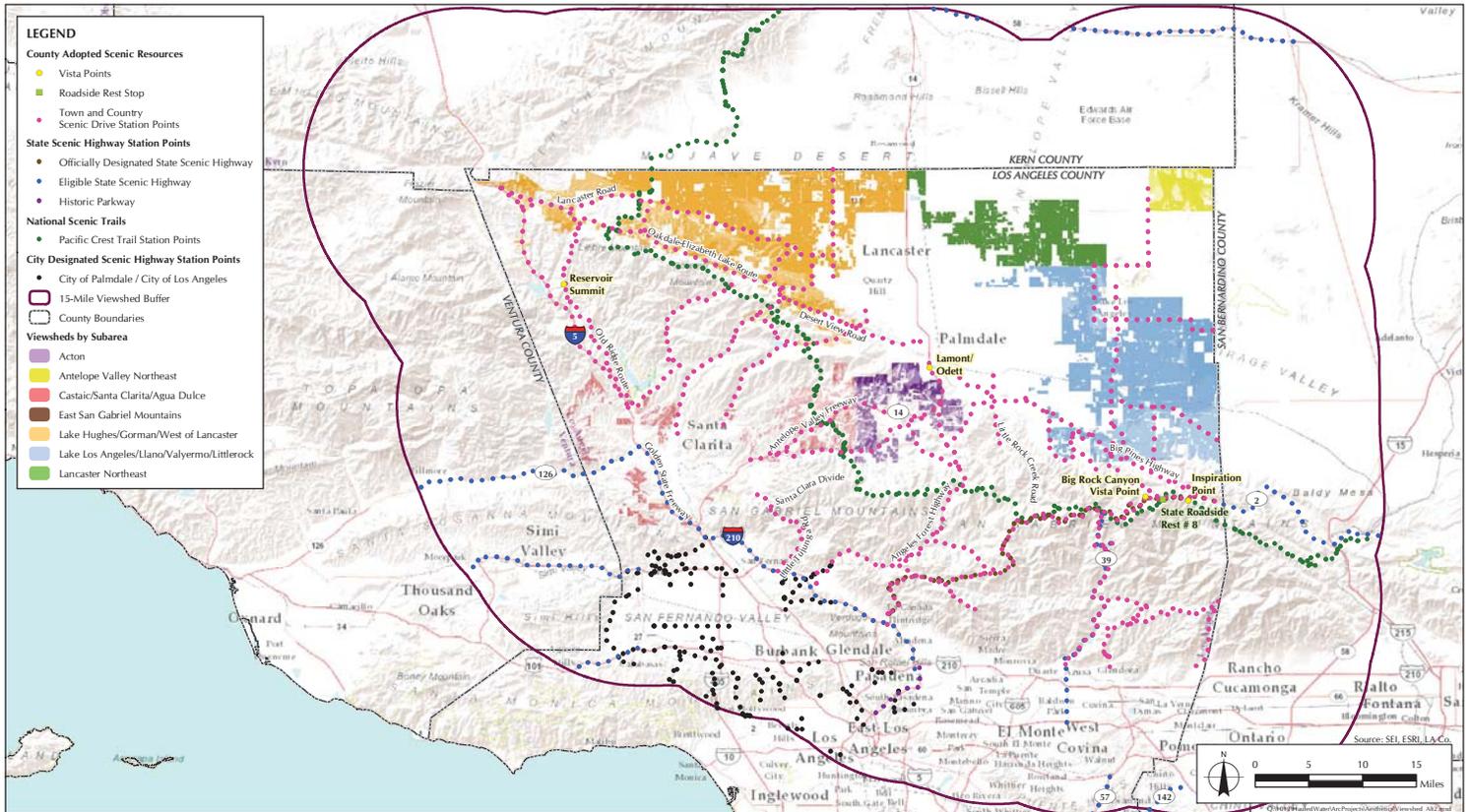


FIGURE 5.4-1
Viewshed Analysis for Alternative 2



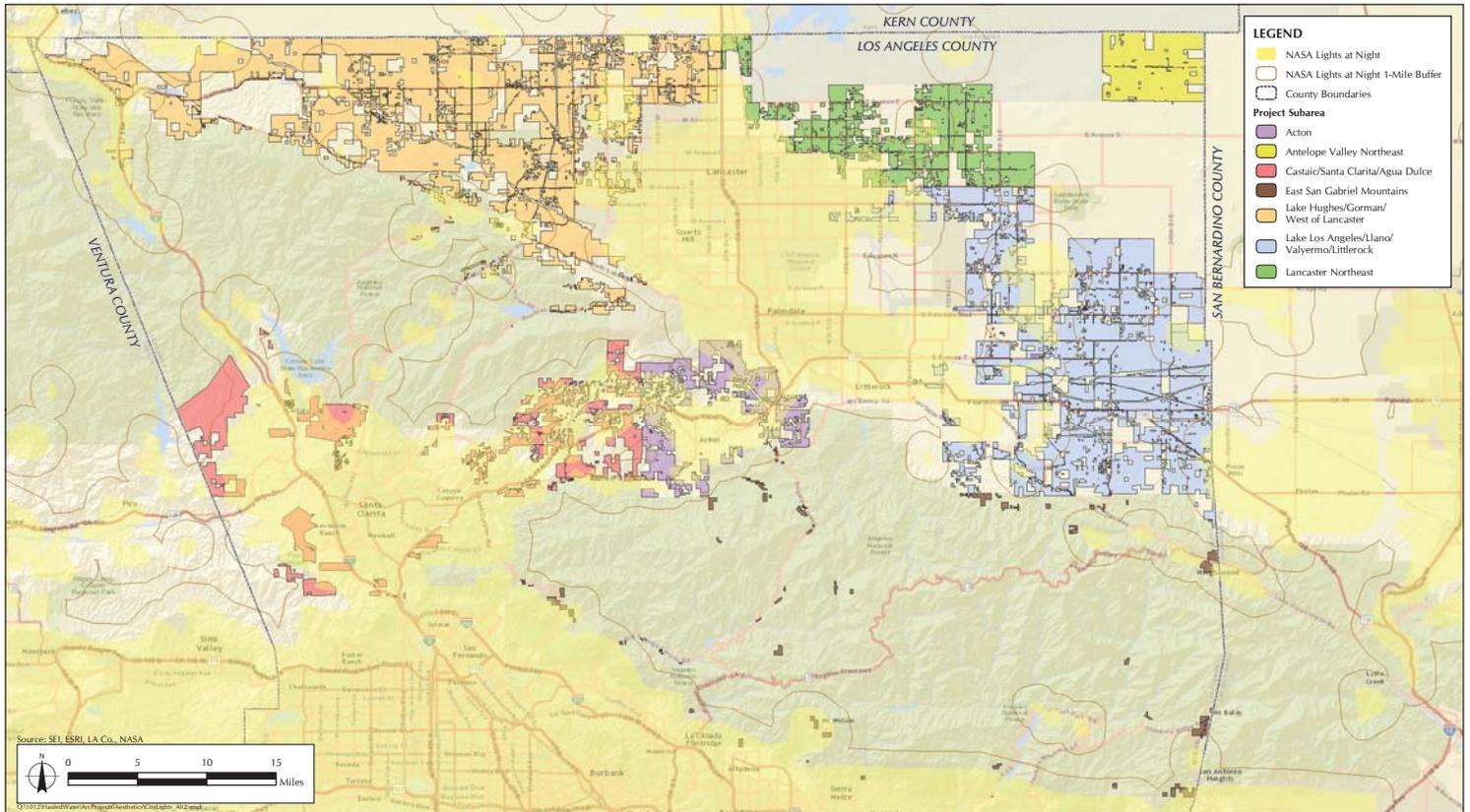


FIGURE 5.4.4-1
Nighttime Sky Glow, Alternative 2 Study Area

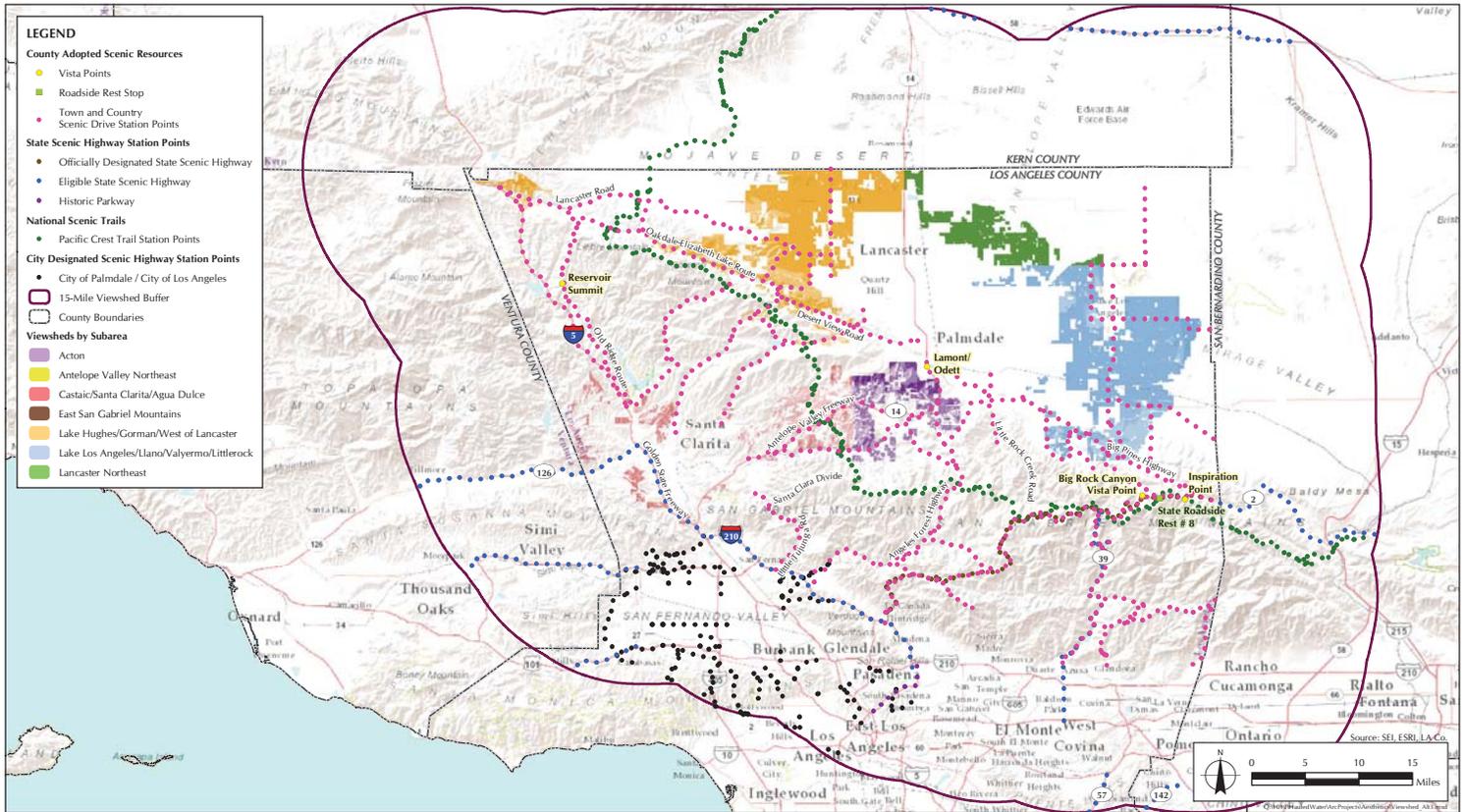


FIGURE 5.5-1
Viewshed Analysis for Alternative 3



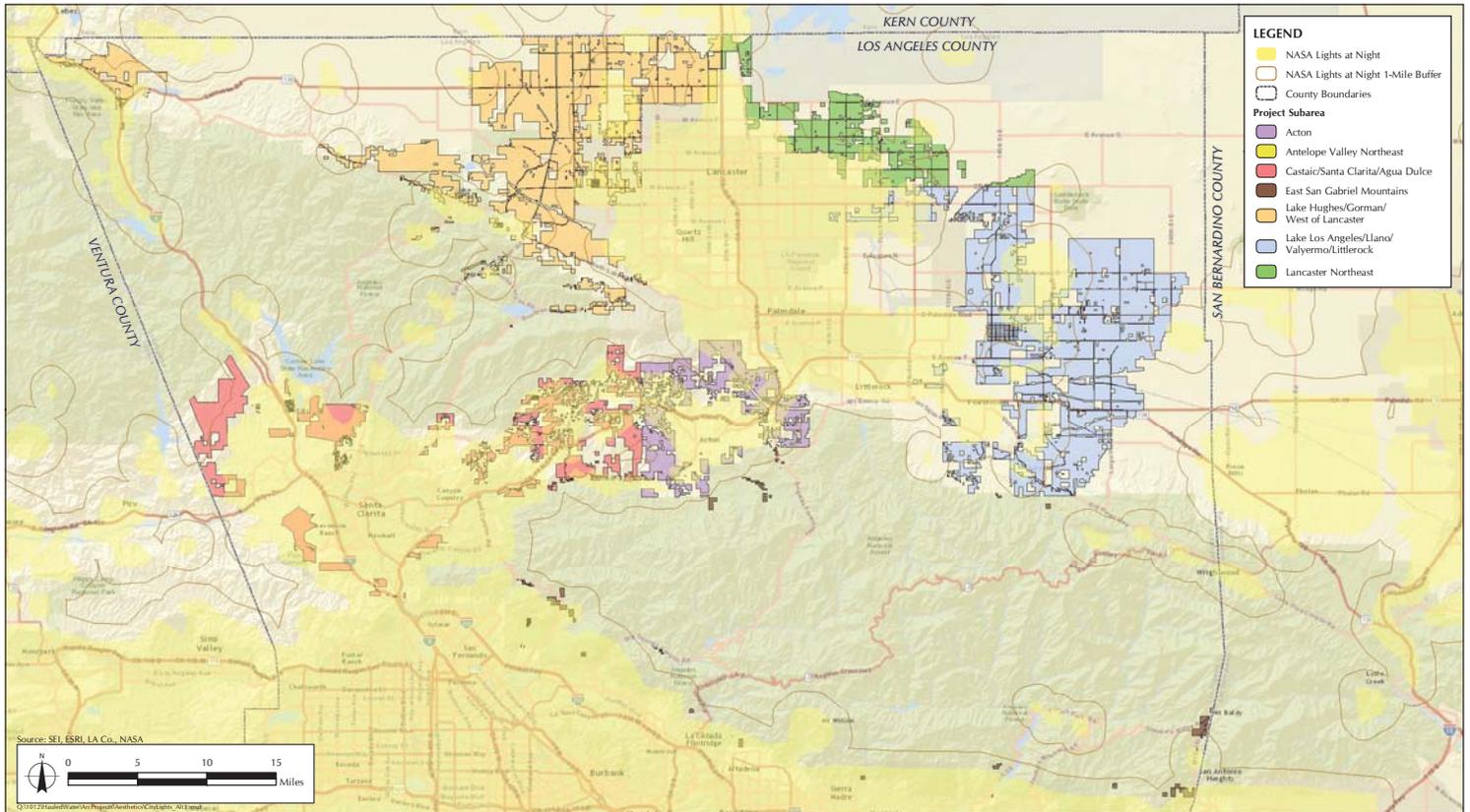


FIGURE 5.5.4-1
Nighttime Sky Glow, Alternative 3 Study Area

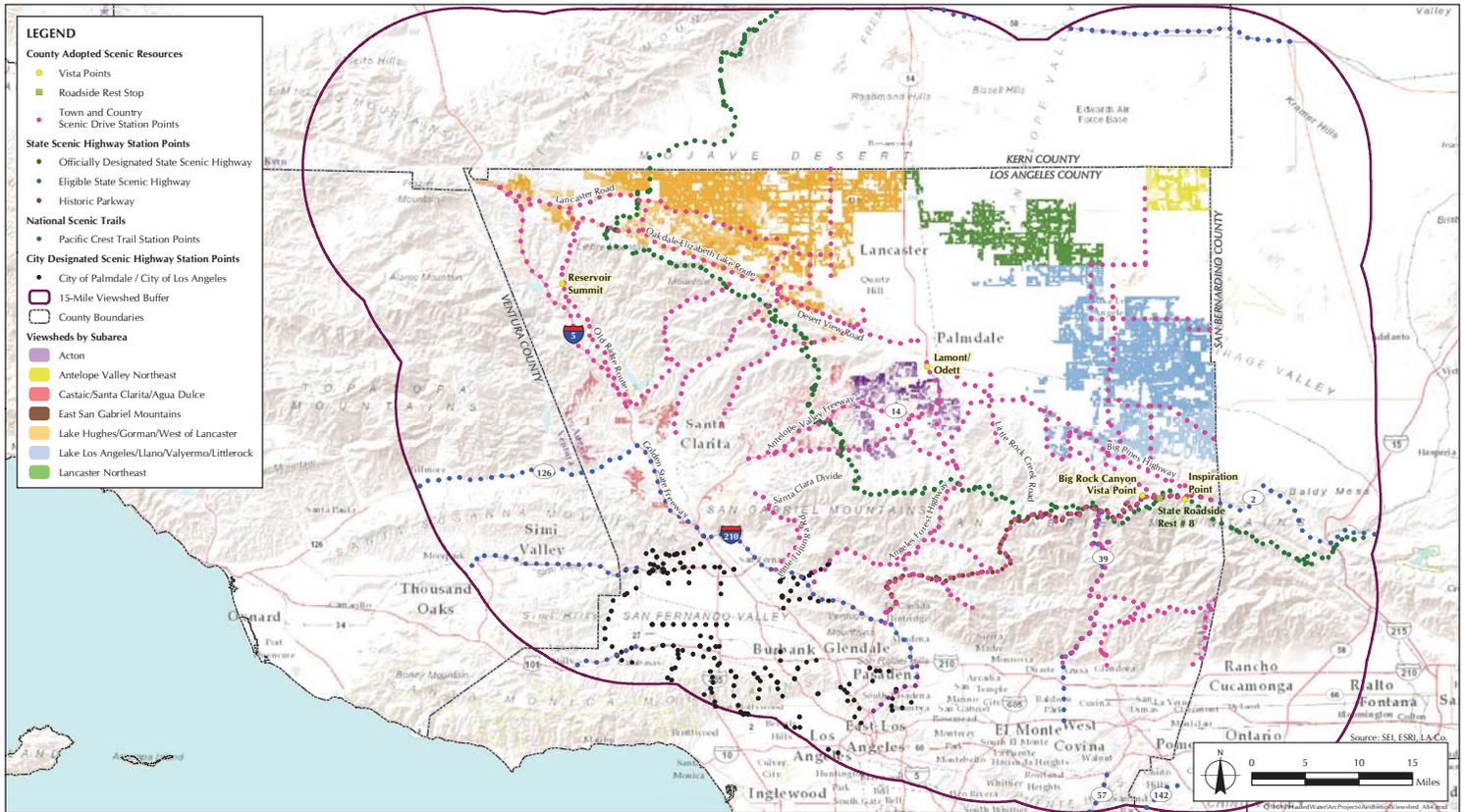
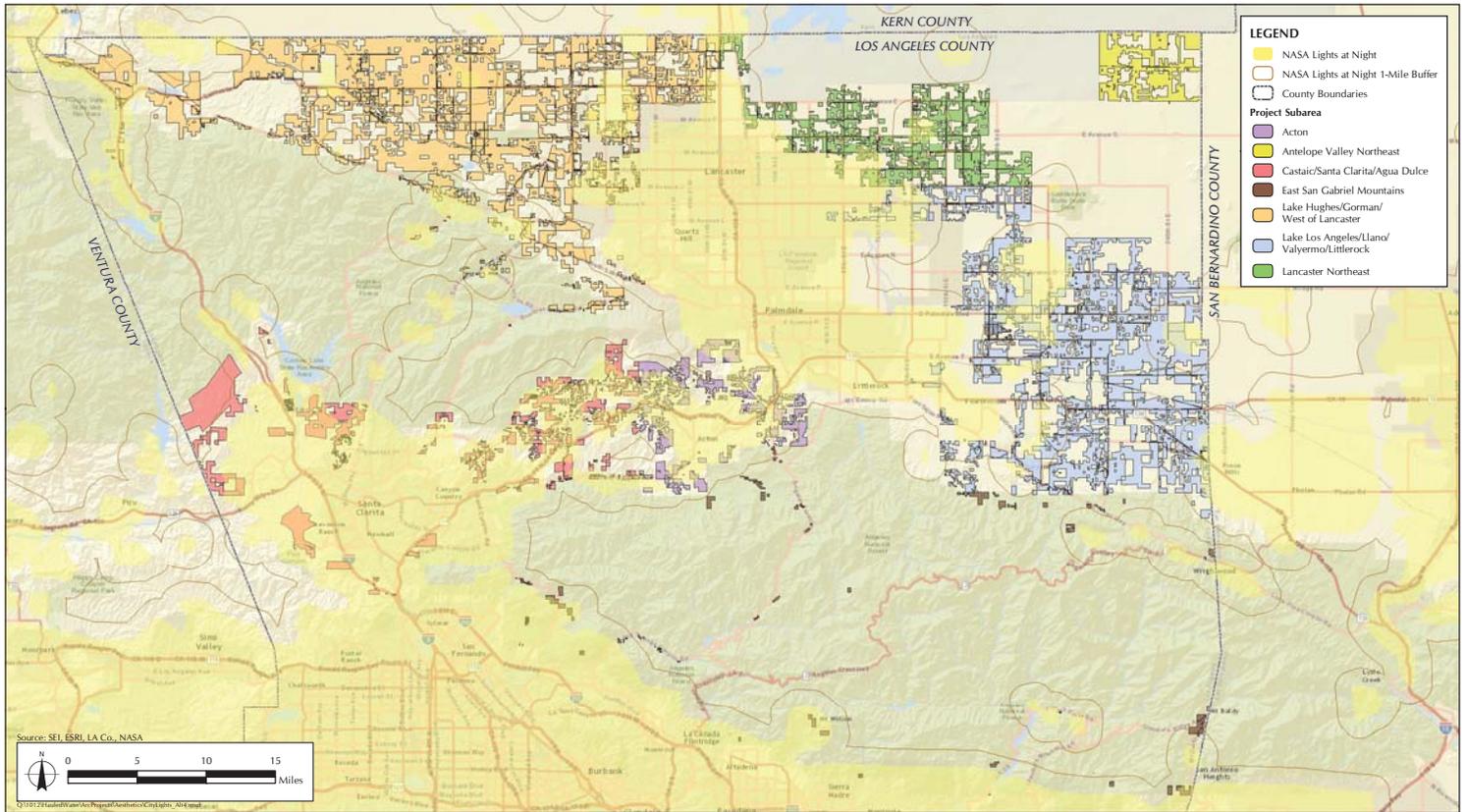


FIGURE 5.6-1
Viewshed Analysis for Alternative 4





LEGEND

- NASA Lights at Night
- NASA Lights at Night 1-Mile Buffer
- County Boundaries

Project Subarea

- Acton
- Antelope Valley Northeast
- Castaic/Santa Clarita/Agua Dulce
- East San Gabriel Mountains
- Lake Hughes/Gorman/West of Lancaster
- Lake Los Angeles/Lano/Valyermo/Littlerock
- Lancaster Northeast

Source: SEI, ESRI, LA Co., NASA

0 5 10 15 Miles

 **FIGURE 5.6.4-1**
Nighttime Sky Glow, Alternative 4 Study Area

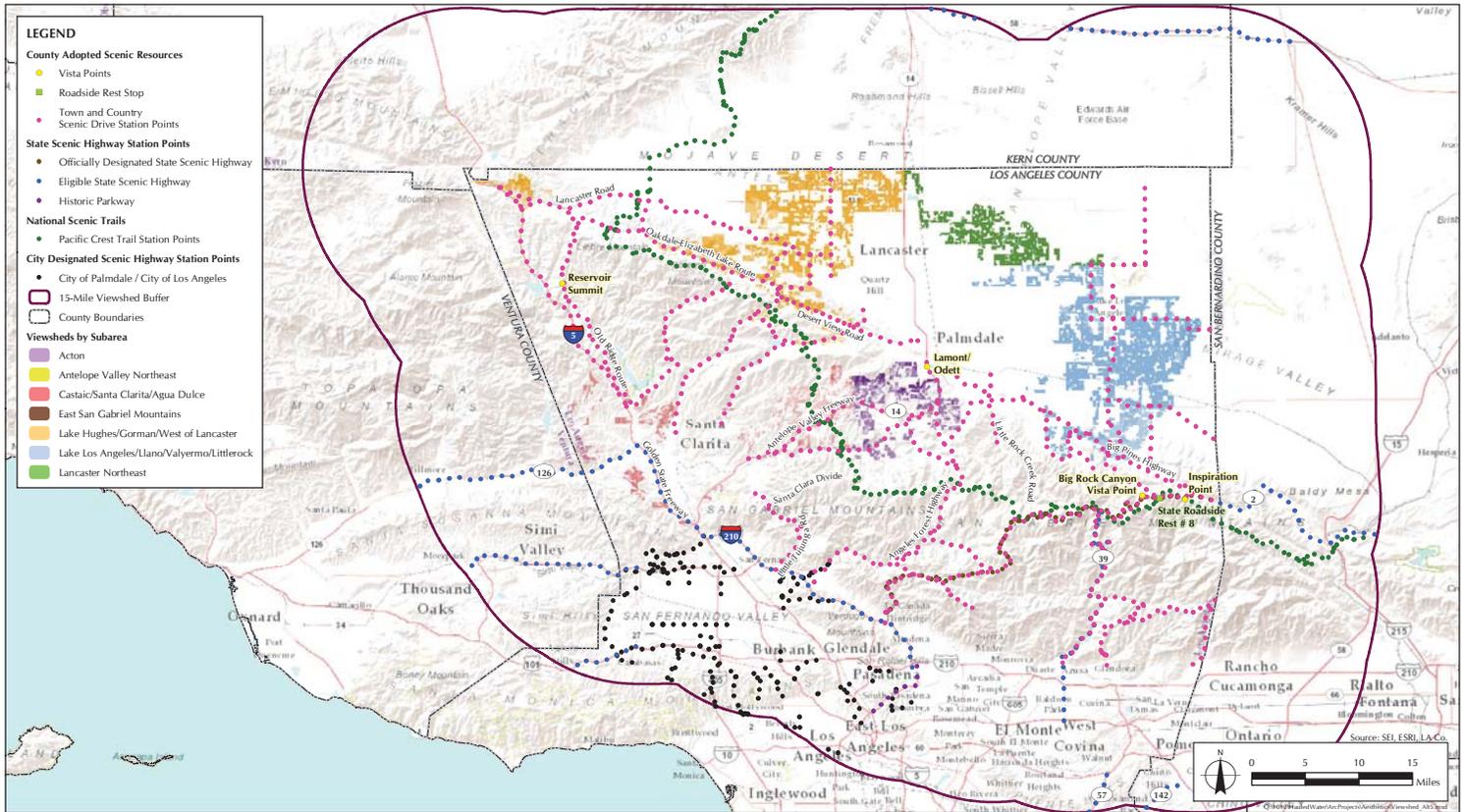


FIGURE 5.7-1
Viewshed Analysis for Alternative 5



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